



**PUBLIC MINUTES
DEVELOPMENT APPEALS BOARD**

Tuesday, February 16, 2016, 4:02 p.m.
Committee Room "E", City Hall

PRESENT: Mr. A. Sarkar, Chair
Ms. L. DeLong, Vice Chair
Ms. L. Lamon
Mr. F. Sutter
Ms. D. Sackmann, Secretary

- 1. APPEAL NO. 8-2016
Refusal to Issue Development Permit
New Residential Care Home Type II
Exceeding Maximum Allowable Site Coverage)
1134 Evergreen Boulevard – R1A Zoning District
Brett Johnson, Final Draft Co. Ltd., on behalf of Entech Plus Ltd.**

The Board Chair briefly outlined the procedures that would be followed during the course of the hearing and introduced the members of the Board, the Secretary and the City's representative.

Appeared for the Appellant:

Mr. Brett Johnson, Final Draft Co.
Mr. Angum Saeed, Property Owner

Appeared for the Respondent:

Ms. Paula Kotasek-Toth, Senior Planner, Planning & Development, Community Services, City of Saskatoon

Grounds and Issues:

THE APPELLANT, Brett Johnson, Final Draft Co. Ltd., has filed an appeal on behalf of Entech Plus Ltd. under Section 219(1)(b) of *The Planning and Development Act, 2007* in connection with the City's refusal to issue a Development Permit for a New Residential Care Home Type II at 1134 Evergreen Boulevard.

The property is zoned R1A under Zoning Bylaw No. 8770.

Section 8.2.3(3) states that the maximum site coverage provided for a residential care home type II can be more than 40%. The area of the property as per the registered plan is 649.71m². Proposed is a site coverage of approximately of 294.564m², or 45.338%. This results in approximately 5.338%, or 34.68m², over the maximum site coverage.

The Appellant is seeking the Board's approval for the Development Permit as submitted.

Exhibits:

- Exhibit A.1 Application to Appeal received January 27, 2016.
- Exhibit A.2 Support letter from Mr. Iftikhar Ahmad, received February 16, 2016.

- Exhibit R.1 Letter dated January 26, 2016 from the Community Services Department, Planning & Development Division, to Brett Johnson, Final Draft Co. Ltd.
- Exhibit R.2 Location Plan and Site Plan from Planning & Development Division, Community Services Department, received February 8, 2016.

- Exhibit B.1 Notice of Hearing dated February 1, 2016.

Supplementary Notions:

The City's representative, Paula Kotasek-Toth, affirmed that any evidence given in this hearing would be the truth. The Appellants, Brett Johnson and Angum Saeed, also affirmed that any evidence given in this hearing would be the truth.

The Appellants and Respondent provided evidence and arguments as outlined in the Record of Decision dated March 2, 2016.

The hearing concluded at 4:45 p.m.

RESOLVED: that for the reasons outlined in the Record of Decision dated March 2, 2016, the Board determined that the appeal be **DENIED**.

2. ADOPTION OF MINUTES

Moved By: Mr. Sutter

That the minutes of meeting of the Development Appeals Board held on January 19, 2016, be adopted.

CARRIED

The meeting adjourned at 5:00 p.m.

Mr. Asit Sarkar, Chair

Ms. Debby Sackmann, Secretary
Development Appeals Board