
TOWN OF SIDNEY
MINUTES OF COMMITTEE OF THE WHOLE MEETING
Monday, October 2, 2017
Council Chambers

PRESENT: Chair: Councillor P. Wainwright
Mayor S. Price and Councillors: E. Bremner-Mitchell, T. Chad, B. Fallot and C. McLennan

Absent: Councillor M. Lougher-Goodey

Staff: R. Humble, Chief Administrative Officer
A. Hicik, Director of Corporate Services
T. Tanton, Director of Development Services, Engineering, Parks & Works
A. Verhagen, Manager of Planning
S. Nelson, Corporate Officer

1. CALL TO ORDER

The Chair called the meeting to order at 6:00 p.m.

2. APPROVAL OF THE AGENDA

Moved by Mayor S. Price, seconded by Councillor C. McLennan, that the agenda be approved as presented

MOTION CARRIED UNANIMOUSLY

3. PRESENTATIONS

4. ADMINISTRATION & FINANCE

5. PARKS & INFRASTRUCTURE

6. PROTECTIVE SERVICES

7. DEVELOPMENT & PLANNING

a. Development Permit Application No. DP100728 & Development Variance Permit Application DV100239 (9716 Third Street)

(To construct 4 storey mixed-use commercial/residential development with ground floor commercial space and 9 multi-family dwelling units).

Matt Peulen, Stride Properties - Applicant, presented the revised development proposal noting the building has been redesigned to address the previous concerns and feedback expressed by Council and the neighborhood:

- more traditional building design; better fit within the neighborhood
- reduced south side setback; less encroachment on neighbor
- increased parking to 8 stalls, by eliminating 1 dwelling unit; less demand for on-street parking

Mr. Peulen noted payment in lieu would be provided for the shortfall of 2 parking stalls. He advised a variance is being requested to relax the maximum percentage of lot area occupied by the parking area and access aisle from 50% to 69% in order to allow for the 8 parking stalls.

Moved by Mayor S. Price, seconded by Councillor C. McLennan, that the Committee recommend to Council that Development Variance Application No. DV100239 and Development Permit Application No. DP100728 (9716 Third Street - to construct a 4 storey, mixed-use commercial/residential development with ground floor commercial space and 9 multi-family dwelling units) be forwarded to the Advisory Planning Commission for further review and comment.

MOTION CARRIED UNANIMOUSLY

b. Development Variance Permit Application No. DV100235 (10389 Patricia Place)
(To vary the rear setback and minimum footprint area to allow a two-family dwelling).

Tara Cumming, Designer, presented the plans for a new single-storey, two-family duplex. She advised the property is a pie-shaped lot and is located at the end of a cul-de-sac. Ms. Cumming noted the difficulties of pie-shaped lots conforming to setbacks and advised of the two variances are being requested: 1. – to reduce the rear yard setback from 14% to 8.4%; and 2. to reduce the footprint from 85% to 81%. She noted the larger setback is to ensure that each side of the duplex has sufficient outdoor space.

Moved by Councillor B. Fallot, seconded by Councillor E. Bremner-Mitchell, that the Committee recommend to Council that owners and tenants in occupation of property within 75 m (246 ft) of 10389 Patricia Place be notified regarding Development Variance Permit Application No. DV100235 (to vary the rear setback requirement from 14.4 m to 8.4 m and to vary the minimum footprint area requirement for the west dwelling unit from 85% to 81% in order to allow for the construction of a two-family dwelling on the subject property) and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance.

MOTION CARRIED UNANIMOUSLY

c. Development Variance Permit Application No. DV100236 (101-2537 Beacon Avenue)
(To vary the Sign Bylaw to allow two portable signs).

Christina Georgeadis, Applicant, presented the 2 proposed portable signs (i.e. an open sign and a chalk board sign) to be locate outside the building in front of her store during opening hours. She advised the interior of the store has been renovated and that the signs match its new antique décor.

Moved by Mayor S. Price, seconded by Councillor B. Fallot, that the Committee recommend to Council that owners and tenants in occupation of property within 75m (246ft) of 101-2537 Beacon Avenue be notified regarding Development Variance Permit Application No. DV100236 (to allow for two portable signs to be placed on the subject property) and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance.

MOTION CARRIED UNANIMOUSLY

d. Development Variance Permit Application No. DV100238 (2410 Malaview Avenue -St. Paul's United Church) (To vary the exterior side yard setback and maximum distance eaves and gutters can project into the setback area to allow for an addition to the existing building).

Don Simpson, Applicant's representative, advised of the proposal to build a new entry way into the church, which has been in disrepair for many years. He advised that the proposed design and extended overhang would provide additional coverage and a more welcoming entry to the church.

Moved by Mayor S. Price, seconded by Councillor C. McLennan, that the Committee recommend to Council that owners and tenants in occupation of property within 75 metres (246 feet) of 2410 Malaview Avenue be notified regarding Development Variance Permit Application No. DV100238 (to relax the exterior side yard setback and to relax the maximum distance eaves and gutters can project into the setback area to allow for an addition to an existing institutional building on the subject property) and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance.

MOTION CARRIED UNANIMOUSLY

- 8. **OTHER BUSINESS**
- 9. **NEW BUSINESS**
- 10. **MOTION TO GO “IN-CAMERA” (closed meeting) - Not required.**
- 11. **ADJOURNMENT**

Moved by Councillor T. Chad, seconded by Councillor B. Fallot, that the meeting be adjourned at 6:20 p.m.

MOTION CARRIED UNANIMOUSLY

CHAIR

CORPORATE OFFICER