



**Town of Sidney**  
**NOTICE OF PUBLIC HEARING**  
**BYLAW NO. 2247**

The Council of the Town of Sidney will hold a Public Hearing on **Monday, March 27, 2023 at 6:00 p.m.** to allow the public to make verbal or written representation to Council with respect to a proposed amendment to Zoning Bylaw No. 2015 to amend the CD37 zone by changing the method of calculating residential density, increasing the maximum lot coverage and decreasing the minimum rear setback.

A staff report that provides more information on the proposal and Zoning Bylaw No. 2015 is available on the Town’s website at [www.sidney.ca](http://www.sidney.ca).

All persons who believe that their property is affected by the proposed amending bylaws will be afforded a reasonable opportunity to be heard or to present written submissions respecting matters contained in the bylaws at the Public Hearing to be held at the Sidney Town Hall.

The Town encourages residents to submit their support or opposition in writing to [admin@sidney.ca](mailto:admin@sidney.ca) or participate in the meeting in person. The meeting is open to the public and all members of the community are welcome to attend. The public will also be able to follow via a live-stream of the Council meeting by visiting the Town’s website at [www.sidney.ca](http://www.sidney.ca).

**Written comments can be submitted until 4:00 p.m. on Monday, March 27, 2023, by the following methods:**

- Email: [admin@sidney.ca](mailto:admin@sidney.ca)
- Mail: 2440 Sidney Avenue, Sidney, BC V8L 1Y7
- Drop Box: Main front entrance at Town Hall

All correspondence submitted will form part of the public record and may be published in a meeting agenda.

Copies of the proposed bylaw, as well as all background documentation, may be inspected during normal working hours of 8:30 a.m. to 4:00 p.m., Monday to Friday (excluding statutory holidays) from **March 14, 2023, to March 27, 2023** at Sidney Town Hall, 2440 Sidney Avenue, Sidney, BC, V8L 1Y7. Further inquiries may be directed to the Development Services Department, at [developmentsservices@sidney.ca](mailto:developmentsservices@sidney.ca) or call 250-656-1725.

**Property Details:**

**Civic Address:** 2060 White Birch Road

**Legal Description:** LOT B, SECTION 16, RANGE 2 EAST, AND DISTRICT LOT 21, NORTH SAANICH DISTRICT, PLAN 45244



# 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 2060 White Birch Road (*property shown below in Figure 1*). The proposed Development Variance Permit would vary the following section of Town of Sidney bylaws:

| Zoning Bylaw No. 2015   | Required   | Proposed                                |
|---|--|---|
| <b>Section 5.1.8.e General Height Regulations and Exemptions,<br/>- Rooftop Access Structures</b> | A minimum setback of 25% of the horizontal dimension of the building from each building face | 0% (East, parking lot side of building) |

The purpose of the above-referenced Development Variance Permit is to reduce the minimum rooftop access structure setback for a 4-story building containing apartment dwelling units, surface and below grade parking spaces on the subject property.

The property affected by this application is:

**Legal Address:** LOT B, SECTION 16, RANGE 2 EAST, AND DISTRICT LOT 21, NORTH SAANICH DISTRICT, PLAN 45244

**Civic Address:** 2060 White Birch Road

The lands that are subject to the variance are outlined 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](http://www.sidney.ca/development), or contact the Development Services staff at the Town Hall. If you have any questions, please contact the Development Services Department at 250-656-1725 or [developmentservices@sidney.ca](mailto:developmentservices@sidney.ca).

**Council will consider approval of this application during the regular Council meeting of March 27<sup>th</sup>, 2023, that commences at 6:00 p.m.** The meeting is open to the public and all members of the community are welcome to attend. The public will have an opportunity during this meeting to give comments regarding the proposed development.

Written comments can be submitted via email to [admin@sidney.ca](mailto:admin@sidney.ca) or by letter to 2440 Sidney Avenue, Sidney BC, V8L 1Y7 **no later than 4:00 pm on March 27<sup>th</sup>, 2023**. The public will be able to follow a live-stream of the Council meeting by visiting the Town’s website at [www.sidney.ca](http://www.sidney.ca). All correspondence submitted will form part of the public record and may be published in a meeting agenda.

Corporate Officer