



THE CORPORATION OF THE TOWN OF SHELburnE

NOTICE OF COMPLETE APPLICATIONS

UNDER SECTIONS 34 AND 51 OF THE PLANNING ACT

Take notice that the Corporation of the Town of Shelburne has received complete applications for a Draft Plan of Subdivision and Zoning By-law Amendment. The Town will be processing the applications in accordance with the Planning Act, and the applications are now being circulated to Town departments and public agencies for technical review. Town Council may not make a decision for approval of the applications until a Public Meeting is held in accordance with the Planning Act. Notice of a Public Meeting will be given and a Public Meeting will be held to receive comments on the applications at a future date (to be determined), in accordance with the Planning Act.

The land subject to the proposed Draft Plan of Subdivision and Zoning By-law Amendment includes four properties having a combined land area of 9.54 hectares. The subject land is located along the north side of Main Street West to the north and west of John Street. From east to west, the largest property is vacant and has no municipal address, with the other three (3) properties each used for an existing dwelling having municipal addresses of 416, 420 and 428 Main Street West, respectively. The subject land is legally described as Part of the East Half of Lot 1, Concession 3, Old Survey in the Town of Shelburne, County of Dufferin. A map showing the location of the subject land is provided with this notice.

The purpose and effect of the Draft Plan of Subdivision application is to permit a proposed development consisting of lots and blocks for residential land uses, including 40 single detached dwellings, 20 semi-detached dwellings and 130 townhouse units, as well as a parkette block, stormwater management facility block, blocks for wetland, open space (woodlot) and buffers, a pedestrian walkway, and related streets.

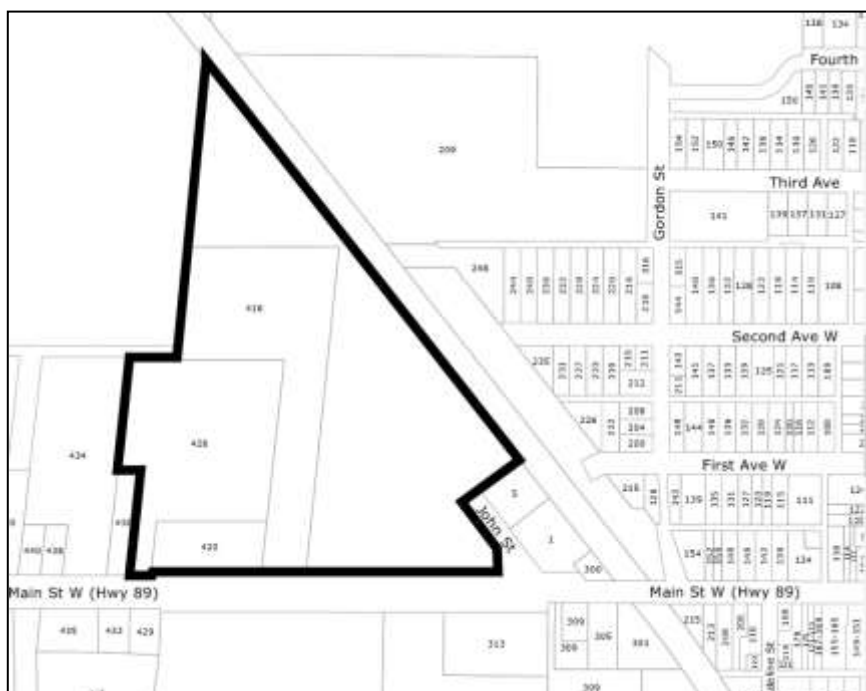
The purpose and effect of the related application for Zoning By-law Amendment is to re-zone the subject land from Development (D) and Residential Type One (R1) to Residential Type Four Exception X (R4-X), Residential Type Five Exception X (R5-X), Open Space Recreation (OSR and OSR-X) and Natural Environment (NE) and to revise the limits of the NE Zone applicable to the subject land. Proposed exception zone standards include minimum lot frontages, minimum lot area, and building height, among others.

Additional information relating to the proposed Draft Plan of Subdivision and Zoning By-law Amendment is available for inspection at the Town of Shelburne Municipal Office at 203 Main Street East, during office hours and on the Town's website at www.shelburne.ca. If you would like to make written submissions pertaining to these applications, please address and deliver your comments to the Town Clerk. All written submissions will become part of the public record. If you wish to be notified of the decision of the Town of Shelburne in respect of the proposed Plan of Subdivision, you must make a written request to the Town at the address below.

