



A People Place, A Change of Pace
SHELBURNE
ONTARIO, CANADA

Meeting Date: Monday, May 29, 2023

To: Mayor Mills and Members of Council

From: **Steve Wever, Town Planner**

Report: P2023-10

Subject: **Z22/06 – Revised Re-zoning Application for Stone Ridge / Scone Block 7 (NW Corner of Main St. W. & Gordon Street); PLC 23/01 – Part Lot Control Exemption Application for Shelburne Towns (Scone) Subdivision – Townhouse Blocks and Easements (Plan 7M-80 Blocks 1-5, 7 & 9, Plan 7M-81 Block 1); DPC 17/02 – Redline Revision & Final Approval**

Recommendation

1. Be it resolved that Report P2023-10 be received for information.
2. Be it resolved that Application File No. Z22/06 be approved and By-law 32-2023, being a by-law to amend Zoning By-law 38-2007, as amended, by rezoning the lands having no municipal address located at the north-west corner of Main Street West and Gordon Street, and described legally as Plan 7M-80, Block 7, in the Town of Shelburne, County of Dufferin, from Residential Type Three (R3) Zone to Residential Type Three Exception Four (R3-4) Zone, revising the site-specific provisions of the Residential Type Five Exception Three (R5-3) Zone, and removing the Holding (H) provision from the subject land, as shown on Schedule "A1" to the By-law, be read a first, second, and third time and finally passed.

3. Be it resolved that Application File No. PLC 23/01 be approved and By-law #33-2023, being a by-law to exempt Blocks 1 to 5, 7 and 9 on Registered Plan 7M-80 and Blocks 1 and 2 on Plan 7M-81 from part-lot control, be read a first, second, and third time and finally passed.
4. Be it resolved that the requested redline revisions to the approved Draft Plan of Condominium File Number DPC 17/02R as submitted by Design Plan Services Inc. and shown on the redlined Draft Plan of Common Elements Condominium – Shelburne Station, dated May 2, 2023, prepared by Van Harten Surveying Inc., be approved;
5. Be it resolved that Council authorizes final approval of the Scone Developments Inc. (Shelburne Towns) Plan of Common Elements Condominium, File Number DPC 17/02R, and directs the Clerk to sign the Municipal Approval on the Common Elements Condominium Plan prepared by Van Harten Surveying Inc., dated May [REDACTED], 2023, and certified by the owner and surveyor, entitled "PLAN OF COMMON ELEMENTS CONDOMINIUM – ALL OF BLOCKS 6 AND 9 AND PART OF BLOCK 7 REGISTERED PLAN 7M-80 AND ALL OF BLOCK 2 REGISTERED PLAN 7M-81", and to have copies of the approved Plan of Condominium forwarded to the Land Registry Office for registration.

Background

The subject property is located at Main Street West (Highway 89) and Gordon Street, at the west end of First Avenue West and Second Avenue West, and is legally described as Part of Lot 1, Concession 3, Old Survey (Geographic Township of Melancton), in the Town of Shelburne.

The property has a long and narrow configuration with a total area of 1.2 hectares and is currently under construction for a townhouse development on a private condominium (common element) roadway.

In July 2019 a Draft Plan of Subdivision (DPS 17/02) and Draft Plan of Condominium (DPC 17/02) were approved for the property, including six blocks of land for 33 townhouse units, a block for condominium common elements (private street right-of-way, stormwater management facility and visitor parking), a block for future development (Block 7) and a small block of land for conveyance to an abutting landowner to resolve an existing encroachment.

A subdivision agreement has been executed for the entire development, and Final Approval and registration of the Plan of Subdivision has been completed with the registration of Plan 7M-80 on May 3, 2022, and Plan 7M-81 on March 22, 2023. Municipal Approval of buildings permits have been issued for the 33 townhouse units, and the construction of these units is nearing completion.

This report addresses the following planning applications and approvals required to facilitate the completion of the development:

- 1) Application Z22/06 (revised) to amend the zoning of Block 7 located at the north-west corner of Main Street West and Gordon Street, for the proposed development of one additional townhouse dwelling with 5 units along Gordon Street and one semi-detached dwelling (2 units) along Main Street West, and to lift the Holding (H) provision from this land;
- 2) Application PLC23/01 to provide a temporary exemption from the part-lot control restrictions of the Planning Act, so that the internal lot boundaries for each townhouse unit, and associated easements throughout the development, to be created and registered;
- 3) Application DPC 17/02R to revise the Draft Plan of Common Elements Condominium to incorporate the shared driveway / stormwater management access and associated underground services as private common elements for the overall development, to be owned and maintained by the condominium corporation;
- 4) Final approval of the Draft Plan of Common Elements Condominium (DPC 17/02R) as revised to authorize the Clerk to grant municipal approval to permit the registration of the plan.

The townhouse lots created through these applications will be Parcels of Tied Land (POTL), with each lot tied to the Common Element Condominium. The common elements will be privately and jointly owned by the owners of the townhouse units and a Condominium Corporation will be formed and will be responsible for the common services and facilities in perpetuity. The proposed semi-detached dwelling at the south end of the property, along Main Street West, will not be connected to the condominium common elements and will require a separate application for exemption from part-lot control to facilitate the creation of the internal lot line between the adjoining residential units. A private easement is required across the rear yard of the proposed semi-detached block for a new sanitary forcemain required to maintain service for the existing dwelling at 1 John Street, and the land that will be subject to the private easement will be required to be shown on the final Reference Plan for application PLC23/01.

Analysis

Application for Zoning By-law Amendment (Z22/06)

The applicant has submitted a revised application for Zoning By-law Amendment for the land located at the north-west corner of Main Street West & Gordon Street (Plan 7M-80 Block 7). This application was previously

presented at the public meeting of Council held on April 3, 2023, and the details of the original application are summarized in Report P2023-09 received by Council on that date. The original development proposal included a semi-detached dwelling and three (3) proposed triplex buildings. The revised application maintains the proposed semi-detached dwelling as previously proposed along the Main Street frontage, while the rest of the site is now proposed for five (5) townhouse units facing Gordon Street.

The purpose of the revised application is to add site-specific regulations to the R3 Zone to permit reduced lot frontage, exterior side yard, interior side yard and rear yard requirements for the proposed semi-detached dwelling, and to permit a reduced rear yard, increased maximum lot coverage and exception from the minimum setback to the street centreline for the proposed townhouse units.

The applicant has also submitted information to support the proposed removal of the Holding (H) provision from the zoning of the subject land.

Site Plan Control no longer applies to the proposed Block 7 development, as the number of dwelling units proposed on the subject land has been reduced from 11 units to 7 units. As such, the previous application for Site Plan Approval (SPA 22/05) has been withdrawn by the applicant. Although Site Plan Control no longer applies under Section 41 of the Planning Act, the Block 7 development is subject to the same requirements for a detailed lot siting, servicing and grading plan and urban design guidelines under the Subdivision Agreement as applicable to the remainder of the development currently under construction.

The revised concept plan for the proposed Block 7 development is attached to this report. As shown on the proposed concept plan, one (1) street townhouse building is proposed with five (5) units facing Gordon Street, and two (2) semi-detached units are proposed along Main Street West as per the previous concept plans. The townhouse units would be similar to those in the north part of the development and would be accessed via a shared condominium driveway (Lots 1, 2 and 3) and one paired driveway on Gordon Street (Lots 4 and 5). Each unit would have an attached private garage providing a dedicated parking space, and the proposed driveways range in length from 6.25 metres to 12.77 metres providing at least one additional parking space for each unit and potential for up to 2 additional parking spaces for 2 of the units (Lots 4 and 5). Some additional parking / visitor parking would also be available within the proposed private condominium driveway.

As previously proposed, the concept plan includes a semi-detached dwelling (2 units) fronting on Main Street West. The applicant proposes that each unit would have an attached private garage and a paired driveway, providing 2 parking spaces for each unit.

The Official Plan directs that access should be provided from the local street (Gordon Street) where possible, rather than direct access from an Arterial Road (Main Street West). The final details of the driveway location will be determined through the review and approval of a detailed lot siting, grading and servicing plan in accordance with the Subdivision Agreement. The proposed Zoning By-law Amendment includes provision to allow for driveway access from Gordon Street, by including the following proposed site-specific regulations:

	R3 Zone	R3-4 Zone (Lots configured with Gordon St. driveway access)		R3-4 Zone (Lots configured with Main St. driveway access)	
		Interior Lot	Corner Lot	Interior Lot	Corner Lot
Min. Lot Area	280m ²	325m ²	310m ²	365m ²	270m ²
Min. Lot Frontage	9m/12m	12m	18m	8.2m	9.8m
Min. Front Yard	6.0m	Dwelling: 4.5m Garage: 6.0m		Dwelling: 4.5m Garage: 6.0m	
Min. Ext. Side Yard	4.5m	-	4.5m	-	2.6m
Min. Int. Side Yard	1.2m	1.2m	-	1.2m	-
Min. Rear Yard	7.5m	7.0m*	1.8m*	6.3m**	6.3m**
Max. Setback from Street Centreline	20.0m	<20.0m		<20.0m	
Max. Lot Coverage	35%	<35%		<35%	
Max. Building Height	9.2m	9.2m	9.2m	9.2m	9.2m
		Proposed Site-specific Regulations			

*Measured at closest point of angled rear lot line. At the widest point, the rear yard would be 12.1m for the interior lot and 7.0m for the corner lot.

**Includes 3m sanitary easement.

Staff have reviewed the proposed revised Zoning By-law Amendment under the applicable planning policies and conclude as follows:

- The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement (PPS), and conforms with the Growth Plan for the Greater Golden Horseshoe and the County of Dufferin Official Plan, as the changes to the current zoning are minor and will facilitate intensification within the built-up area through development that will be connected to full municipal services / condominium services;
- The proposed revised concept plan is a logical continuation of the existing townhouse units, and is preferred over the previous proposal for triple units;
- The reduction of the number of units proposed (from 11 units to 7 units) and the on-site provision of dedicated parking for each dwelling unit is

a more effective parking strategy and less likely to generate overflow/on-site parking issues than the original proposal for triplex units with a shared parking area;

- The revised proposal removes the potential for overlook and privacy concerns which were raised by a neighbouring landowner (126 Gordon Street) with the original proposal for taller triplex buildings;
- The proposed integration of the Block 7 townhouse units as Parcels of Tied Land with the Common Element Condominium reduces the potential for future conflict between parking associated with the Block 7 development and the access road for the stormwater management facility;
- In the revised proposal, each residential unit in the development will have independent parking and rear yard amenity areas, which is simpler and more practical than the previous proposal with parking and amenity areas shared among 9 triplex units on 3 properties;
- The proposed revised Zoning By-law Amendment conforms with the Town's Official Plan. As noted above, further details on access for the proposed semi-detached lots will be determined in accordance with the Subdivision Agreement, to determine the appropriate access and driveway location.

The applicant has submitted information to support the removal of the Holding (H) provision from the zoning of Block 7 (see letter attached, summarizing how the conditions have been addressed). Staff have confirmed and agree that the conditions for removal of the Holding (H) provision have been satisfied.

The proposed Zoning By-law Amendment, By-law 32-2023, has been finalized and is ready for Council consideration.

Application for Part-Lot Control Exemption (PLC 23/01)

The subject application for exemption from part-lot control includes the 33 townhouse units currently under construction and having civic addresses 102 to 166 Winters Way, as well as the proposed 5 townhouse units on the west side of Gordon Street, and associated easements within the development, legally described as Plan 7M-80, 1 to 5, 7 and 9, and Plan 7M-81 Blocks 1 and 2. The submitted Reference Plan (attached) also shows the location and dimensions of the proposed block of land at the north west corner of Main and Gordon Street for a future semi-detached dwelling (to be further subdivided through a separate application so that each unit is located on a separate lot)

and the sight triangle to be dedicated to the Town as part of the Gordon Street right-of-way to protect visibility for traffic at the intersection.

