



**PUBLIC MINUTES  
DEVELOPMENT APPEALS BOARD**

Tuesday, November 21, 2017, 4:00 p.m.  
Committee Room "E", City Hall

PRESENT: Mr. A. Sarkar, Chair  
Ms. L. DeLong, Vice-Chair  
Ms. L. Lamon  
Ms. T. Lerat  
Mr. F. Sutter  
Ms. P. Walter, Secretary

**1. APPEAL NO. 30-2017  
Development Permit Denial  
Addition to One-Unit Dwelling  
(With Side Yard Setback Deficiency)  
35 Murphy Crescent – R2 Zoning District  
Katie Ledding**

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. Jeremy Ledding  
Ms. Katie Ledding

**Appeared for the Respondent:**

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

**Grounds and Issues:**

THE APPELLANT, Katie Ledding, has filed an appeal 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 construction of an addition to a one-unit dwelling at 35 Murphy Crescent.

The property is zoned R2 under *Zoning Bylaw No. 8770*.

1. Requirement: Section 8.4.2(1) states that the minimum side yard setback required is 0.75 metres.

Proposed: Based on the information provided the proposed addition results in the primary dwelling being located approximately 0.64 metres from the east side property line.

Deficiency: The proposed development would result in a side yard setback deficiency of 0.11 metres.

The Appellant is seeking the Board's approval for a development permit as proposed.

**Exhibits:**

- Exhibit A.1 Application to Appeal received October 27, 2017.
- Exhibit R.1 Letter dated October 21, 2017 from the Community Services Department, Planning & Development Division, to Katie Ledding.
- Exhibit R.2 Location Plan and Site Plan from Planning & Development Division, Community Services Department, received November 14, 2017.
- Exhibit B.1 Notice of Hearing dated October 30, 2017.

**Supplementary Notations:**

The City's representative, Senior Planner Kotasek-Toth, affirmed that any evidence given in this hearing and in the hearing to follow would be the truth. The Appellants, Mr. Jeremy Ledding and Ms. Katie Ledding, 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 December 8, 2017.

The hearing concluded at 4:12 p.m.

**RESOLVED:** that for the reasons outlined in the Record of Decision dated December 8, 2017, the Board determined that the appeal be GRANTED.

**2. APPEAL NO. 31-2017**  
**Sign Permit Denial**  
**Permanent Wall Sign**  
**(Exceeding Maximum Allowable Sign Face Area)**  
**3200 Preston Avenue South – B1B Zoning District**  
**Prairie Meats**

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:**

Ms. Wanda Hunchak, Executive Vice-President, Westcap

**Appeared for the Respondent:**

Mr. Brent McAdam, Senior Planner, Community Standards,  
Community Services, City of Saskatoon

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

**Grounds and Issues:**

THE APPELLANT, Prairie Meats has filed an appeal under Section 219(1)(b) of *The Planning and Development Act, 2007* in connection with the refusal to issue a wall sign at 3200 Preston Avenue South.

The property is zoned B1B by Agreement under *Zoning Bylaw 8770*.

Requirement: Section 3.2.3.5 of the Sign Regulations states the face area of any wall sign per commercial rental unit (CRU) must not exceed 2.0 m<sup>2</sup> in size.

Proposed: Based on the information provided the proposed wall sign face area is 4.0m<sup>2</sup>.

Deficiency: The face area of the proposed wall sign exceeds the maximum permitted by 2.0m<sup>2</sup>.

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

**Exhibits:**

- Exhibit A.1 Application to Appeal received October 31, 2017.
- Exhibit R.1 Letter dated October 25, 2017 from the Community Services Department, Planning & Development Division, to Prairie Meats.
- Exhibit R.2 Location Plan and Site Plan from Planning & Development Division, Community Services Department, received November 14, 2017.
- Exhibit R.3 Photograph submitted by the Senior Planner, Business Licensing & Bylaw Compliance, received November 21, 2017.
- Exhibit B.1 Notice of Hearing dated November 1, 2017.

**Supplementary Notations:**

The City's representative, Senior Planner McAdam affirmed that any evidence given in this hearing would be the truth. Senior Planner Kotasek-Toth, affirmed in the previous hearing that any evidence given in this hearing would be the truth. The Appellant, Ms. Wanda Hunchak, also affirmed that any evidence given in this hearing would be the truth.

The Appellant and Respondents provided evidence and arguments as outlined in the Record of Decision dated December 8, 2017.

The hearing concluded at 5:00 p.m.

**RESOLVED:** that for the reasons outlined in the Record of Decision dated December 8, 2017, the Board determined that the appeal be DENIED.

**3. ADOPTION OF MINUTES**

**Moved By:** Ms. Lamon

That the minutes of meeting of the Development Appeals Board held on October 10, 2017 and October 24, 2017, be adopted.

**CARRIED**

The meeting adjourned at 5:04 p.m.

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Mr. Asit Sarkar, Chair

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Ms. Penny Walter, Secretary  
Development Appeals Board