



**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. Z22/02) and will hold a public meeting on:

**MONDAY, JUNE 27, 2022**

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 307 Victoria Street. The property is designated as Medium Density 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 zoning amendment.

The purpose and effect of the Amendment is to rezone the property from Residential Type Two (R2) Zone to a new site-specific Residential Type Two Exception (R2-#) Zone. The applicant has also submitted a Consent application (B22/02) 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 front yard (2.59 metres), exterior side yard (2.13 metres), lot frontage (16.76 metres), reduced lot area (439.74 square metres) and to permit the provision of required parking within a driveway in the required front yard. Site-specific provisions requested for the proposed severed lot include a reduced front yard of 4.57 metres whereas 6.0 metres is required, a reduced rear yard of 5.18 metres whereas 7.5 metres is required, a reduced lot area of 392 square metres whereas 464.0 square metres is required and to permit the provision of required parking within a driveway in the required front yard.

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 June 23<sup>rd</sup>, 2022. 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).