The creation of the proposed lots for 38 townhouse dwelling units, and associated easements, is consistent with the previous subdivision and condominium approvals and the current zoning. As described above, some minor adjustments to the zoning are required for the siting of the proposed townhouse dwelling in Block 7, but the proposed townhouse lots comply with current zoning requirements.

A separate application for exemption from part-lot control exemption will be required to further divide the proposed block at the north-west corner of Main and Gordon Streets for the proposed semi-detached dwelling, and based on the current concept plan a site-specific amendment to the current R3 zoning will be required to permit a reduced minimum lot frontage for the easterly lot. Site-specific zoning provisions for the semi-detached dwelling are set out in

The private condominium road / right-of-way is shown as Parts 101 and 102 on the Reference Plan, and the stormwater management access road / shared driveway for Block 7 is shown as Part 105 on the draft Reference Plan. The common Stormwater Management facility is shown as Part 104.

Easements

Several easements are required within the development and the required parts are shown on the draft Reference Plan, as follows:

- **Utility Corridor Easements:** easements are required to permit access to utility corridors by public utilities to maintain and repair gas, hydro and telecommunications services within the development, and the lands subject to these easements are shown as Parts 1, 4, 7, 10, 13, 16, 19, 22, 25, 28, 31, 34, 37, 40, 43, 46, 49, 52, 55, 58, 61, 64, 67, 70, 73, 76, 79, 82, 85, 88, 91, 94, 97, and 124 on the draft Reference Plan.
- **Stormwater Drainage Easements:** easements are required to permit the condominium corporation to access common stormwater drainage facilities (drainage swales, catchbasins, infiltration galleries, storm sewers) and are shown as Parts 3, 6, 9, 12, 15, 18, 21, 24, 27, 30, 33, 36, 39, 42, 45, 48, 51, 54, 57, 60, 63, 66, 69, 72, 75, 78, 81, 84, 87, 90, 93, 96, 99, 116, 117, 118, 119, and 120 on the draft Reference Plan.
- **Retaining Wall:** a retaining wall located in the north-east corner of the development is required to be maintained by the condominium corporation, and therefore an easement is required for the retaining wall and is shown as Part 100 on the draft Reference Plan.

- **Sanitary Sewer Easements:** easements are required to permit the condominium corporation to access common sanitary sewers servicing the units and area shown as 106, 107 and 108 on the draft Reference Plan. A separate easement is required for an existing sanitary sewer lateral for the property at 235 Second Avenue West, which connects to the existing municipal sewer through a portion of the condominium right-of-way, and is shown as Part 103 on the draft Reference Plan.
- **Access Easement for 226 First Avenue West:** a separate Reference Plan has been submitted by the applicant, illustrating the location of the required easement for driveway access in favour of the property at 226 First Avenue West. The existing driveway for this property has been relocated and reconfigured as the previous driveway encroached on the development property. As the new driveway accesses the private condominium road, an easement is required to grant this access to 226 First Avenue West. The land area that will be subject to this easement is shown as Parts 1 and 2 on the draft Reference Plan.

Legislative Basis

Section 50 (5) of the Planning Acts restricts the conveyance of a part of any lot or block of land that is within a registered plan of subdivision, and these restrictions are known as "Part Lot Control". Section 50 (7) of the Act enables planning authorities to pass by-laws providing for exemption from Part Lot Control. This process is used to temporarily lift the restrictions from land within registered plans of subdivision to create individual lots for sale within larger blocks. It is typically used for semi-detached and townhouse developments after construction has started to accurately set the boundary lines between the units. The purpose is to ensure the common lot boundaries are properly aligned with the common wall between each dwelling unit.

The purpose of this application is to subdivide Blocks 206-214 on Plan 7M-79 into 52 townhouse lots and to establish related easements. This is a requirement of the subdivision approval and the Zoning By-law which requires each townhouse unit in this subdivision to be located on a separate lot.

Timeframe for By-law Expiry

Part Lot Control exemption is intended as a temporary measure to allow parts of the blocks to be severed and created aligned to the common wall between attached dwelling units. If the lots and easements are not registered within three years, the developer would be required to request an amendment to the by-law to extend the expiry date or re-apply for a new Part Lot Control Exemption.

Planning Policy Considerations

The Plan of Subdivision was previously granted final approval and has been registered, and all matters of planning policy were addressed through the extensive review and analysis of the related planning applications in previous staff reports received by Council on February 14, 2022 and May 28, 2018. The development was found to be consistent with the PPS, in conformity with the Growth Plan and County Official Plan, and in keeping with the Town of Shelburne Official Plan.

This application for Part-Lot Control exemption will create the required townhouse lots and easements within the approved plan of subdivision and complies with the Town of Shelburne Zoning By-law.

Application for Redline Revision to Draft Plan of Condominium (DPC17/02R)

The applicant has submitted proposed redline revisions to the approved Draft Plan of Condominium to amend the limits of the Draft Plan of Condominium by adding a portion of Block 7 of Plan 7M-80. This requested change will add approximately 418 m² of land to the plan of condominium, for the access road for the stormwater management facility and the shared driveway for the proposed townhouse units in Block 7. This proposed change will allow these shared services to be incorporated as condominium common elements to be owned and maintained by the condominium corporation. Previously, the applicant proposed to incorporate the stormwater management facility access road within an easement in favour of the condominium corporation but the land (Block 7) was not proposed to be tied to the condominium. In the revised development proposal, the townhouses in Block 7 will be on parcels of tied land that benefit from (and share in the costs of) the condominium common elements.

The proposed redline revision is minor and provides for the appropriate development of the lands in keeping with the permitted uses of the Zoning By-law. A revision to Condition #1 of the Conditions of Draft Plan of Common Elements Condominium is also recommended to add reference to the stormwater management facility access road and to update the total area of the block for the Common Elements (increase from 0.34 ha to 0.38 ha).

Final Approval of Draft Plan of Condominium (DPC17/02R)

Final Approval of the Plan of Condominium for this development is subject to 14 conditions of approval established at the time of draft plan approval in 2019. The conditions have been satisfied as follows:

1. The final Plan of Common Elements Condominium is consistent with the revised conditions of approval and conforms with the Draft Plan (with redline revisions as described above).

2. The Owner has provided a registration memorandum prepared by the Owner's solicitor.
3. The Owner has provided a draft Condominium Declaration with the required statements and provisions.
4. The related Plan of Subdivision has been registered (Plans 7M-80, 7M-81).
5. The Owner has agreed to the required warning clauses advising purchasers that the Town will not be providing maintenance or snow removal service for the private condominium road and other common elements, and that the County may not be providing waste collection services for the private condominium road, in the Subdivision Agreement.
6. The Owner has provided a draft Condominium Declaration with the required statements and provisions, addressing waste collection services.
7. Staff will ensure that any exclusive use areas are shown on the final plan of condominium to be registered.
8. Staff will ensure that the visitor parking spaces are shown on the final plan of condominium to be registered.
9. The plan of condominium complies with the Zoning By-law.
10. The Owner has submitted the required draft survey Reference Plans and is in the process of preparing to convey the required easements.
11. Staff will review the final proposed condominium description and declaration and any arrangements for shared use of facilities with the Town Solicitor.
12. Staff will review the final proposed condominium description and declaration and required undertakings with the Town Solicitor.
13. The Plan of Condominium will be required to be registered prior to the expiry of the draft plan approval.
14. Staff received confirmation from the Upper Grand District School Board providing clearance of the Board's conditions for final approval of the Draft Plan of Condominium.

Financial Impact

None associated with this report. The applicant has paid the required application fees to cover the costs of processing these applications.

Consultation and Communications

Members of the public who attended the public meeting held on April 3, 2023, and/or made written submissions in respect of the Application for Zoning By-law Amendment, have been notified that Council will give further consideration to the proposed amendment at its meeting on May 29, 2023.

The revised application for Zoning By-law Amendment along with the Part-lot Control Exemption Application and proposed redline revision to the Draft Plan of Condominium were circulated to Town departments and public agencies. No comments or objections were received as of the writing of this report.

Agency and public notification and consultation was previously completed for the Draft Plan of Condominium in accordance with the Planning Act. The owner has obtained the required clearance from the Upper Grand District School Board.

Policies & Implications (if any) Affecting Proposal

Town of Shelburne Official Plan
Town of Shelburne Zoning By-law 38-2007

Council Strategic Priorities

Council's Priorities has three Pillars - Sustainable, Engaged and Livable. There is a total of 14 Priorities within the three Pillars. This report aligns with the Sustainable Pillar within the Priorities of:

SP3 Promote balanced growth

Supporting Documentation

- Development Concept Plan – Block 7 Phase 1-B, prepared by Design Plan Services Inc.
- Design Plan Services Inc. letter dated May 3, 2023
- Draft Plan of Common Elements Condominium – Shelburne Station – prepared by VanHarten Surveying Inc., dated May 2, 2023 (redlined revisions)
- Draft Survey Reference Plan – Blocks 1 to 7 & Block 9, Registered Plan 7M-80 and Blocks 1 & 2 Registered Plan 7M-81, prepared by VanHarten Surveying Inc.

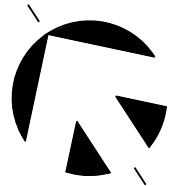
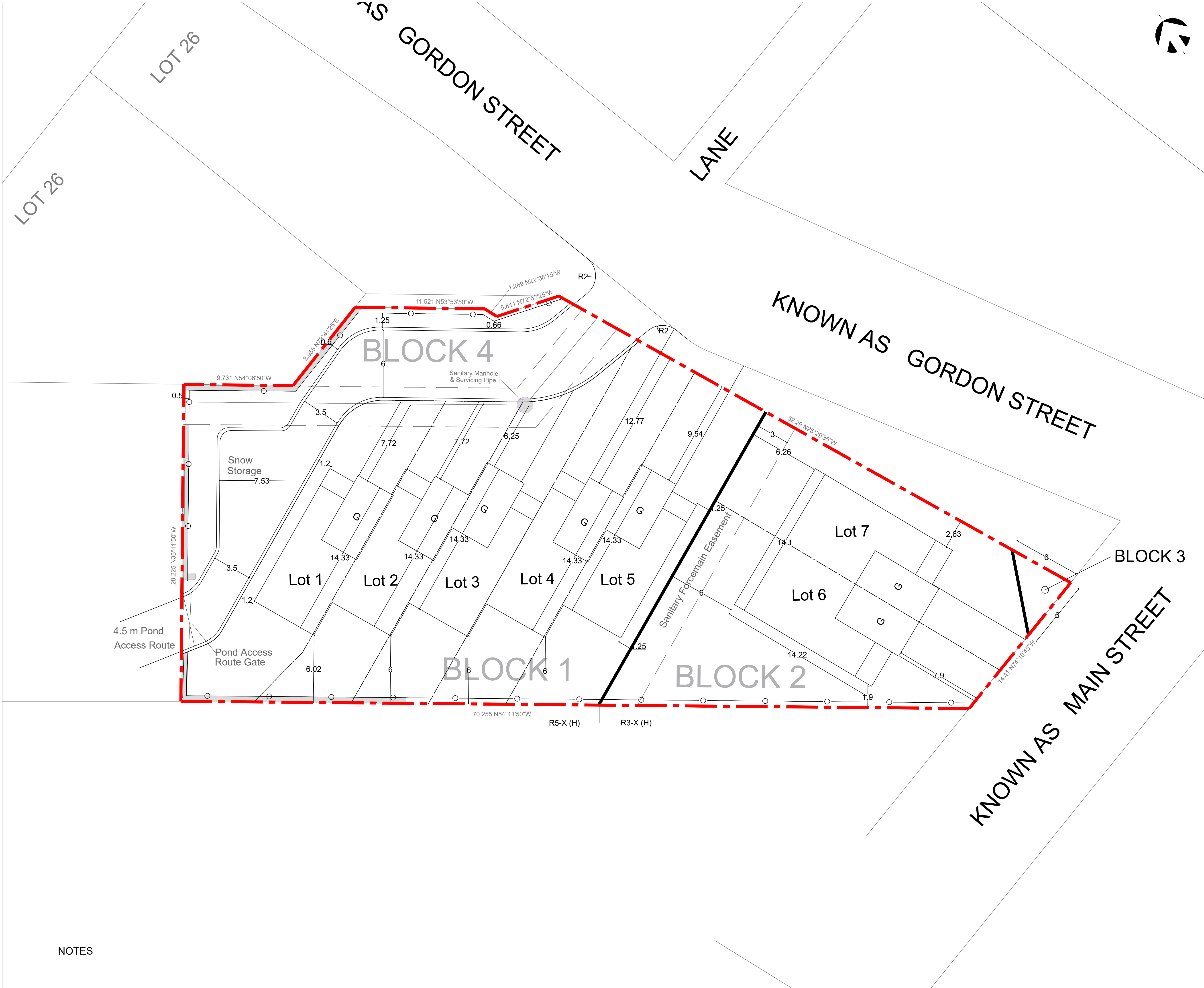
- Draft Survey Reference Plan – Part of Block 9, Registered Plan 7M-80, prepared by VanHarten Surveying Inc.
- By-laws 32-2023 (Zoning By-law Amendment) and 33-2023 (Part-lot Control Exemption)

