

TOWN OF SIDNEY NOTICE OF DEVELOPMENT VARIANCE PERMIT APPLICATION

The Council of the Town of Sidney is considering the issuance of a Development Variance Permit for 2356 and 2364 Orchard Avenue (*properties shown below in Figure 1*). The proposed Development Variance Permit would vary the following sections of Town of Sidney bylaws:

Zoning Bylaw No. 2015	Bylaw Requirement	Proposed
Section 5.1.9.a.iii Accessory Buildings and Structures	Minimum setback of 1.2 metres from any lot line	Lot B: 0.6 m rear setback
Section 5.1.9.b.ii Accessory Buildings and Structures	Maximum width not to exceed 50% of width of rear lot line	Lot A: 72% lot width (6.1m) Lot B: 73% lot width (6.1m)
Section 5.2.1: Lot coverage (R1.2 zone)	Maximum of 35% at first storey level, 30% at second storey level	Lot A first storey: 40% Lot B first storey: 40% Lot C first storey: 39.8% Lot D first storey: 38.5%
Section 5.2.2: Side exterior setback (R1.2 zone)	Minimum setback of 3 metres	Lot D: 2.3 m

The purpose of the above referenced Development Variance Permit is to allow for the relaxation of the maximum lot coverage, minimum side exterior setback, minimum rear setback for one detached accessory building, and maximum width for two detached accessory buildings, in order to allow the construction of four single-family small lot residential dwellings.

The properties which would be affected by this application are:

Legal Address: LOTS 8 and 9, BLOCK 5, SECTION 10, RANGE 3 EAST, NORTH SAANICH DISTRICT,
PLAN 1552
Civic Address: 2356 and 2364 Orchard Avenue

The lands that are subject to the variance are shown as hatched on the plan below:

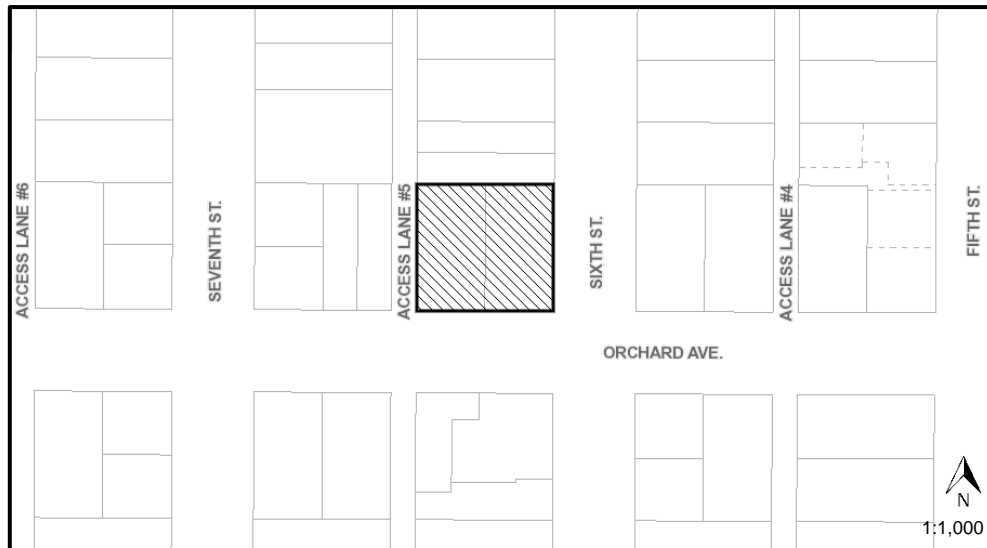


Figure 1

To view staff reports, plans and all documentation related to this development proposal, please go to www.sidney.ca/development from September 1, 2021. To minimize contagion risks associated with the ongoing COVID-19 pandemic paper copies of the application are only available upon request. Please direct any inquiries and request for paper copies to the Development Services Department, via telephone at 250-656-1725 or by email at developmentsservices@sidney.ca.

Persons who believe that their property is affected by the above variance can provide written submissions **no later than 4:00 p.m. on September 13, 2021** to the Town of Sidney at 2440 Sidney Avenue, Sidney, BC, V8L 1Y7 or by email at developmentsservices@sidney.ca. Please submit all comments in writing via email or letter, as in-person attendance at the meeting will be restricted due to the COVID-19 pandemic. The public will be able to follow a live-stream of the Council meeting by visiting the Town's website at www.sidney.ca. All submissions will be presented to Council during the meeting of September 13, 2021 which commences at 6:00 p.m. All correspondence submitted will form part of the public record and may be published in a meeting agenda.

Corporate Officer