

THE CORPORATION OF THE TOWN OF SHELBURNE

BY-LAW NO. 28-2021

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 known municipally as 242 Main Street East and described legally as All of Lot 8, Part of Lot 7, Block 10, Plan 6A, in the Town of Shelburne, County of Dufferin, from Mixed Use Commercial (C2) Zone to Mixed Use Commercial Exception Seven (C2-7) Zone as shown on Schedule “A1” to this By-law.
2. That subsection 4.7.3 of By-law 38-2007, as amended, be further amended by inserting one exception zone after subsection 4.7.3.6, as follows:

“4.7.3.7 Mixed Use Commercial Exception Seven (C2-7) Zone

Notwithstanding the permitted uses, regulations and definitions in subsections 3.4.1 (i), 3.4.2, 3.4.3, 4.7.1, and 4.7.2, on the lands zoned C2-7 the following special provisions shall apply:

  - i) The permitted uses shall include one (1) dwelling unit within an accessory building, above the first storey of an existing detached private garage
  - ii) Minimum Rear Yard / Minimum Setback to Rear Lane: 0.6m for the existing private garage
  - iii) Maximum Lot Coverage: 11.2% for the existing private garage
  - iv) Maximum Floor Area: 76m<sup>2</sup> for the existing private garage
  - v) Maximum Height: 6.31m for the existing private garage
  - vi) To allow for two (2) dwelling units on one lot.”
3. 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.
4. Schedule “A1” attached hereto forms part of this By-law.
5. 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, SECOND AND THIRD TIME AND ENACTED THIS 14th DAY  
OF JUNE 2021.**

.....  
**MAYOR**

.....  
**CLERK**

The map shows a grid of streets with various lot numbers and building footprints. Key streets include Owen Sound St (Hwy 10) running vertically on the left, Main St E (Hwy 10/89) running horizontally across the middle, and William St running vertically on the right. Other streets shown are Second Ave E, First Ave E, James St N, Sarah Ct, Andrew St, and Jelly St N. Lot numbers are displayed within the building footprints. A specific lot at the intersection of Main St E and William St is highlighted with a hatched pattern.



### Zone change from C2 to C2-7

## **EXPLANATORY NOTE**

The purpose and effect of this amendment to Zoning By-law 38-2007 is to change the zoning of the property known municipally as 242 Main Street East and described legally as All of Lot 8, Part of Lot 7, in the Town of Shelburne, County of Dufferin, from Mixed Use Commercial (C2) Zone to Mixed Use Commercial Exception Seven (C2-7) Zone as shown on Schedule “A1” to this By-law.

The re-zoning of the land to C2-7 applies appropriate zone standards to permit the proposed conversion of the second floor of the existing detached private garage on the lot into an additional dwelling unit. A minimum of 1 parking space is required for the proposed dwelling (1 space per unit) and will be located within the garage. Notwithstanding the maximum of one (1) dwelling unit per lot, up to two (2) dwelling units shall be permitted on the lot.