Prepared by:

Steve Wever, Town Planner

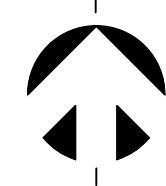
Reviewed by:

Denyse Morrissey, CAO



KEY PLAN N.T.S

Subject Property



LEGEND

- Boundary of Subdivision
- Lot Boundary
- Fence Line
- Proposed Zoning Division Line
- Retaining Wall
- Easement

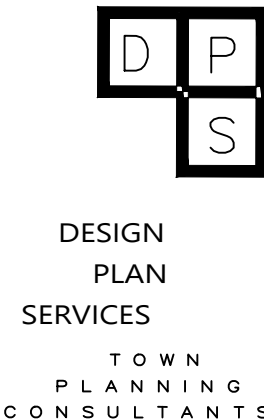
AREA TABLE

Block 1	0.105 ha
Lot 1	0.023 ha.
Lot 2	0.019 ha.
Lot 3	0.019 ha.
Lot 4	0.021 ha.
Lot 5	0.023 ha.
Block 2	0.064 ha
Lot 6	0.037 ha.
Lot 7	0.027 ha.
Block 3	0.002 ha
Block 4	0.042 ha
TOTAL Blocks 1-4	0.213 ha

NOTES
All measurements are in meters.

BLOCK 7
PHASE 1-B, SHELBURNE
PART OF LOT 1, CON 3
(Geographic Township
of Amaranth)
TOWN of SHELBURNE
COUNTY of DUFFERIN

DESIGN PLAN SERVICES INC.
Town Planning Consultants
900 The East Mall, Suite 300
Etobicoke, Ontario M9B 6K2
Telephone (416) 626-5445
www.designplan.ca



NOTES



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**Mr. Steve Wever
Town Planner
Shelburne Town Hall
203 Main Street East
Shelburne, Ontario
L9V 3K7**

Wednesday May 3, 2023

DPS File: 20122-2

**RE: Part of Lot 1, Concession 3, Old Survey
(Former Geographic Township of Amaranth)
Town of Shelburne, County of Dufferin
Holding Conditions Status Update
Scone Developments Inc.**

On behalf of our client, Scone Developments Inc., we would like to provide formal updates for the requested removal of “Holding(H)” symbol on Block 7 of the approved Draft Plan of Subdivision, known as Stone Ridge Holdings Ltd. – Shelburne Station (Town File No. DPS 17/02). The removal of “Holding (H)” for Blocks 1 to 6, 8 and 9 except for Block 7 have been approved by Council on December 13, 2021 (File No. Z17/05). As part of the application, the removal of “Holding (H)” on Block 7 was held to be reviewed in conjunction with future Zoning By-law Amendment and/or Site Plan Approval applications.

It is our understanding that the “H” holding provision can now be lifted for the R5-3 (H) zone (Block 7), as the following conditions have been satisfied:

- Approvals of a Site Plan and a Plan of Condominium and/or a Plan of Subdivision, and the owner has entered into a Site Plan, Condominium and/or Subdivision Agreement with the

Town, such agreement(s) to include provisions for the registration of any easements required by the Town for access to and maintenance of utilities and infrastructure.

Status: *The Plan of Subdivision (DPS 17/02) has been registered and the Plan of Condominium has been draft approved and is subject to a redline revision application under separate cover. It has been confirmed by Town staff that a Site Plan Approval application is no longer required for the subject site. An easement for access to and maintenance of utilities and infrastructure will be created through a separate Part Lot Control Exemption (PLCE) application, which has been submitted to the Town separately on May 3, 2023, and will be registered once the PLCE application is approved.*

- An Archaeological Assessment has been completed to the satisfaction of the Town and the Ministry of Tourism, Culture and Sport.

Status: *A letter from the Ministry of Tourism, Culture and Sport dated September 30, 2015 was previously submitted to the Town, outlining the Ministry's acceptance of the Archaeological Assessment for the subject lands.*

- A detailed Stormwater Management Plan has been prepared to the satisfaction of the Town and the Nottawasaga Valley Conservation Authority with provisions to address the proposed outlet and drainage flowing towards or through adjoining property(ies) to the west through agreement(s) with the owner(s) of the affected land and required easements.

Status: *A detailed Stormwater Management Plan was provided, reviewed and approved by the Town and NVCA as part of the approval of the Plan of Subdivision (Draft Plan Condition 17i).*

- The Town has confirmed that there is sufficient municipal water and sanitary sewer/treatment capacity to service the expected development of the land.

Status: *It is our understanding that there is sufficient municipal water and sanitary sewer/treatment capacity to service the proposed development on the subject land.*

- Winter maintenance of the proposed roads and parking areas has been addressed including

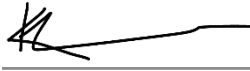
sufficient area reserved for outdoor snow storage to the satisfaction of the Town.

Status: *Winter maintenance of the proposed roads and parking areas has been addressed through the proposed common element condominium, which includes sufficient area reserved for outdoor snow storage area.*

- The issuance of any permit(s) required from the Nottawasaga Valley Conservation Authority prior to the development of the land.

Status: *This was addressed through Draft Plan of Subdivision conditions 17-23.*

Sincerely,



Kimberley Harrison-McMillan, MCIP, RPP

Project Manager / Senior Planner

Design Plan Services Inc.

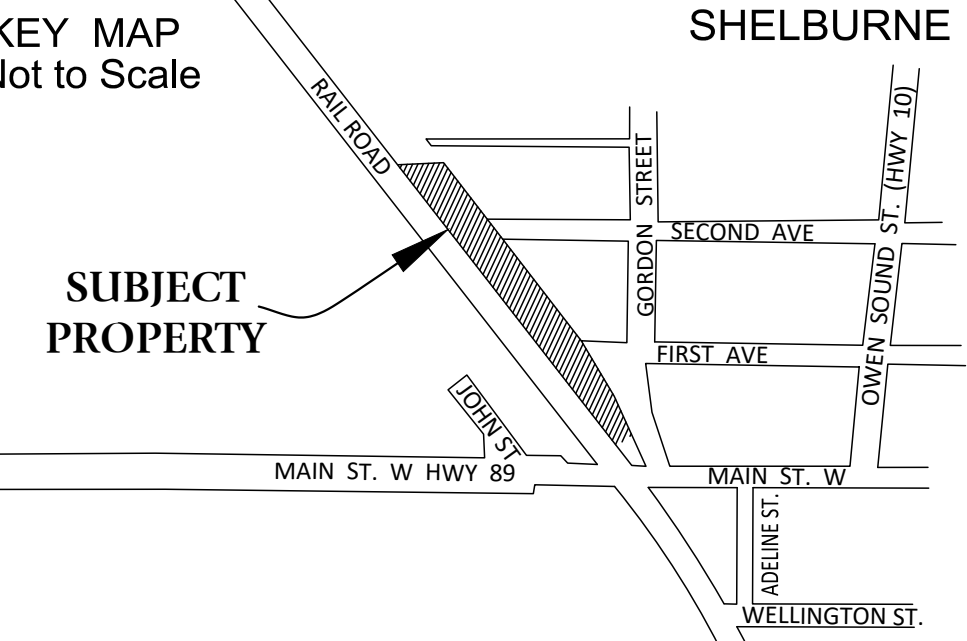
Encl.

KHM/sq

cc. Matthew Melchior, Scone Development Inc.
Rudy Buczolits, Scone Development Inc.

DRAFT PLAN OF
COMMON ELEMENTS CONDOMINIUM
SHELburne STATION
ALL OF BLOCKS 6 & 9 AND PART OF
BLOCK 7
REGISTERED PLAN 7M-80
AND
ALL OF BLOCK 2
REGISTERED PLAN 7M-81
TOWN OF SHELburne
COUNTY OF DUFFERIN
DPC 17/02

SCALE 1 : 300
0 5 10 15 meters
VAN HARTEN SURVEYING INC.



OWNER'S CERTIFICATE

I AUTHORIZE VAN HARTEN SURVEYING INC. TO PREPARE AND SUBMIT THIS
DRAFT PLAN OF SUBDIVISION TO THE TOWN OF SHELburne

OWNER: SCONE DEVELOPMENTS

DATE: JUNE 17, 2019, _____ MATTHEW MELCHIOR
REVISION DATE: MAY 2ND, 2023, _____
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON
THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY
SHOWN.

DATE: JUNE 17, 2019, _____ LUKE G. WILCOX, O.L.S.
REVISION DATE: MAY 2ND, 2023, _____

SCHEDULE: RE: SECTION 51 - THE PLANNING ACT.