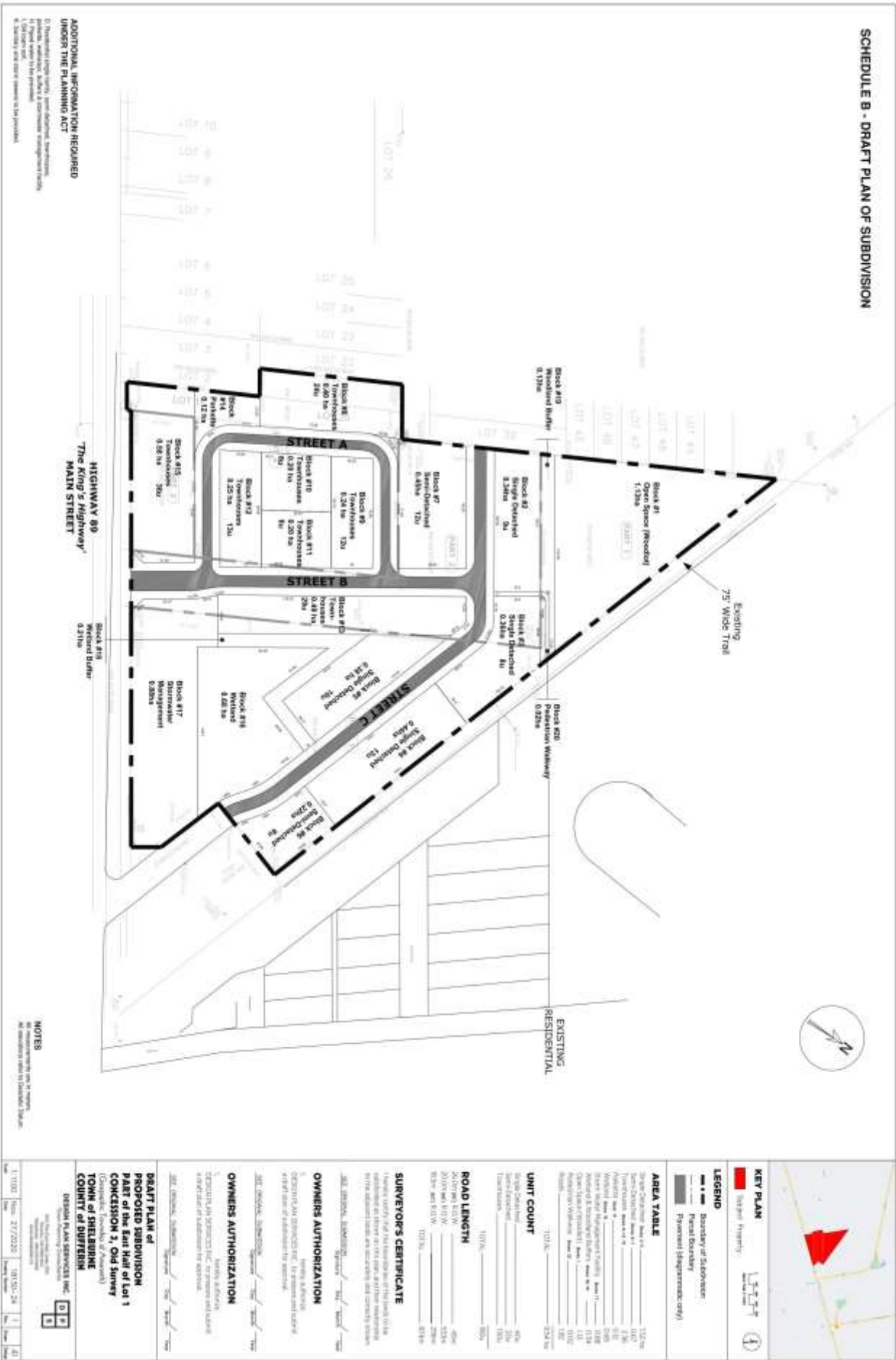
If a person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Shelburne in respect of the applications before the approval authority gives or refuses to give approval to the Draft Plan of Subdivision, or in respect of the proposed Zoning By-law Amendment before the by-law is passed: a) the person or public body is not entitled to appeal the decision of the Council of The Corporation of the Town of Shelburne to the Local Planning Appeal Tribunal; b) the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the Town of Shelburne on the 18th day of January, 2021.

Jennifer Willoughby, Clerk
Town of Shelburne
203 Main Street East
Shelburne, Ontario
L9V 3K7
Phone: 519-925-2600
Email: planning@shelburne.ca



SCHEDULE B - DRAFT PLAN OF SUBDIVISION



ADDITIONAL INFORMATION REQUIRED UNDER THE PLANNING ACT

1. The plan of subdivision is subject to the provisions of the Planning Act and the Planning Regulations.

2. The plan of subdivision is subject to the provisions of the Planning Act and the Planning Regulations.

3. The plan of subdivision is subject to the provisions of the Planning Act and the Planning Regulations.