



**PUBLIC MINUTES
DEVELOPMENT APPEALS BOARD**

Tuesday, April 25, 2017, 4:00 p.m.
Committee Room "E", City Hall

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

**1. APPEAL NO. 3-2017
Refusal to Issue Development Permit
Addition to One-Unit Dwelling – Attached Garage
(With Front Yard Setback Deficiency)
306 Lake Crescent – R1 Zoning District
Ron LeFrancois and Terry Swan**

The A/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. Ron LeFrancois

Appeared for the Respondent:

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

Grounds and Issues:

THE APPELLANT, Ron LeFrancois and Terry Swan have 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 an addition to a one-unit dwelling – attached garage at 306 Lake Crescent.

The property is zoned R1 under *Zoning Bylaw No. 8770*.

Section 8.1.2 states that the minimum front yard setback is 9 metres.

Based on the site plan there is a 6 metre front yard setback for the proposed addition. This results in a deficiency of 3 metres.

The Appellant was seeking the Board's approval for an addition, as proposed.

Exhibits:

- Exhibit A.1 Application to Appeal received April 4, 2017.
- Exhibit A.2 Photographs submitted by the Appellant, received on April 11, 2017.
- Exhibit A.3 Photographs submitted by the Appellant, received on April 21, 2017.

- Exhibit R.1 Letter dated March 3, 2017 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 April 28, 2017.
- Exhibit R.3 Residential Building and Development Permit Application, received April 25, 2017.

- Exhibit B.1 Notice of Hearing dated April 10, 2017.
- Exhibit B.2 Opposition email from Dr. and Mrs. Scoles, received April 22, 2017.
- Exhibit B.3 Opposition email from Mr. John and Mrs. Leslie Balsevich, received April 24, 2017.

Supplementary Notations:

The City's representative, Senior Planner Kotasek-Toth, affirmed that any evidence given in this hearing would be the truth. The Appellant, Ron LeFrancois, also affirmed that any evidence given in this hearing would be the truth.

The Appellant and Respondent provided evidence and arguments as outlined in the Record of Decision dated May 9, 2017.

The hearing concluded at 4:18 p.m.

RESOLVED: that for the reasons outlined in the Record of Decision dated May 9, 2017, the Board determined that the appeal be DENIED.

The meeting adjourned at 4:30 p.m.

Ms. Leann DeLong, A/Chair

Ms. Penny Walter, Secretary
Development Appeals Board