- (a) AS SHOWN
(b) AS SHOWN
(c) AS SHOWN
(d) ROW TOWNHOUSE
(e) AS SHOWN
(f) AS SHOWN
(g) AS SHOWN
(h) MUNICIPAL WATER AVAILABLE
(i) GRAVEL AND LOAM
(j) AS SHOWN
(k) ALL MUNICIPAL SERVICES AVAILABLE
(l) BASEMENTS: GAS, BELL, ROGERS, HYDRO
(m) REFER TO STONE RIDGE HOLDINGS SITE PLAN

ADDITIONAL INFORMATION

LAND USE
BLOCKS 1 TO 6, REGISTERED PLAN 7M-80 - RESIDENTIAL (TOWNHOUSE)
BLOCK 7, REGISTERED PLAN 7M-80 - RESIDENTIAL/FUTURE DEVELOPMENT
BLOCK 7 PARCEL A- COMMON ELEMENT
BLOCK 7 PARCEL B- RESIDENTIAL LOT'S
BLOCK 8 - CONVEYANCE
BLOCKS 6, 8, & PART OF BLOCK 7, R.P. 7M-80, BLOCK 2, R.P. 7M-81 -
COMMON ELEMENT (SUBJECT LANDS)
RESIDENTIAL DENSITY - MEDIUM
AREA OF COMMON ELEMENT : 0.383 Ha

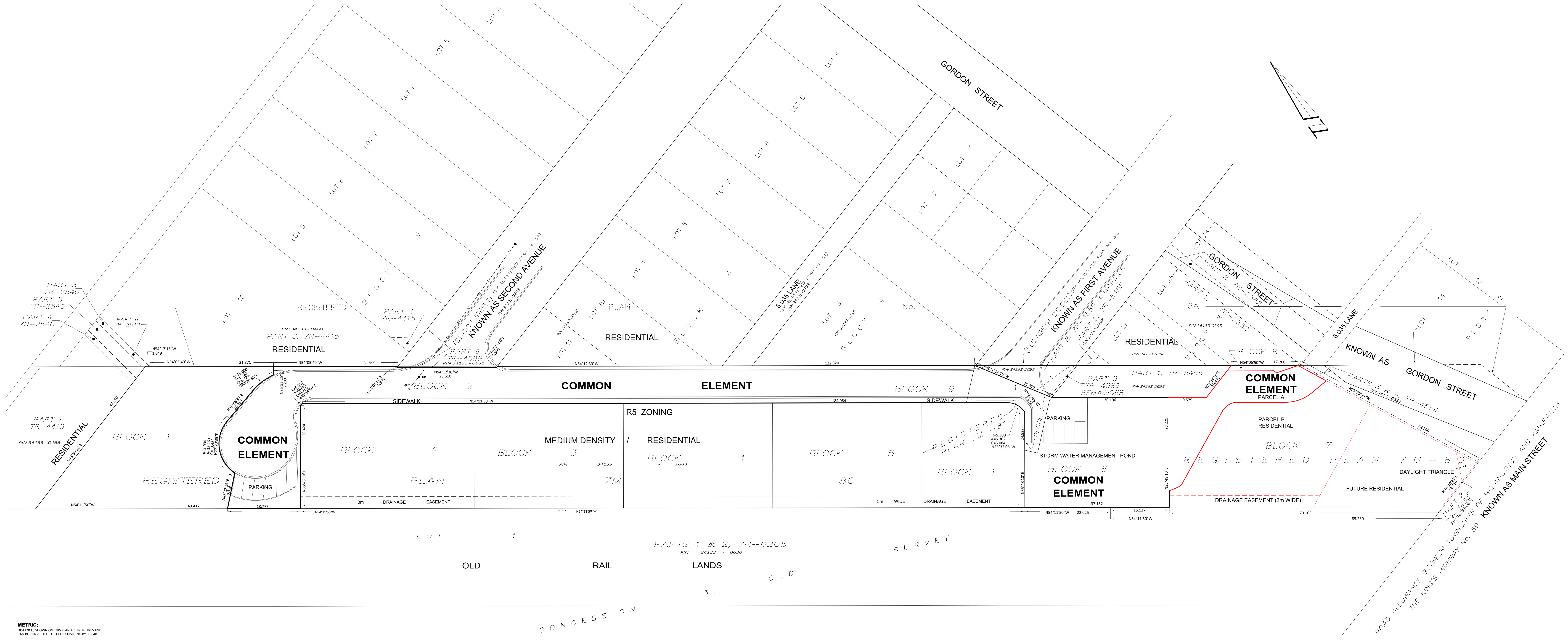


423 WOOLWICH STREET
GUELPH - ONTARIO, N1H 3K3
PHONE: (519) 821-2763
FAX: 821-2770
www.vanharten.com

660 RIDDELL ROAD, UNIT 1
ORANGEVILLE - ONTARIO, L9W 5G5
PHONE: (519) 940-4110
FAX: 519-940-4113
www.vanharten.com

PROJECT NO.
Z3250-15

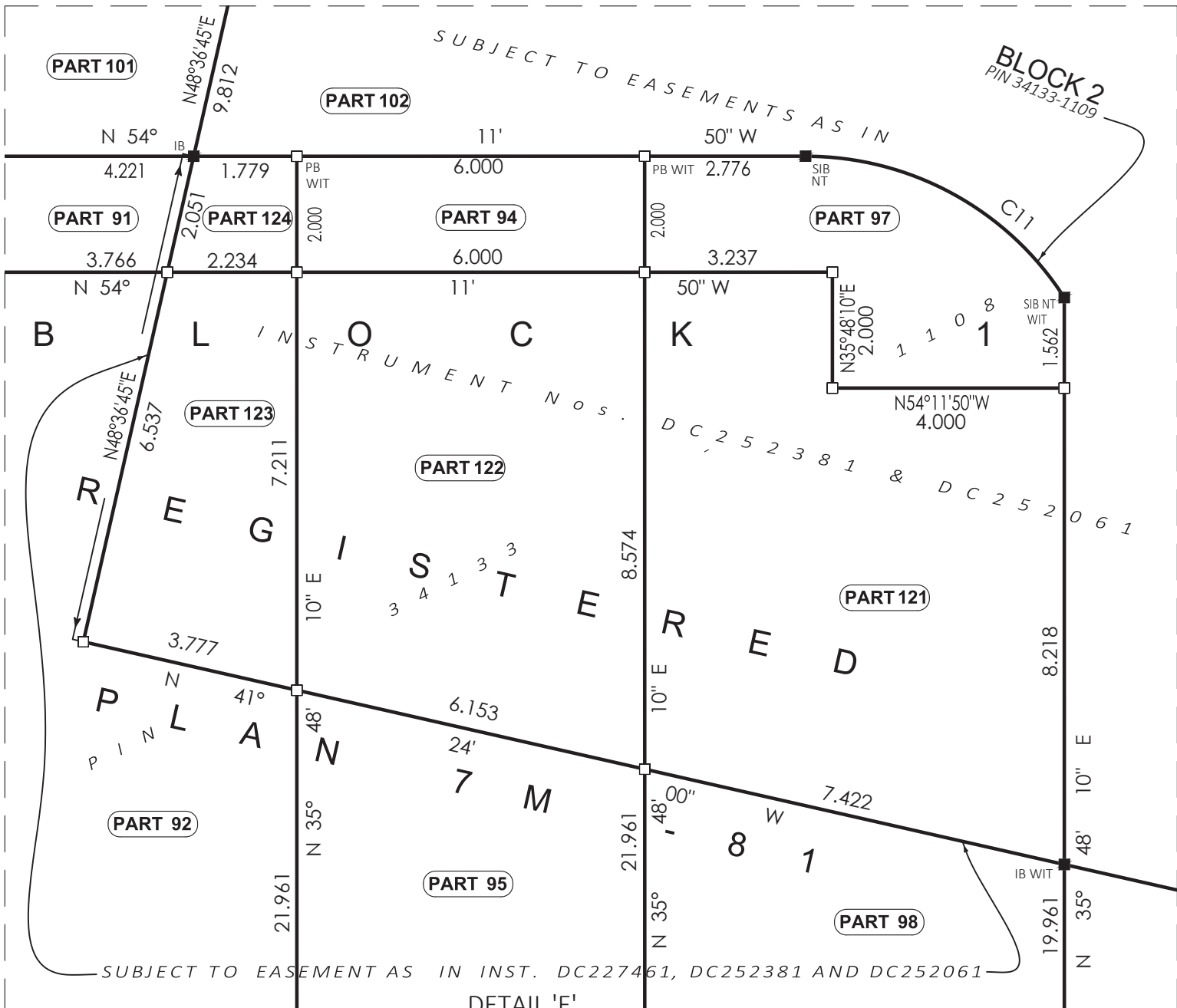
DRAWN BY: G.K.S. CHECKED BY: L.G.W.



METRIC:
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART	BLOCK	REGISTERED PLAN	PIN	AREA m²	PART	BLOCK	REGISTERED PLAN	PIN	AREA m²	PART	BLOCK	REGISTERED PLAN	PIN	AREA m²	ALL OF PART	BLOCK	REGISTERED PLAN	PIN	AREA m²	PART	BLOCK	REGISTERED PLAN	PIN	AREA m²	PART	BLOCK	REGISTERED PLAN	PIN	AREA m²	PART	BLOCK	REGISTERED PLAN	PIN	AREA m²	PART	BLOCK	REGISTERED PLAN	PIN	AREA m²		
1	PART OF BLOCK 1	7M-80	34133-1096	25.66	16	ALL OF BLOCK 2	7M-80	34133-1097	16.34	34	ALL OF BLOCK 3	7M-80	34133-1098	14.40	52	ALL OF BLOCK 4	7M-80	34133-1099	14.40	70	ALL OF BLOCK 5	7M-80	34133-1100	14.39	88	PART OF BLOCK 1	7M-81	34133-1108	14.47	105	ALL OF BLOCK 7	7M-80	34133-1102	418.81	121	PART OF BLOCK 1	7M-81	PART OF PIN 34133-1108	60.00		
2				171.83	17				173.55	35				158.14	53				158.14	71				158.05	89				158.93	106				17.91	122				47.36		
3				36.49	18				32.10	36				21.60	54				21.60	72				21.59	90				21.71	107				15.88	123				20.40		
4				15.21	19				14.10	37				12.00	55				12.00	73				12.00	91				7.99	108				6.93	124				4.10		
5				154.30	20				154.83	38				131.77	56				131.77	74				131.77	92				111.36	109				182.54							
6				22.78	21				21.15	39				18.00	57				18.00	75				18.00	93				18.00	110				148.79							
7				12.72	22				14.10	40				12.00	58				12.00	76				12.00	94				12.00	111				167.09							
8				166.25	23				154.83	41				131.77	59				131.77	77				131.77	95				18.00	112				193.46							
9				22.78	24				21.15	42				18.00	60				18.00	78				18.00	96				18.00	113				207.54							
10				8.98	25				14.10	43				12.00	61				12.00	79				12.00	97				19.27	114				636.86							
11				197.37	26				154.83	44				131.77	62				127.77	80				131.77	98				90.93	115				17.74							
12				22.78	27				21.15	45				18.00	63				18.00	81				18.00	99				21.71	116				27.00							
13				7.57	28				14.10	46				12.00	64				16.00	82				12.00	100				82.62	117				20.62							
14				240.00	29				154.83	47				131.77	65				127.77	83				131.77	101				2211.95	118				20.62							
15				180.59	30				21.15	48				18.00	66				18.00	84				18.00	102				181.09	119				20.62							
				31	16.48	49	14.40	67	14.40	103	36.00	120	24.91																												
				32	180.94	50	158.14	68	158.14	104	980.60																														
				33	24.72	51	21.60	69	21.60	87																															

PARTS 1-87, 100, 101 & 103-120,
SUBJECT TO EASEMENTS AS IN INSTRUMENT Nos. DC243205, DC227461, DC252061, AND
SUBJECT TO EASEMENTS IN GROSS AS IN INSTRUMENT No. DC245223
PARTS 89-93, 95, 96, 98, 99 SUBJECT TO EASEMENTS IN GROSS AS IN INSTRUMENT Nos. DC227461, DC252061 & DC252381
PARTS 94, 97, 102, 121-124 SUBJECT TO EASEMENTS AS IN INSTRUMENT Nos. DC252061, DC252381

