

TOWN OF SIDNEY
ADVISORY PLANNING COMMISSION MEETING MINUTES
September 18, 2018

PRESENT:

Chairperson: Don Carscadden

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

Council Liaison: Councillor Mervyn Lougher-Goodey

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

Absent: 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 Graden Sol, that the Minutes of August 21, 2018 be adopted as circulated.

MOTION CARRIED UNANIMOUSLY

4. **DEVELOPMENT PERMIT APPLICATION NO. DP100739:**

2313 Oakville Avenue

PROPOSAL:

- The application is for two new single-family dwellings, each with a secondary suite, to be built on new lots resulting from the property's subdivision. Previously requested variances to side interior setbacks and site coverage are no longer required following a redesign of the project.

Yazmin Hernandez Banuelas gave an overview of the proposed development.

Presenters: Mohinder Saini, Applicant & Amarjit Dhaliwal

The applicants gave a brief presentation on the re-design of the proposed development highlighting the following:

- The construction of two new single-family dwellings;
- Both dwellings to contain secondary suites with entrances fronting on Oakville Avenue;
- Surface parking for the secondary suites are located in the front yard with surface parking for the primary dwelling units being located in the rear of the dwellings, accessed off of rear laneway; and
- Trees in the front yard to be retained.

Members of the Commission generally liked the re-designed application and thanked the applicant for the changes made. Several Commission members commented that the proposed dwellings would fit in well with the neighbourhood and commended the applicant on the retention of the trees in the front yard. The applicant stated they would be working with Town staff to finalize the design for the driveways in the front yard to ensure that the trees will not be harmed. The Commission had a brief discussion about the lack of a rear door, the front surface parking and storage.

Moved by Graden Sol, seconded by Denny Gelinias, 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) be brought before Council for approval, provided that the property owner shall, prior to the issuance of Building Permit, meet the following conditions:**
 - a. **Address Design Guidelines 19.3.38 (design of open space) to the satisfaction of the Director of Development Services, Engineering, Parks and Works;**
 - b. **Submit and adhere to a tree retention plan, prepared by a certified arborist, which specifically examines and recommends measures to minimize the impact of the proposed driveway access and parking areas off of Oakville Avenue;**
 - c. **Provide a front yard driveway access and parking area plan, which adheres to the tree retention plan, to the satisfaction of the Director of Development Services, Engineering, Parks and Works;**
 - d. **Install tree protection fencing to the satisfaction of the Director of Development Services, Engineering, Parks and Works, keep the fencing in place until such time that all construction on the property is complete, and have all work inside the tree protection fencing to be undertaken under the direct supervision of a certified Consulting Arborist; and**
 - e. **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

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 Art Finlayson, seconded by Denny Gelinias, that the meeting be adjourned.

MOTION CARRIED UNANIMOUSLY

Meeting adjourned at 3:32 p.m.

CHAIRPERSON