



THE CORPORATION OF THE TOWN OF SHELburnE

NOTICE OF PUBLIC MEETING

UNDER SECTIONS 45(5) & 53 OF THE PLANNING ACT

**Take notice** that the Committee of Adjustment of the Corporation of the Town of Shelburne will hold a public meeting on:

**MONDAY, FEBRUARY 8<sup>TH</sup>, 2021**

The public meeting is scheduled to start at 6:30 p.m., or as shortly thereafter as possible, and will be held in an online virtual meeting format, as outlined below. The purpose of the meeting is to consider the following planning application:

COMMITTEE OF ADJUSTMENT

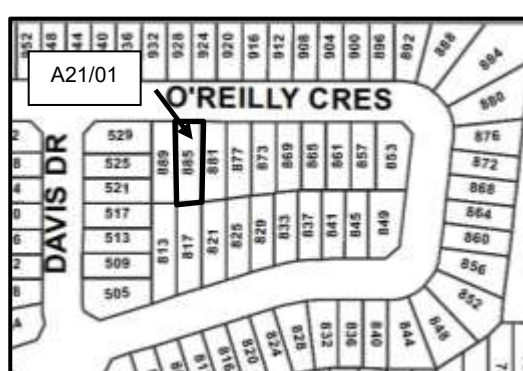
- 1) **Application for Consent B20/05** – Montgomery Homes Inc. has submitted an application for consent for a property located at the east end of Main Street East. The subject property is legally described as Part of Lot 32, Concession 2, Part 1 of Plan 7R-1552 and Part 1 of Plan 7R-350. The property has an existing total area of approximately 0.28 hectare with 52.8 metres of frontage on Main Street East (Highway 89). The purpose and effect of the application is to sever a portion of the property to have a land area of 1,406 square metres to create a new residential lot on the subject land for a new single detached dwelling. The retained land will have an area of 1,375 square metres and is also intended to be used for a new single detached dwelling.
- 2) **Application for Consent B20/06** – David and Kelly Montgomery have submitted an application for consent for a property located at 302 First Avenue East. The subject property is legally described as All of Lot 1, Part of Lot 2, Block 28, Plan 12A. The property has an existing total area of approximately 923 square metres with 20.35 metres on First Avenue East and 45.36 metres of flankage on James Street North. The purpose and effect of the application is to sever a portion of the property to have a land area of 345 square metres to create a new residential lot for a single detached dwelling on the subject land. The retained land will have an area of 578 square metres and is used for an existing single detached dwelling. The applicant has also submitted an application for Zoning By-law Amendment (Z20/03) concurrent with this application.
- 3) **Application for Minor Variance A21/01** – A representative for Reynal Menzis, owner of the property located at 885 O'Reilly Crescent, has submitted an application for a Minor Variance to request relief from Section 5.68 of Zoning By-law 38-2007 in order to construct a converted dwelling with a second dwelling unit in the cellar of the existing single detached dwelling. The application is seeking relief from the regulation which states that a dwelling unit shall not be located in the cellar of a dwelling.

Maps showing the locations of the subject properties are provided below.

Further to the COVID-19 Pandemic and the Provincial Orders that limit public gatherings, the Committee of Adjustment meeting will be held electronically through Zoom video conferencing and will be livestreamed. To participate in the meeting electronically through Zoom video conferencing, please contact the Secretary-Treasurer at [jwilloughby@shelburne.ca](mailto:jwilloughby@shelburne.ca) to register in order to have access to the public meeting, no later than February 4, 2021. Should you wish to view the proceedings, you will have the opportunity to view a live stream of the meeting on the Town of Shelburne's YouTube channel:

<https://www.youtube.com/channel/UCsar-MwF8CXrgPbe2EVxh-w>.

For more information about this matter, including information about appeal rights, email [planning@shelburne.ca](mailto:planning@shelburne.ca) or visit the Town's website at [www.shelburne.ca](http://www.shelburne.ca).





**THE CORPORATION OF THE TOWN OF SHELBURNE**  
**NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING**  
**UNDER SECTION 34 OF THE PLANNING ACT**

**Take notice** that the Council of the Corporation of the Town of Shelburne has received a complete application for a Zoning By-law Amendment (File No. Z20/03) and will hold a public meeting on:

**MONDAY, FEBRUARY 8<sup>TH</sup>, 2021**

The public meeting is scheduled to start at 6:30 p.m., or as shortly thereafter as possible, and will be held in an online virtual meeting format, as outlined below.

The purpose of the meeting is to consider an Amendment to the Town of Shelburne Zoning By-law No. 38-2007. Take notice that the application has been deemed complete so that it can be circulated and reviewed.

The property subject to the proposed Amendment is municipally known as 302 First Avenue East. The property is designated as Residential in the Official Plan and zoned Residential Type Two (R2) in the Zoning By-law. The accompanying map illustrates the location of the land subject to the proposed Amendment.

The purpose and effect of the Amendment is to rezone the property from Residential Type Two (R2) Zone to Residential Type Four (R4) Zone and a new site-specific Residential Type Two Exception (R2-#) Zone. The applicant has also submitted a Consent application (B20/06) for the purpose of creating a new residential lot to be severed from the existing property. The proposed Amendment applies to both the severed and retained land. The application is proposing site-specific provisions for the retained lot to recognize the existing exterior side yard (0.7 metre) and to permit a reduced rear yard (6.4m metres) for the existing attached garage, and to permit a converted dwelling with 3 dwelling units with tandem parking permitted for the purposes of satisfying the parking requirements. The application also proposes to re-zone the proposed severed lot to R4.

Further to the COVID-19 Pandemic and the Provincial Orders that limit public gatherings, the public meeting will be held electronically through Zoom video conferencing and will be livestreamed. To participate in the meeting electronically through Zoom video conferencing, please contact the Clerk at [jwilloughby@shelburne.ca](mailto:jwilloughby@shelburne.ca) to register in order to have access to the public meeting, no later than Thursday February 4<sup>th</sup>, 2021. Should you wish to view the proceedings, you will have the opportunity to view a live stream of the meeting on the Town of Shelburne's YouTube channel <https://www.youtube.com/channel/UCsar-MwF8CXrgPbe2EVxh-w>.

For more information about this matter, including information about appeal rights, email [planning@shelburne.ca](mailto:planning@shelburne.ca) or visit the Town's website at [www.shelburne.ca](http://www.shelburne.ca).