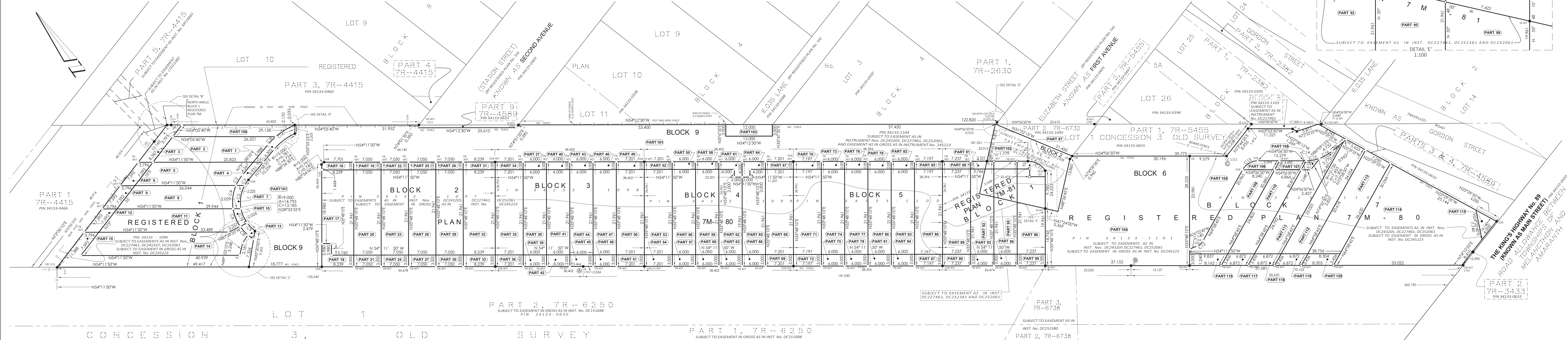


PLAN OF SURVEY OF
BLOCKS 1 TO 7 & BLOCK 9
REGISTERED PLAN 7M-80
AND
BLOCKS 1 & 2
REGISTERED PLAN 7M-81
TOWN OF SHELburne
COUNTY OF DUFFERIN

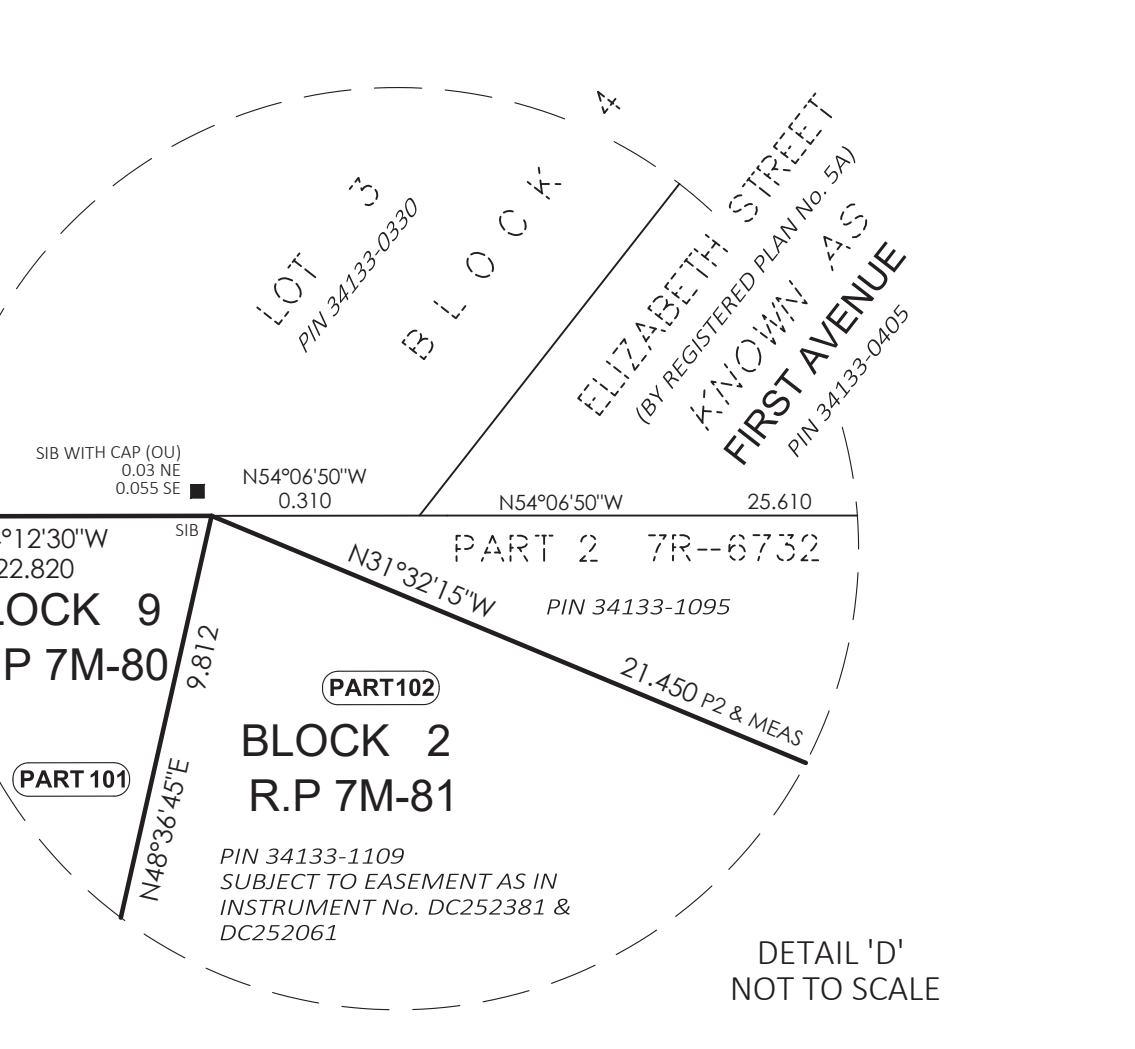
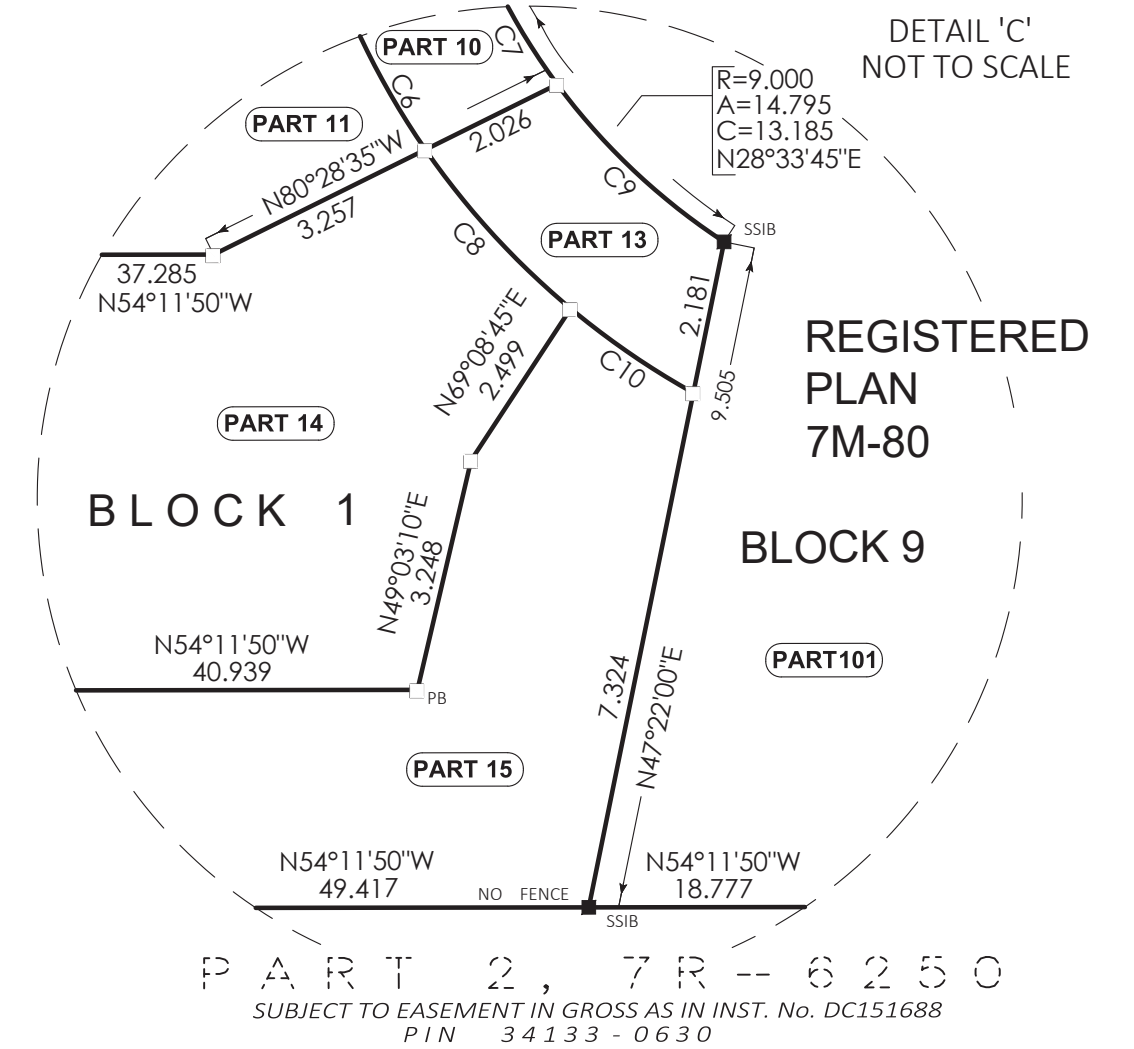
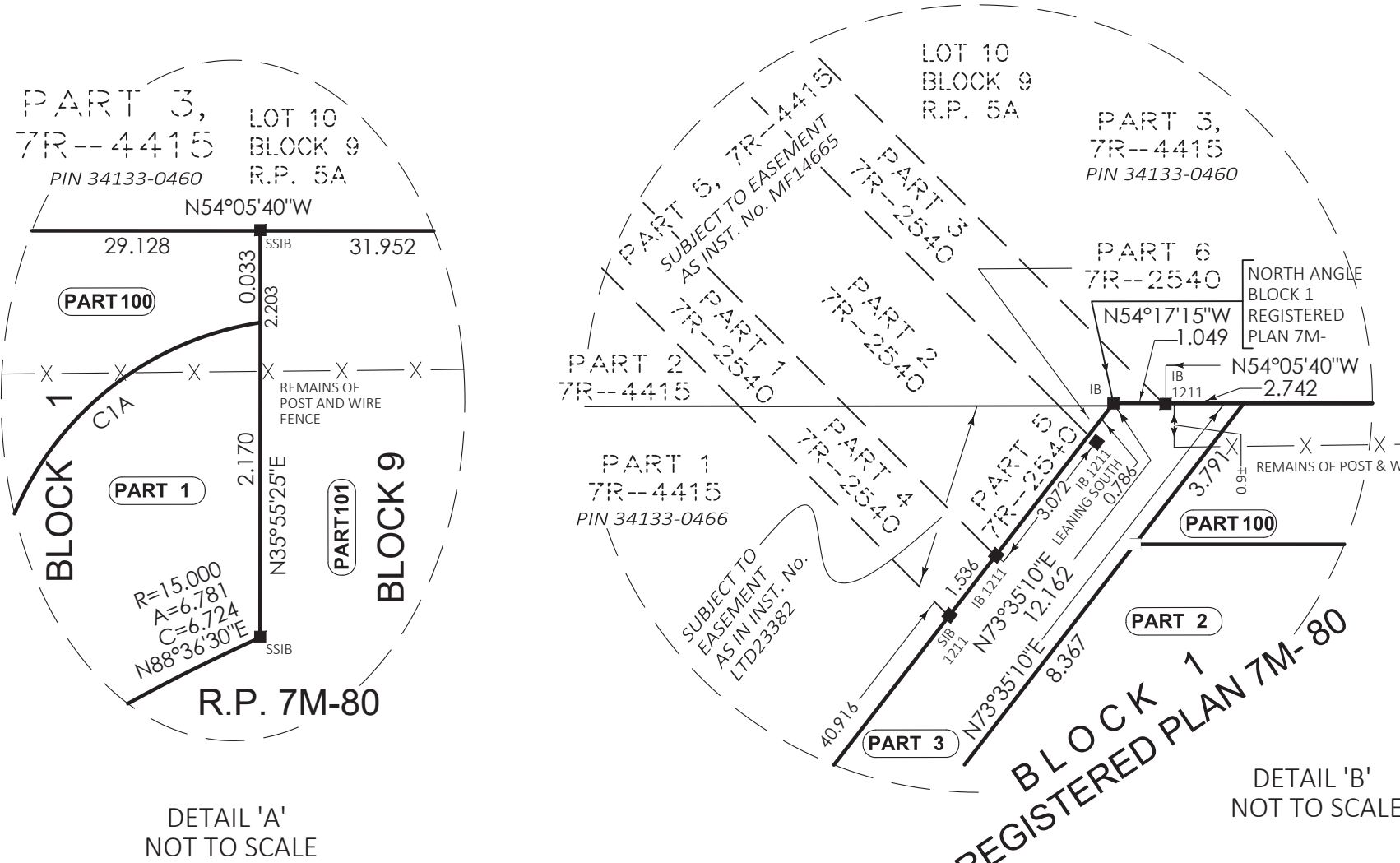
SCALE 1 : 300

VAN HARTEN SURVEYING INC.

