



## THE CORPORATION OF THE TOWN OF SHELburnE

### NOTICE OF PUBLIC MEETING

### UNDER SECTION 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, SEPTEMBER 23, 2024**

The public meeting is scheduled to start at 6:30 p.m., or as shortly thereafter as possible, and will be held in the Council Chambers at the Municipal Offices (2<sup>nd</sup> Floor), 203 Main Street East, Shelburne. The purpose of the meeting is to consider the following planning application:

#### COMMITTEE OF ADJUSTMENT

- 1) **Application for Consent B24/03** – Shelburne Commercial Developments Limited has submitted an application for consent for a property located at 800-824 Ojibway Road. The subject property is legally described as the West Half of Lot 1, Concession 1, Old Survey, Plan 7M-79, Block 216, Town of Shelburne, County of Dufferin. The applicant is applying for a consent under the Planning Act in order to satisfy Section 50 (5), which states that a consent approval is required in order to obtain approval for a lease agreement with a term of 21 years or more. The applicant is seeking a lease with a term (including renewal option) of up to 40 years. A map showing the location of the subject property and the proposed lease area is provided below.

Take notice that the above application has been deemed complete so that it can be circulated and reviewed.

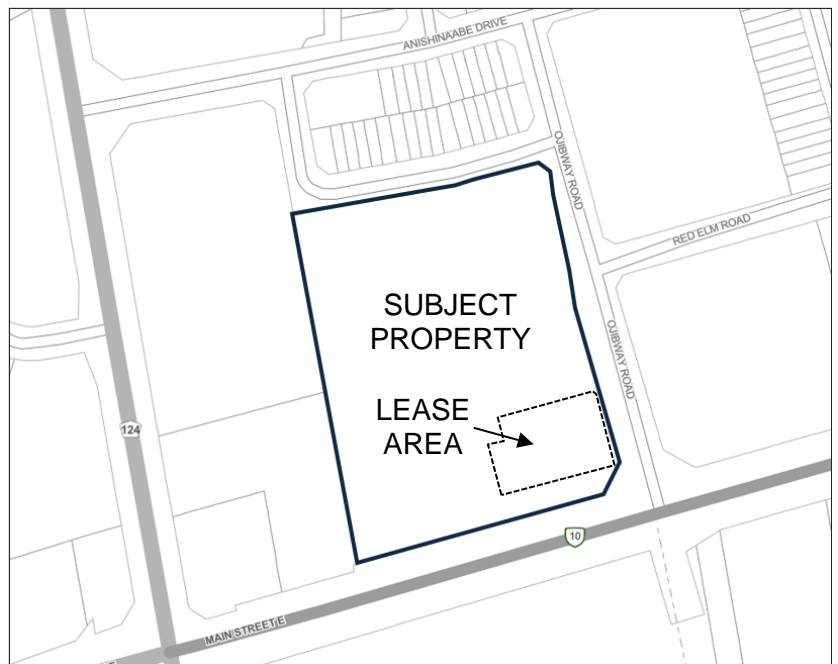
At the meeting you will be given the opportunity to ask questions and indicate whether you support or oppose the application. Written submissions, questions and comments will be accepted by the Secretary-Treasurer up to 4pm on the day of the Public Meeting and will be given consideration by the Committee of Adjustment prior to a decision being made.

If a person or public body has the ability to appeal the decision of the Committee of Adjustment of the Town of Shelburne in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Committee of Adjustment of the Town of Shelburne before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal. If you wish to be notified of the decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer.

The agenda package including a copy of the staff report and proposed consent will be available on the Town's website prior to the meeting.

Dated at the Town of Shelburne on the 19<sup>th</sup> day of August, 2024.

Jennifer Willoughby,  
Committee of Adjustment  
Secretary-Treasurer  
Town of Shelburne  
203 Main Street East  
Shelburne, Ontario L9V 3K7  
Phone: 519-925-2600  
Email: [planning@shelburne.ca](mailto:planning@shelburne.ca)





# TOWN OF SHELBURNE

## Planning & Development Department

August 19, 2024

CIRCULATED BY E-MAIL TO:

- Shelburne EDC
- County of Dufferin
- Heritage Committee
- NVCA
- Engineering
- OPG
- Public Works
- Hydro One
- Council
- Enbridge
- Legal
- Haudenosaunee Development Institute
- Police
- Metis Nation of Ontario
- Fire Department
- Saugeen First Nation
- Six Nations of the Grand River

### APPLICATION FOR SITE PLAN APPROVAL CIRCULATION

**FILE NO: SPA 24/03 – ROBERT WEINPER**  
**PROJECT: SITE PLAN – 215 FIRST AVENUE EAST**

Please take notice that an application for Site Plan Approval has been submitted by Robert Weinper in order to facilitate a new vehicular access and parking lot for the property located at 215 First Avenue East and described as Block 10, Lot 15 on Plan 12A, in the Town of Shelburne. A map showing the location of the subject property is provided below.

