

**CITY OF YORKTON
SASKATCHEWAN**

**PUBLIC MINUTES OF THE DEVELOPMENT APPEALS BOARD
August 22, 2024**

Minutes of the Development Appeals Board Meeting held on Thursday, August 22, 2024 in City Hall Council Chambers.

Members Present: Scott Sharpe, Jerome Niezgoda, Greg Litvanyi (via Zoom), and Kosta Stamatinos

Others Present: Jessica Matsalla – City Clerk, Amanda Dietz – Secretary, Michael Eger – Director of Planning, Building & Development, Carleen Koroluk – Land Use Planner - Respondent, Brady Harland – Appellant, Ken Senchuk – Appellant, Jared Hiebert – Representative for the Appellant, Bruce Thurston – Appellant

Regrets: Sheldon Stechyshyn

Absent: None

Recording: Amanda Dietz - Secretary

CALL TO ORDER

A quorum being present, Chairman Sharpe called the meeting to order at 5:00 p.m.

APPROVAL OF AGENDA

R14-2024

Moved by Jerome Niezgoda

That the agenda for August 22, 2024 be approved as presented.

Carried Unanimously.

APPROVAL OF MINUTES

R15-2024

Moved by Kosta Stamatinos

That the minutes of the April 18, 2024 Development Appeals Board meeting be approved as presented.

Carried Unanimously.

Board Member Stamatinos declared a conflict of interest for Development Appeal No. 5/2024 – 22 Caldwell Drive, and excused himself from Council Chambers – 5:02 p.m.

HEARINGS

A. DEVELOPMENT APPEAL NO. 5/2024

An appeal application was considered regarding the subject property 22 Caldwell Drive, Lot 35, Blk/Par 86; Plan 87Y08562 requesting variance to the City of Yorkton's Zoning Bylaw No. 14/2003

to allow for an oversized accessory building with a different roof style than the principle dwelling to accommodate an indoor golf simulator.

Brady Harland – Appellant, and Carleen Koroluk – Land Use Planner, appeared before the Board with respect to the appeal.

Board Member Stamatinos was invited back into Council Chambers as the matter that he had declared a Conflict of Interest for had been dealt with – 5:16 p.m.

B. DEVELOPMENT APPEAL NO. 6/2024

An appeal application was considered regarding the subject property 55 Melrose Avenue, Lot 30, Blk/Par 5; Plan V1232 requesting variance to the City of Yorkton’s Zoning Bylaw No. 14/2003 to allow for an oversized accessory building (detached garage) to include a toilet.

Ken Senchuk – Appellant, Carleen Koroluk – Land Use Planner, Michael Eger – Director of Planning, Building & Development, appeared before the Board with respect to the appeal.

C. DEVELOPMENT APPEAL NO. 7/2024

An appeal application was considered regarding the subject property 366 Broadway Street West, Lot 1, Block F; Plan 61Y05009 requesting variance to the City of Yorkton’s Zoning Bylaw No. 14/2003 to allow for the construction of an outdoor enclosed storage area, which would cause a deficiency of 24 parking spaces.

Jared Hiebert – Representative for the Appellant, and Carleen Koroluk – Land Use Planner, appeared before the Board with respect to the appeal.

D. DEVELOPMENT APPEAL NO. 8/2024

An appeal application was considered regarding the subject property 30 Charleswood Crescent, Lot 17, Block 52; Plan 66Y09711 requesting variance to the City of Yorkton’s Zoning Bylaw No. 14/2003 to allow for an oversized accessory building (detached garage).

Bruce Thurston – Appellant, and Carleen Koroluk – Land Use Planner, appeared before the Board with respect to the appeal.

IN CAMERA SESSION

R16-2024

Moved by Greg Litvanyi

That this Meeting move to an In Camera Session to deliberate a decision for Appeal No. 5/2024, Appeal No. 6/2024, Appeal No. 7/2024, and Appeal No. 8/2024 – 6:05 pm.

Carried Unanimously.

Chairman Sharpe called a brief recess to clear Council Chambers at 6:05 p.m.

Chairman Sharpe called the In-Camera session to order at 6:09 p.m.

Members Present: Scott Sharpe, Jerome Niezgoda, Greg Litvanyi (via Zoom), and Kosta Stamatinos

Others Present: Amanda Dietz – Secretary, Jessica Matsalla – City Clerk

Board Member Stamatinos excused himself from Council Chambers during deliberations for Development Appeal No. 5/2024 – 7:15 and returned at 7:43 p.m.

Board Member Stamatinos recognized that he had a conflict of interest for Development Appeal No. 8/2024 prior to deliberations, and abstained from the discussion and the vote.

R17-2024

Moved by Kosta Stamatinos

That members rise and report to the regular scheduled meeting agenda – 7:43 p.m.

Carried Unanimously.

RESOLUTIONS RESULTING FROM IN CAMERA SESSION

R18-2024

Moved by Jerome Niezgoda

That Development Appeals Board Appeal No. 5/2024 for variance to the Zoning Bylaw No. 14/2003 regarding subject property 22 Caldwell Drive, Lot 35, Blk/Par 86; Plan 87Y08562 be granted for the reasons set forth in the Record of Decision of the Board.

Jerome Niezgoda opposed.

Carried.

R19-2024

Moved by Kosta Stamatinos

That Development Appeals Board Appeal No. 6/2024 for variance to the Zoning Bylaw No. 14/2003 regarding subject property 55 Melrose Avenue, Lot 30, Blk/Par 5; Plan V1232 be denied as per the reasons set forth in the Record of Decision of the Board.

Greg Litvanyi opposed.

Carried.

R20-2024

Moved by Greg Litvanyi

That Development Appeals Board Appeal No. 7/2024 for variance to the Zoning Bylaw No. 14/2003 regarding subject property 366 Broadway Street West, Lot 1, Block F; Plan 61Y05009 be granted for the reasons set forth in the Record of Decision of the Board.

Carried Unanimously.

R20-2024

Moved by Kosta Stamatinos

That Development Appeals Board Appeal No. 8/2024 for variance to the Zoning Bylaw No. 14/2003 regarding subject property 30 Charleswood Crescent, Lot 17, Block 52; Plan 66Y09711 be granted for the reasons set forth in the Record of Decision of the Board.

Carried Unanimously.

ADJOURNMENT

R22-2024

Moved by Greg Litvanyi

That this Regular Meeting adjourn at 7:48 p.m.

Carried Unanimously.

Approved this 03rd day of October A.D., 2024

Scott Sharpe

Chairperson

Amanda Dietz

Secretary