

**TOWN OF SIDNEY**  
**ADVISORY PLANNING COMMISSION MEETING MINUTES**

**July 17, 2018**

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**PRESENT:**

Chairperson: Denny Gelinis

Members: Art Finlayson, Brian Losie, Debbie Gray, Graden Sol, Jane Hall and Jason Rodd

Council Liaison: Councillor Mervyn Lougher-Goodey

Staff: Corey Newcomb, Acting Manager of Planning  
Yazmin Hernandez Banuelas, Municipal Planner  
Alissa McCrea, Administrative Assistant

Absent: Don Carscadden, Jordan Templeman and Terry Johnston

1. **ADOPTION OF AGENDA:**

Moved by Brian Losie, seconded by Art Finlayson, that the Agenda be adopted as circulated.

**MOTION CARRIED UNANIMOUSLY**

2. **ADOPTION OF MINUTES:**

Moved by Jane Hall, seconded by Debbie Gray, that the Minutes of July 3, 2018 be adopted as circulated.

**MOTION CARRIED UNANIMOUSLY**

3. **DEVELOPMENT PERMIT APPLICATION NO. DP100764, AND DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DV100266:**

2345 Oakville Avenue

**PROPOSAL:**

- The proposal is to construct two new small lot single-family dwellings, each with a secondary suite, in conjunction with the subdivision of the subject property.
- Variances are requested to relax the lot coverage for one of the proposed lots as well as the rear yard coverage, width and setback for the detached garage. A variance is also requested to allow for the parking space for each secondary suite to be shorter than permitted by the bylaw.

Corey Newcomb gave an overview of the proposed development.

Presenter: Paul Boyer & Loreen Wahlstrom, Property Owners

The property owners Paul Boyer and Loreen Wahlstrom gave a brief presentation of the proposed development, highlighting the following:

- The main dwelling units are intended to be built for the applicants to live in;
- Garages for each house are joined, with access from the rear laneway;
- Both dwellings contain secondary suites with the entrances fronting onto the street; and
- Parking for the suites will be located in the front of the dwellings.

Members of the Commission commended the applicants on the overall design of the dwellings. Several Members further applauded the applicants for locating the entrance to the suites in the front. Members of the Commission had discussion in regards to sea level rise, storage, hot water tanks, heating, trees and the potential for roughing in an elevator.

**Moved by Brian Losie, seconded by Art Finlayson, that the Advisory Planning Commission recommends to Council:**

1. **That owners and tenants in occupation of property within 75m (246ft) of the property that is the subject of Development Variance Permit Application No. DV100266 (to relax the requirements for lot coverage, accessory building setback, width and coverage and parking dimensions) be notified regarding the proposed variance and that any written correspondence received be forwarded to Council at the time of consideration of approval of the variance;**
2. **That Development Permit Application No. DP100764 (to permit the construction of two small lot single-family dwellings with secondary suites) be brought before Council for consideration of approval if Council authorizes the issuance of the Development Variance Permit; and**
3. **That as a condition of approval of Development Permit Application No. DP100764, prior to the issuance of Building Permit the property owner shall:**
  - a. **Submit revised plans so that the configuration of the secondary suite entrance and surface parking in the front yard of Lot B matches that shown in the site plan; and**
  - b. **Pay to the Town a deposit in the amount of 115% of the estimated cost to complete the hard and soft landscaping for the development.**

**MOTION CARRIED UNANIMOUSLY**

4. **DEVELOPMENT PERMIT APPLICATION NO. DP100739 AND DEVELOPMENT VARIANCE PERMIT NO. DV100252:**

2313 Oakville Avenue

**PROPOSAL:**

- The proposal is to construct two new small lot single-family dwellings, each with a secondary suite, in conjunction with the subdivision of the subject property.
- The applicant is requesting two variances: to relax the lot coverage at the first storey level from 35% to 40.3%, and to relax the side interior setback to allow the garages to be directly adjacent to one another, with no setback.

Yazmin Hernandez Banuelas gave an overview of the proposed development.

Presenter: Mohinder Saini, Applicant & Amarjit Dhaliwal

The applicants gave a brief presentation on the proposed development highlighting the following:

- The construction of two new single-family dwellings;
- Both dwellings to contain secondary suites;
- Master bedrooms located on the main floor
- Garages and surface parking located in the rear of the dwellings, accessed off of rear laneway; and
- Trees in front yard to be retained.

The applicant advised the development is intended to be the retirement property for the owners and that the variance request to relax lot coverage is in order to locate the master bedroom on the main floor to facilitate aging in place. The applicant further stated that due to the retention of the trees, the parking needs to be located in the rear.

Members of the Commission expressed their disappointment of the overall design and commented that the look and feel of the proposed development does not fit in with the character of the neighbourhood. Several members commented that the design felt institutional in nature and questioned the space between the two dwellings. Further conversation was had in regards to the location of the garages and the surface parking at the rear of the dwelling. Members felt the lack of green space and the mass of the driveway surface causes the parking to feel congested. In addition, while members liked the addition of secondary suites, they felt the location of the entrances did not promote integration into the community.

**Moved by Brian Losie, seconded by Jane Hall, that the Advisory Planning Commission recommends to Council:**

- 1. That Development Permit Application No. DP100739 (for the form and character of two small lot single-family residential dwellings) and Development Variance Permit No. DV100252, (to relax the maximum allowable lot coverage and side interior setbacks) be redesigned by the applicant and presented at a future Advisory Planning Commission meeting once the following elements have been addressed:**
  - a. Revise the site and landscape plans and elevation drawings to address Intensive Single Family Residential Design Guidelines No. 19.3.1 & 19.3.4 (east elevation architectural elements); No. 19.3.2 (harmonious integration with neighbouring properties); No. 19.3.10 (screening and appearance of balcony); No. 19.3.38 (usability/access of open space) and No. 19.3.40 (suite's hard surface connection and lighting), and;**
  - b. Provide additional details on the proposed parking arrangement in the rear yard, including the measurements of all parking areas and garages, illustrating the depth of unobstructed approach area and/or turning radius provided for maneuvering to each required parking space.**
- 2. That the variance request to reduce the side interior setbacks be denied.**

**MOTION CARRIED UNANIMOUSLY**

**5. ITEMS DISPOSITION BY COUNCIL:**

Councillor Mervyn Lougher-Goodey gave an update on Council's decisions with regard to recent development applications.

**ADJOURNMENT:**

**Moved by Brian Losie, seconded by Art Finlayson, that the meeting be adjourned.**

**MOTION CARRIED UNANIMOUSLY**

Meeting adjourned at 4:39 p.m.

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CHAIRPERSON