A copy of the complete application information is provided for your review. Please contact me should you require additional information to complete your review.

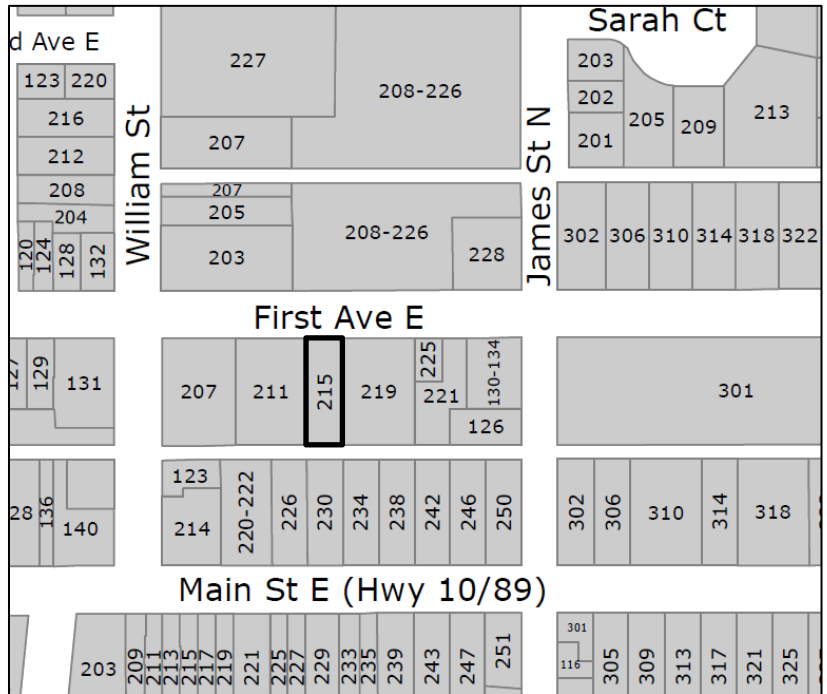
I would appreciate any comments, concerns, or conditions you may have by:

**FRIDAY, SEPTEMBER 6, 2024**

Please provide comments in an electronic format via email to [planning@shelburne.ca](mailto:planning@shelburne.ca). Alternatively, if you have no comments or objections, please complete the attached response sheet and submit it via email to [planning@shelburne.ca](mailto:planning@shelburne.ca).

Should you have any questions or require any additional information, please contact me.

Steve Wever, MCIP, RPP  
 Town Planner  
 Attachment(s)



203 Main Street East  
Box 69  
Shelburne, Ontario  
L0N 1S0  
Tel: (519) 925-2600  
Fax: (519) 925-6134  
www.townofshelburne.on.ca



*For Office Use Only*  
File #: SPA 24/03  
Date Received: 07/29/2024  
Date Accepted: \_\_\_\_\_  
Application Fees: \_\_\_\_\_  
\$6,670.00

## TOWN OF SHELBURNE APPLICATION FORM FOR CONSENT

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### 1. APPLICATION INFORMATION

Name of Applicant: Robert Weinper  
Mailing Address: 215 First Avenue East, Shelburne Ontario L9V 3J9  
Telephone Number (Home): \_\_\_\_\_ Fax Number: \_\_\_\_\_  
Telephone Number (Business):                      Email Address:                     

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### 2. OWNER As above

If the Applicant is not the Owner of the subject lands, than authorization from the Owner is required, as well as the following information:

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

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### 3. MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

Name:                       
Mailing Address: 2                    e                      
Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

4. SUBJECT LANDS

Lot: 15 Concession: \_\_\_\_\_

Reference Plan: PLAN 12A Part/Block/Lot: 10

Street Name and Number: 215 FIRST AVENUE E.  
(if corner lot please include both street names)

Area of subject lands: 0.069 ha. Frontage: 15.22 METRES.