THE INTENDED PLOT SIZE OF THIS PLAN IS 1500 mm
IN WIDTH BY 610 mm IN HEIGHT WHEN PLOTTED AT
A SCALE OF 1:300



CURVE NO.	ARC	RADIUS	BEARING	DISTANCE
C1A	5.778	17.000	N85°09'30"W	5.750
C1B	2.797	17.000	N80°23'30"E	2.784
C2	3.224	11.000	N67°17'30"E	3.212
C3	1.761	9.000	N70°03'10"E	1.758
C4	6.126	11.000	N42°56'30"E	6.047
C5	6.195	9.000	N44°43'40"E	6.074
C6	4.947	11.000	N14°06'15"E	4.906
C7	4.029	9.000	N12°10'55"E	3.996
C8	2.975	11.000	N6°31'40"W	2.965
C9	2.810	9.000	N9°35'15"W	2.798
C10	1.779	11.000	N18°54'30"W	1.777
C11	5.302	5.300	N25°32'05"W	5.084
C12	2.023	3.400	N84°18'05"E	1.985
C13	4.784	4.500	N84°34'00"W	4.562
C14	0.183	10.750	N54°36'00"W	0.183
C15	3.634	10.750	N64°46'20"W	3.617
C16	3.638	10.750	N84°09'05"W	3.621



LEGEND:	
—	DENOTES SURVEY MONUMENT SET
—	DENOTES SURVEY MONUMENT FOUND
—	DENOTES 0.025 X 0.025 X 1.20 STANDARD IRON BAR
—	DENOTES 0.015 X 0.015 X 0.60 IRON BAR
—	DENOTES 0.025 X 0.025 X 0.60 SHORT STANDARD IRON BAR
—	DENOTES 0.015 DIA. X 0.07 ROUND IRON BAR WITH STAMPED WASHER
—	DENOTES 0.025 X 0.025 X 0.30 PLASTIC BAR
—	DENOTES CUT CROSS
—	DENOTES WITNESS
—	DENOTES ORIGIN UNKNOWN
—	DENOTES VAN HARTEN SURVEYING INC., O.L.S.'S
—	DENOTES NOT TANGENTIAL
—	DENOTES F. J. WILLIAMS, O.L.S.
—	DENOTES PAUL COYNE, O.L.S.
—	DENOTES REGISTERED PLAN 7M-80
—	DENOTES REGISTERED PLAN 7M-81
—	DENOTES REGISTERED PLAN

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999977.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

POINT ID	NORTHING (METRES)	EASTING
A	4880957.42	563283.47
B	4880874.95	563397.80
C	4880893.37	563434.39

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) OF REG-216/01. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

NOTES:

- ALL SET BARS ARE IR'S UNLESS OTHERWISE NOTED.
- ALL FOUND BARS ARE VH UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DIMENSIONS ARE IN ACCORDANCE WITH REGISTERED PLAN 7M-80 AND 7M-81.
- ALL SET BARS MONUMENTS WERE SET DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF THE UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11(4) OF O REG 529/01 OF THE SURVEYORS ACT.

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYORS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 - THIS SURVEY WAS COMPLETED ON THE -

DATE:

LUKE G. WILCOX
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER #####

Van Harten
SURVEYING INC.
LAND SURVEYORS AND ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
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www.vanharten.com info@vanharten.com

DRAWN BY: FCF CHECKED BY: LOW PROJECT NO: 28988-26.P01L
May 3, 2013 3:47:14 PM
L:\Municipal\Con\03-09\ACAD\RP-LT1-Scan Developments Inc\28988-26 UTM 2010.dwg

METRIC:

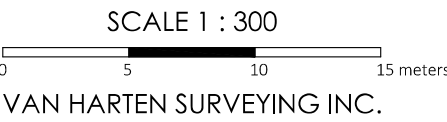
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE
CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCHEDULE				
PART	BLOCK	REGISTERED PLAN / CONCESSION	PIN	AREA m ²
1	PART OF BLOCK 9	7M-80	PART OF PIN 34133-1104	246
2	PART OF BLOCK 2	7M-81	PART OF PIN 34133-1109	127

PART 1 SUBJECT TO EASEMENT AS IN INSTRUMENT Nos. DC243205, DC227461, DC252061 AND DC245223

PART 2 SUBJECT TO EASEMENT AS IN DC252381 AND DC252061

PLAN OF SURVEY OF
PART OF BLOCK 9
REGISTERED PLAN 7M-80
AND
PART OF BLOCK 2
REGISTERED PLAN 7M-81
TOWN OF SHELBURNE
COUNTY OF DUFFERIN



VAN HARTEN SURVEYING INC.
THE INTENDED PLOT SIZE OF THIS PLAN IS 610 mm
IN WIDTH BY 457 mm IN HEIGHT WHEN PLOTTED AT
A SCALE OF 1:300

BEARING AND COORDINATE NOTE:

- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GPS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
- DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999577.
- COORDINATES ON THIS PLAN ARE UTM, ZONE 17, NAD83 (CSRS-2010) ADJUSTMENT AND ARE BASED ON GPS OBSERVATIONS FROM A NETWORK OF PERMANENT GPS REFERENCE STATIONS.

UTM COORDINATES (METRES)		
POINT ID	NORTHING	EASTING
A	4880947.62	563343.13
B	4880918.47	563383.54
C	4880874.95	563397.80

THESE COORDINATE VALUES COMPLY WITH SECTION 14(2) O. REG 216/10. THESE COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH THE CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE

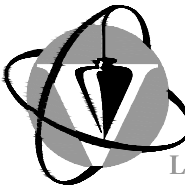
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THIS SURVEY WAS COMPLETED ON THE -

DATE: -

LUKE G. WILCOX
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
SUBMISSION FORM NUMBER #####.



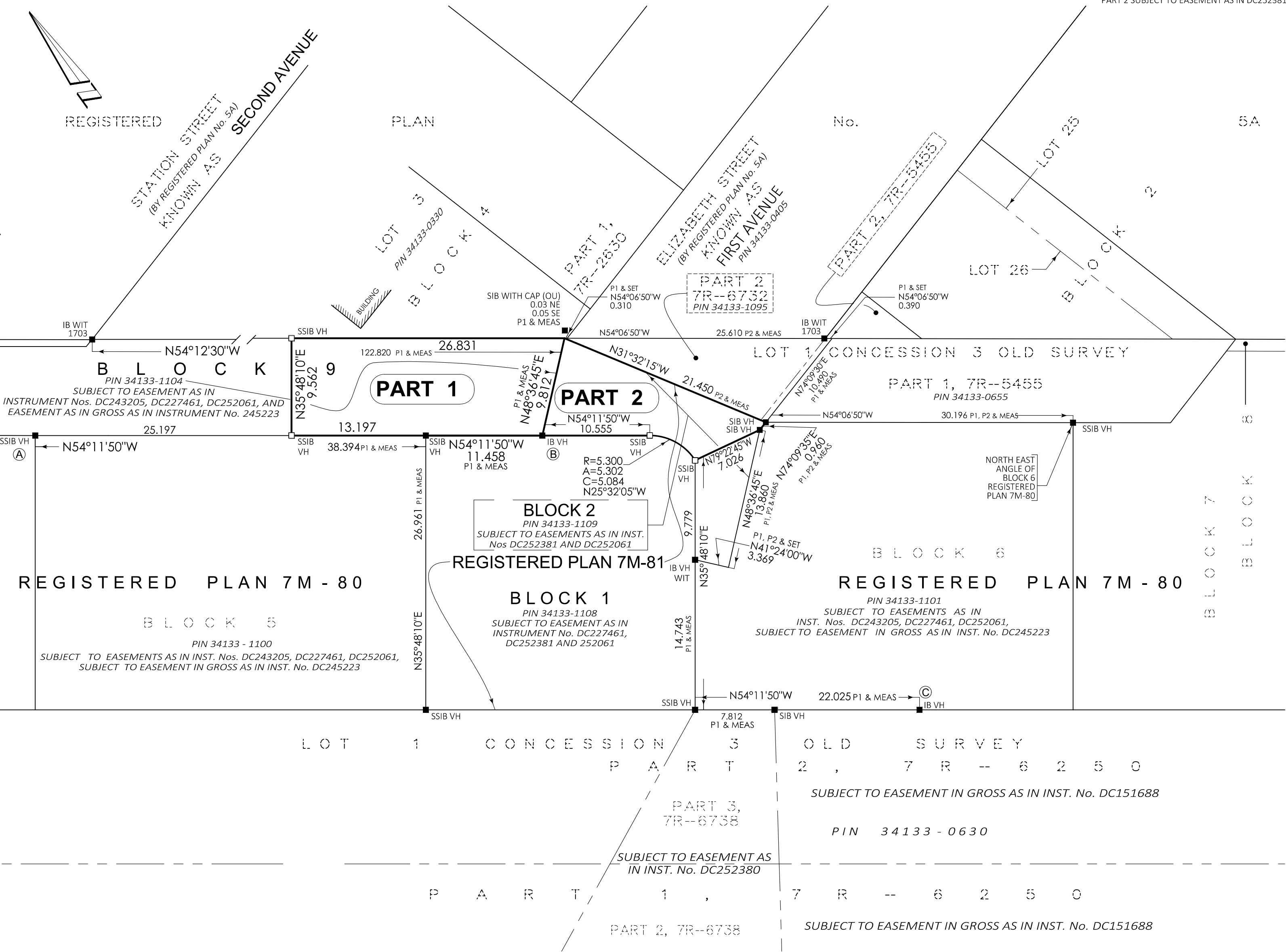
Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: FCF CHECKED BY: LGW PROJECT No. 28988-20 PH2-RP

May 2, 2023-9:35:34 AM
L:\Melancthon\Con3-OS\ACAD\RP.LT1.BLK9(28988-20 PH2) RP UTM 2010.dwg



LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES .025 X .025 X 1.20 STANDARD IRON BAR
- IB DENOTES .015 X .015 X 0.60 IRON BAR
- SSIB DENOTES .025 X .025 X 0.60 SHORT STANDARD IRON BAR
- RP DENOTES .015 DIA. X 0.07 ROUND IRON BAR WITH STAMPED WASHER
- PB DENOTES .025 X .025 X 0.30 PLASTIC BAR
- CC DENOTES CUT CROSS
- WIT DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- VH DENOTES VAN HARTEN SURVEYING INC., O.L.S.'S
- P1 DENOTES PLAN 7M-80
- P2 DENOTES REGISTERED PLAN 7R-6797
- 1703 DENOTES PAUL COYNE, O.L.S.

THE CORPORATION OF THE TOWN OF SHELBURNE

BY-LAW NO. 32-2023

BEING A BY-LAW TO AMEND BY-LAW 38-2007, AS AMENDED.

WHEREAS an Official Plan has been approved for the Town of Shelburne.

AND WHEREAS authority is granted under Section 34 of the Planning Act, R.S.O. 1990, C.P.13 and amendments thereto, to enact this By-law.

NOW THEREFORE the Council of the Corporation of the Town of Shelburne enacts as follows:

1. That Schedule "A" of By-law 38-2007, as amended, be further amended by rezoning the land having no municipal address located at the north-west corner of Main Street West and Gordon Street, and described legally as Plan 7M-80, Block 7, in the Town of Shelburne, County of Dufferin, from Residential Type Three (R3) Holding (H) Zone and Residential Type Five Exception Three (R5-3) Holding (H) Zone to Residential Type Three Exception Four (R3-4) Zone and Residential Type Five Exception Three (R5-3) Zone as shown on Schedule "A1" to this By-law.

2. That subsection 4.3.3 of By-law 38-2007, as amended, be further amended by inserting a new exception zone after subsection 4.3.3.3, as follows:

"4.3.3.4 Residential Type Three Exception Four (R3-4) Zone

Notwithstanding the regulations in subsection 4.3.2, on the lands zoned R3-4 the following special provisions shall apply for *Semi-detached Dwellings*:

Regulations for New Lots with Frontage on Gordon Street:

- i) Minimum Front Yard (Dwelling): 4.5m
- ii) Minimum Front Yard (Private Garage): 6m
- iii) Minimum Rear Yard (Interior Lot): 6m
- iv) Minimum Rear Yard (Corner Lot):
Where *rear lot line* is angled and not parallel to rear wall of the dwelling, the *minimum rear yard* shall be no less than 1.8m at the closest point between the *dwelling* and the *rear lot line* and no less than 6.0m at the widest point between the *dwelling* and the *rear lot line*.

Regulations for New Lots with Frontage on Main Street West:

- i) Minimum Lot Frontage (Interior Lot): 8.2m
- ii) Minimum Lot Frontage (Corner Lot): 9.8m
- iii) Minimum Front Yard (Dwelling): 4.5m
- iv) Minimum Front Yard (Private Garage): 6m
- v) Minimum Exterior Side Yard: 2.6m
- vi) Minimum Rear Yard: 6.3m"

3. That subsection 4.5.3.3.1 of By-law 38-2007, as amended, be further amended by deleting the references to the holding (H) provision and deleting clause (iii) and replacing it with the following new clause:

"iii) Maximum *Setback* from *Street Centreline*: Not applicable."

4. That except as amended by this By-law, the subject lands as shown on Schedule "A1" to this By-law shall be subject to all other applicable regulations of By-law 38-2007, as amended.
5. Schedule "A1" attached hereto forms part of this By-law.

6. This By-law shall take effect from its date of passage by Council and shall come into force either upon approval by the Local Planning Appeal Tribunal or upon compliance with Section 34 of the Planning Act, R.S.O. 1990, C.P. 13.

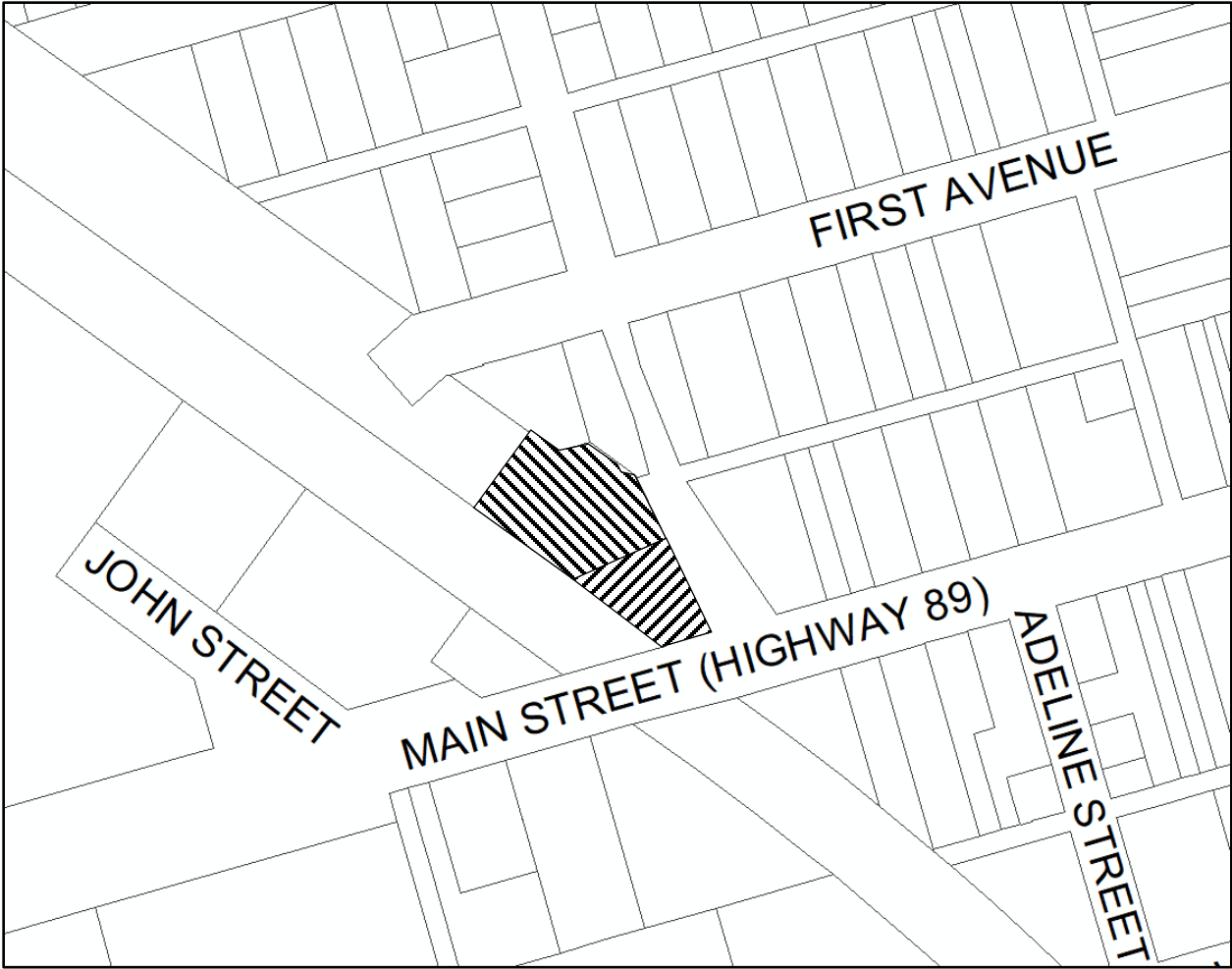
BY-LAW READ A FIRST AND SECOND TIME THIS 29TH DAY OF MAY, 2023.



BY-LAW READ A THIRD TIME AND ENACTED THIS 29TH DAY OF MAY, 2023.

.....
MAYOR

.....
CLERK

SCHEDULE A1 TO BY-LAW NO. 32-2023



-  Zone change from R3(H) to R3-4
-  Zone change from R5-3(H) to R5-3

EXPLANATORY NOTE

The purpose and effect of this amendment to Zoning By-law 38-2007 is to change the zoning of the property located at the north-west corner of Main Street West and Gordon Street, having no municipal address, and described legally as Plan 7M-80, Block 7, in the Town of Shelburne, County of Dufferin, from Residential Type Three (R3) Holding (H) Zone and Residential Type Five Exception Three (R5-3) Holding (H) Zone to Residential Type Three Exception Four (R3-4) Zone and Residential Type Five Exception Three (R5-3) Zone.

The amendment relates to a Draft Plan of Subdivision (File No. DPS 17/02) registered as Plan 7M-80 and 7M-81, and a Draft Plan of Condominium (File No. DPC 17/02) for the development of a total of 38 street townhouse dwellings along condominium common element roadways, and 2 semi-detached dwellings proposed at the southerly limit of the development. The semi-detached dwellings are proposed to be oriented towards Main Street West on new lots which will require the approval of a driveway entrance permit from the Town. The R3-4 Zone establishes site-specific provisions including reduced lot frontage, front yards, exterior side yard and rear yard requirements based on the development concept plan provided with the application. If an entrance permit cannot be obtained for driveway access along Main Street West, the driveway access will be required to be located along Gordon Street and therefore the R3-4 Zone includes site-specific provisions including reduced minimum front yard and rear yard requirements. Due to the lot configuration and angle of Gordon Street, the proposed townhouse units in Block 7 may be setback further than 20 metres from the street centreline, and this provision is added to the R5-3 Zone.

Holding provisions were applied to the zoning of the property via By-law 08-2014 and included requirements for site plan and plan of condominium/subdivision approvals and an agreement with the Town including provisions for the required easements to the Town, an Archaeological Assessment, a detailed Stormwater Management Plan with provisions and agreements for off-site drainage, confirmation of servicing capacity, information to address winter maintenance and snow storage for the proposed road and parking areas, and permit(s) as required from the Nottawasaga Valley Conservation Authority, prior to development. The holding provisions have been satisfied and therefore this by-law removes the holding (H) provision from the zoning of the subject land.

THE CORPORATION OF THE TOWN OF SHELBURNE

BY-LAW NO. 33-2023

BEING A BY-LAW TO DESIGNATE CERTAIN LANDS WITHIN
REGISTERED PLANS 7M-80 AND 7M-81, TOWN OF SHELBURNE
AS EXEMPT FROM PART LOT CONTROL

WHEREAS the Town of Shelburne is empowered to enact this by-law by virtue of the provisions of Section 50(7) of the *Planning Act*, R.S.O. 1990, Chapter P.13, as amended;

AND WHEREAS a local municipality may by by-law provide that Section 50(5) of the Planning Act, R.S.O. 1990, C.P.13, Part Lot Control, does not apply to land that is within such registered plan or plans of subdivision or part of them as are designated in the by-law;

AND WHEREAS it is deemed necessary to designate certain lands within Registered Plans 7M-80 and 7M-81 exempt from part lot control to eliminate the need for a plan of subdivision or severance applications on each lot and block shown on Schedule “A” hereto;

NOW THEREFORE the Council of the Corporation of the Town of Shelburne enacts as follows:

- 1. That the subject lands identified on Schedule “A” attached hereto, being Blocks 1 to 5, 7 and 9 on Registered Plan 7M-80 and Blocks 1 and 2 on Plan 7M-81, are hereby designated as being exempt from the provisions of subsection (5) of Section 50 of the Planning Act, R.S.O. 1990, C.P.13.
- 2. Schedule “A” attached hereto forms a part of this by-law.
- 3. That this exemption from the provisions of subsection (5) of Section 50 of the Planning Act shall expire on May 29, 2026.
- 4. This by-law shall take effect on the date that it is passed, pursuant to subsections (7.1) and (7.2) of Section 50 of the Planning Act, R.S.O. 1990, C.P.13.

BY-LAW READ A FIRST AND SECOND TIME THIS 29TH DAY OF MAY, 2023.