Depth: 45.23 METRES.

What is the current use of the subject land? CHIROPRACTOR OFFICE.

What is the proposed use of the subject lands? SAME.

When were the subject lands acquired by the current owner? 1982.

How long have the existing uses continued on the subject lands? 43 years.

Yes No Unknown

Has the grading of the subject land been changed by adding earth or other material?

Has a gas station been located on the subject land or land adjacent to the subject land at any time?

Has there been petroleum or other fuel stored on the subject land or land adjacent to the subject land?

Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?

5. ZONING AND OFFICIAL PLAN INFORMATION

What is the present Official Plan designation on the subject lands? MIXED USE.

What is the present zoning? COMMERCIAL (C2)

6. ACCESS

Is the subject land accessible by:

- Provincial highway
- Municipal road (maintained year round)
- Right of way
- Other, describe \_\_\_\_\_

**7. BUILDINGS, STRUCTURES AND USES**

What is the existing use of the subject land? CHIROPRACTOR OFFICE

Are there any buildings or structures on the subject lands?  
 yes  no

Please complete the following for each existing and proposed building or structure:

	Building One	Building Two
Type of Building:	1578 BRICK.	
Setback from Front Lot Line:	14.63m.	
Setback from Rear Lot Line:	16.66m.	
Setback from Side Lot Line (interior):	1.88m.	
Setback from Side Lot Line (exterior):		
Height (metres):	4.97	
Dimensions:	10 x 14m.	
Floor Area:	148.95sqm.	
Date of Construction:	1982.	

**8. SERVICING**

	Municipal	Private	Other
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frontage on Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is storm drainage provided by:  Sewer  Ditch  Swale

Other, describe \_\_\_\_\_

**9. STATUS OF OTHER APPLICATIONS**

Are the subject lands the subject of any other application under the Planning Act?  
 yes  no

If yes, what is the file number? \_\_\_\_\_

What is the status of the application? \_\_\_\_\_

**10. DRAWINGS**

The details relating to the plans and information required to be submitted with the application are outlined on the Site Plan Approval Process sheet. The following plans are required:


- LEGAL DESCRIPTION (SURVEY)
- SITE PLAN – 15 COPIES
- LANDSCAPE PLAN
- SITE SERVICING AND GRADING PLAN
- ARCHITECTURAL AND ELEVATIONS DRAWINGS



**11. PAYMENT OF FEES**

As of the date of this application, I hereby agree to pay for and bear the entire cost and expense for any engineering, legal, landscape architectural and/or external planning consulting expenses incurred by the Town of Shelburne during the processing of this application, in addition to any application fee set by the Town of Shelburne.

July 25, 2024  
Date


  
Signature of Owner/Applicant

Note: All invoices for payment shall be sent to the person indicated in section 2 of this application, unless otherwise requested.

**12. AUTHORIZATION**

I/~~We~~ Robert Weinger am/~~are~~ the owner(s) of the subject lands for which this application is to apply. I/~~We~~ Robert Weinger do hereby grant authorization to Glen Clark to act on my/our behalf in regard to this application.


July 25, 2024  
Date

  
Signature of Registered Owner(s)


**13. AFFIDAVIT**

I, Robert Weinger of the Town of Shelburne in the Province of Ontario solemnly declare that all of the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under other, and by virtue of "The Canada Evidence Act".

DECLARED BEFORE ME AT Shelburne  
in the Province of Ontario of the Canada  
this 25<sup>th</sup> day of July, 2024

  
Commissioner of Oaths

Member IRB  
Government of Canada


  
Signature of Registered Owner (s) or Agent

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**14. PERMISSION TO ENTER**

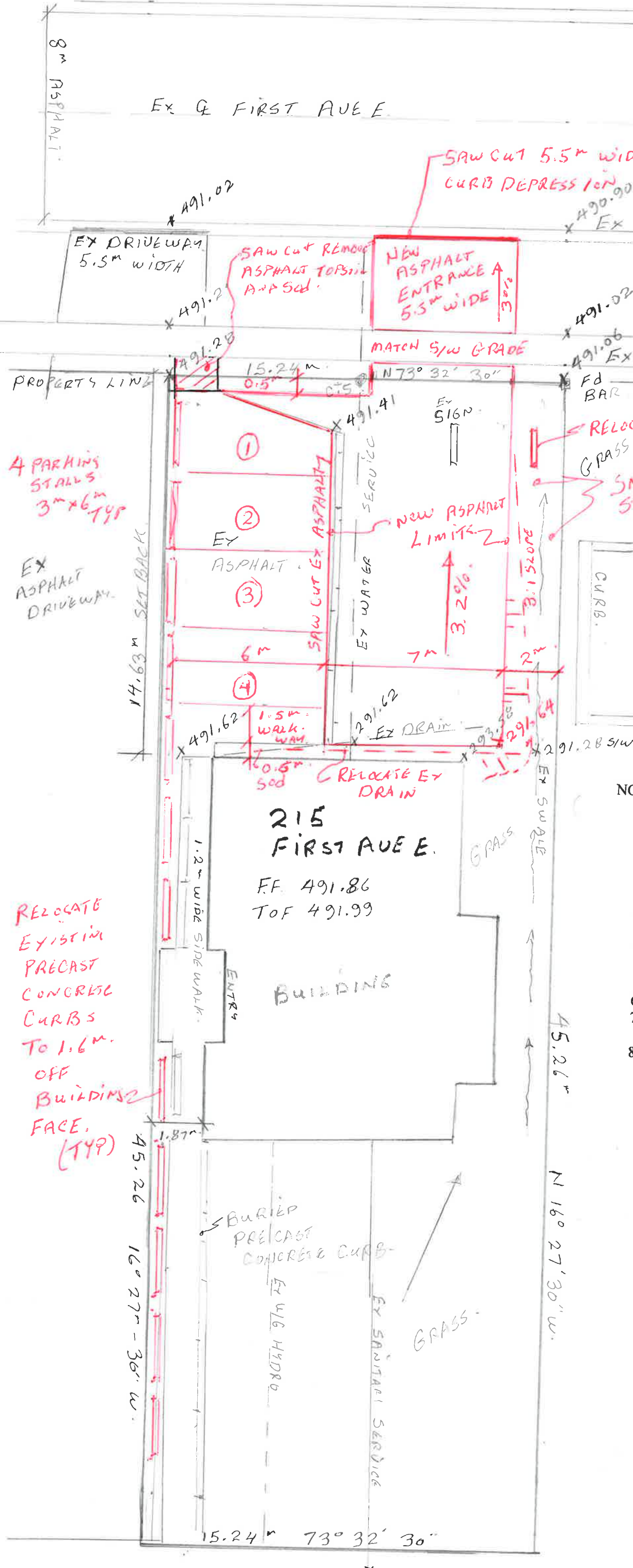
I hereby authorize the members of staff and/or elected members of Council of the Town of Shelburne to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

July 25 2024  
Date

  
Signature of Registered Owner (s) or Agent

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PLEASE CONFIRM ALL PLANNING APPLICATION FEES PRIOR TO SUBMISSION



4 PARKING STALLS  
3m x 6m TYP

EX ASPHALT DRIVEWAY

RELOCATE EXISTING PRECAST CONCRETE CURBS TO 1.6m OFF BUILDING FACE. (TYP)

215 FIRST AVE E.

FF. 491.86  
TOF 491.99

BUILDING

NOTES:

1. RELOCATE EXISTING PRECAST CONCRETE CURBS TO 1.6 METRES OFF FACE.
2. SAW CUT 5.5 METRE WIDE CURB DEPRESSION.
3. RELOCATE DOWNSPOUT DRAIN TO 0.4 METRES OFF BUILDING AND DISCHARGE TO EXISTING SWALE.
4. MAINTAIN EXISTING 0.6 METRE WIDE GRASSED AREA ALONG FRONTAGE OF BUILDING.
5. REMOVE TOPSOIL IN AREA OF PROPOSED DRIVEWAY AND NEW ASPHALT
6. RELOCATE EXISTING SIGN
7. GRADE PROPOSED DRIVEWAY TO PROVIDE FOR 50mm HL#3 ASPHALT AND 250mm GRANULAR 'A'
8. REINSTATE DISTURBED AREAS WITH 150mm OF TOPSOIL AND SOD

215 FIRST AVENUE E  
SITE AND GRADING PLAN  
FOR PROPOSED DRIVEWAY

SCALE 1:150 DATE JULY 2024

SCALE BAR 0 5m

LEGEND  
EX DETAIL  
EX ELEVATION 291.2'  
PROP WORKS AND NOTES

PREPARED by:  
GLENN CLARKE  
519-939-8741

EX GRAVEL LANE