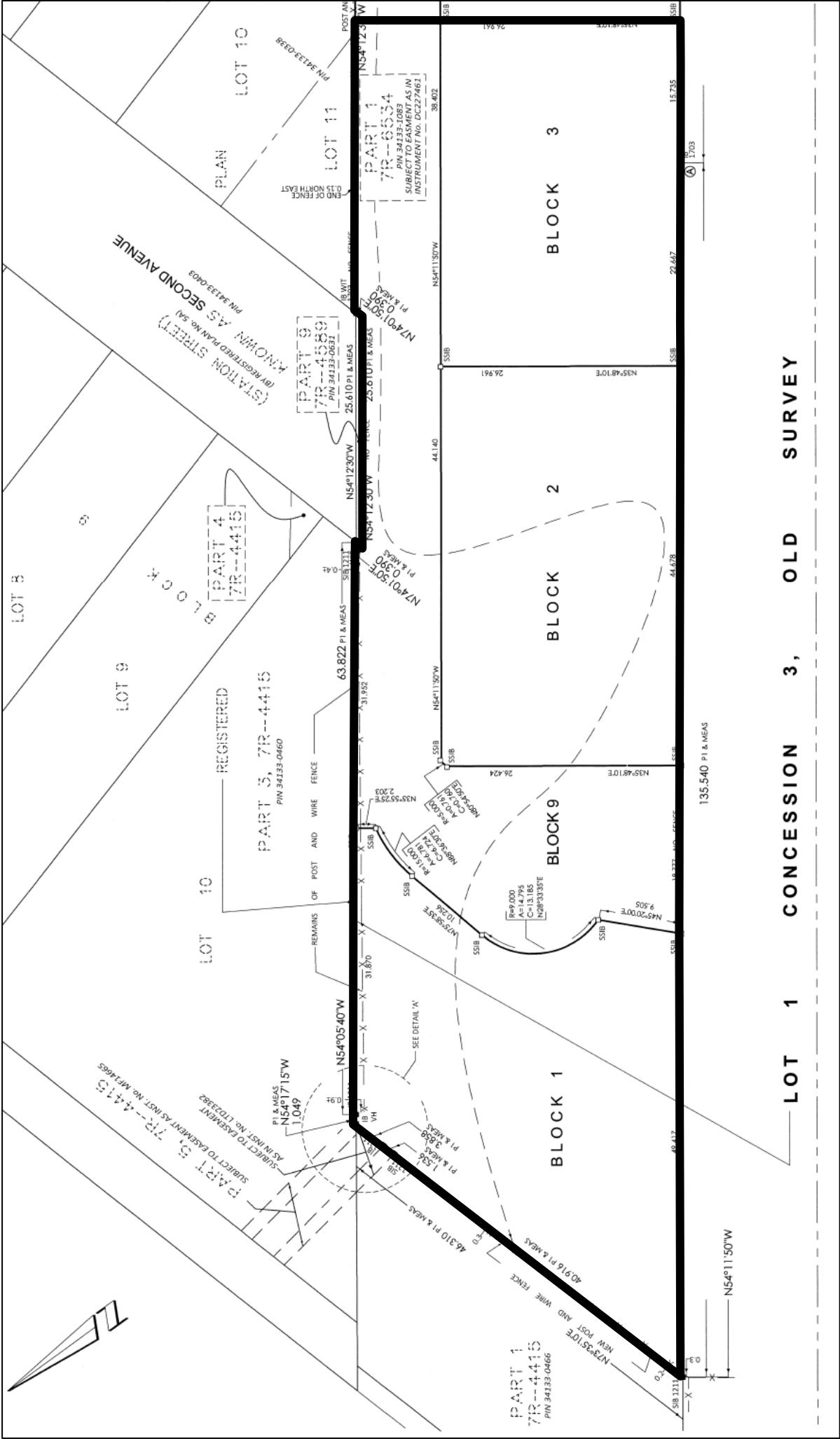
BY-LAW READ A THIRD TIME AND ENACTED THIS 29TH DAY OF MAY, 2023.

.....
MAYOR

.....
CLERK

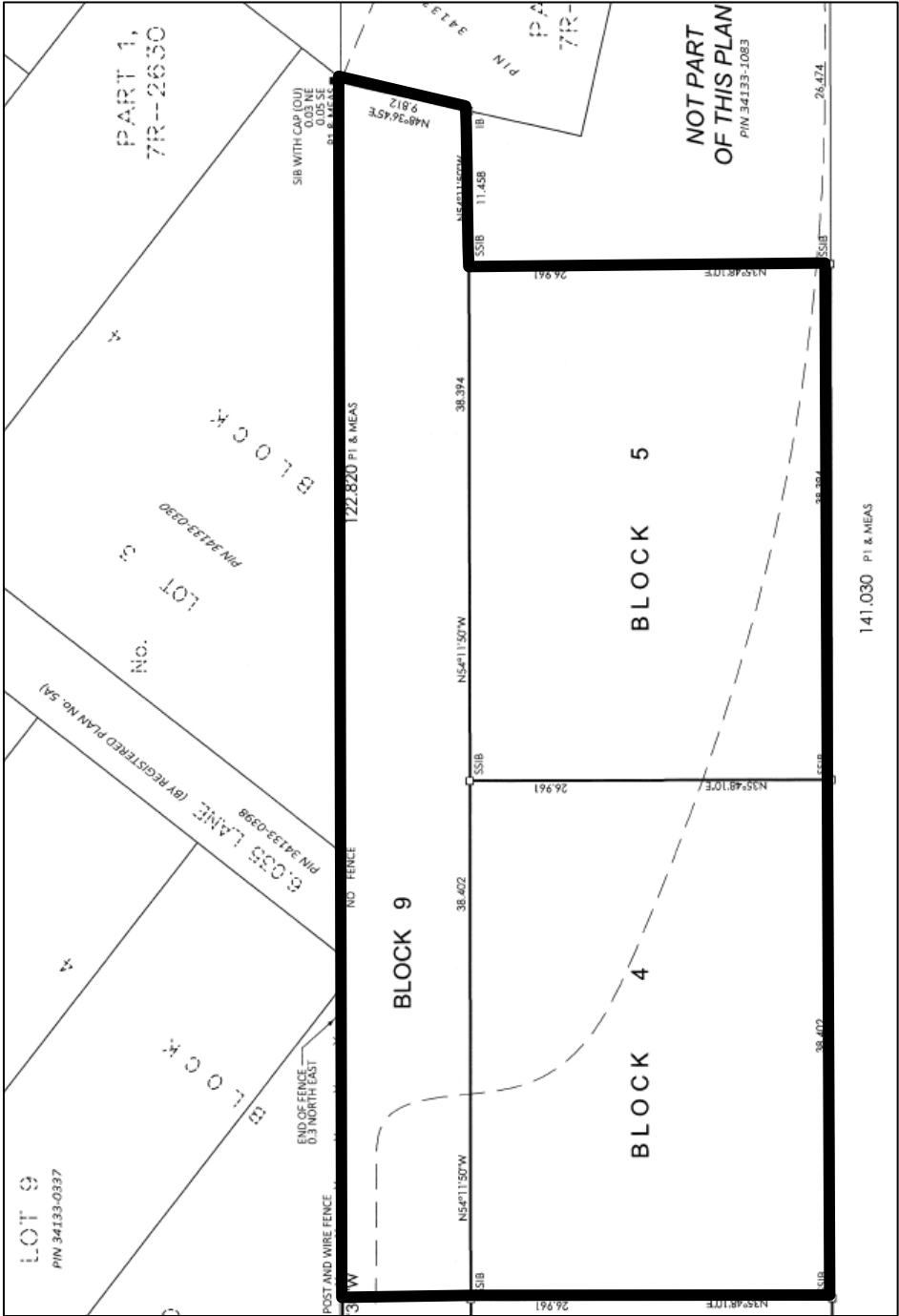
SCHEDULE A TO BY-LAW NO. 33-2023

PLAN 7M-80



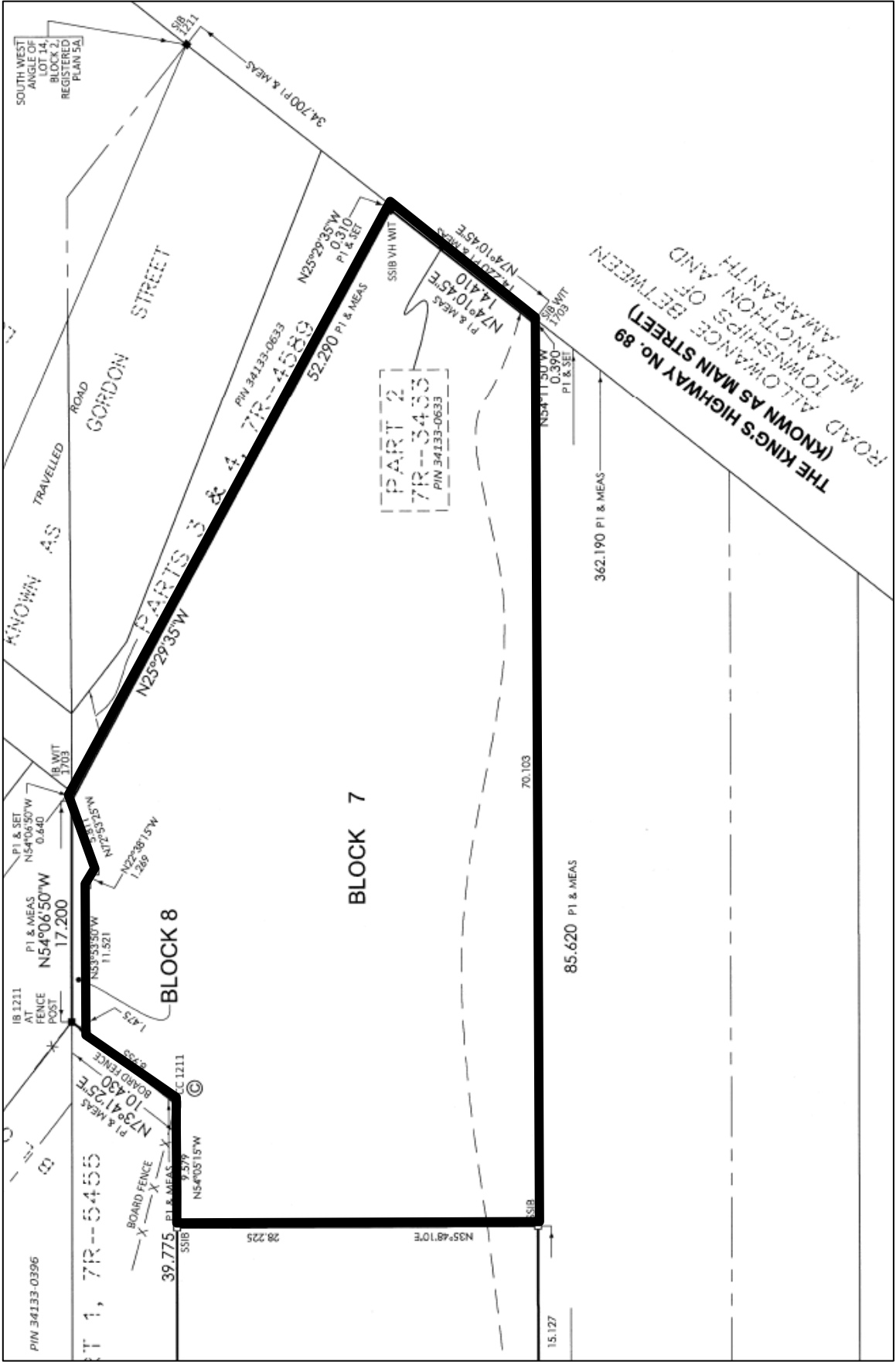
Land subject to By-law No. 33-2023

PLAN 7M-80



Land subject to By-law No. 33-2023

PLAN 7M-80



Land subject to By-law No. 33-2023

