



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.

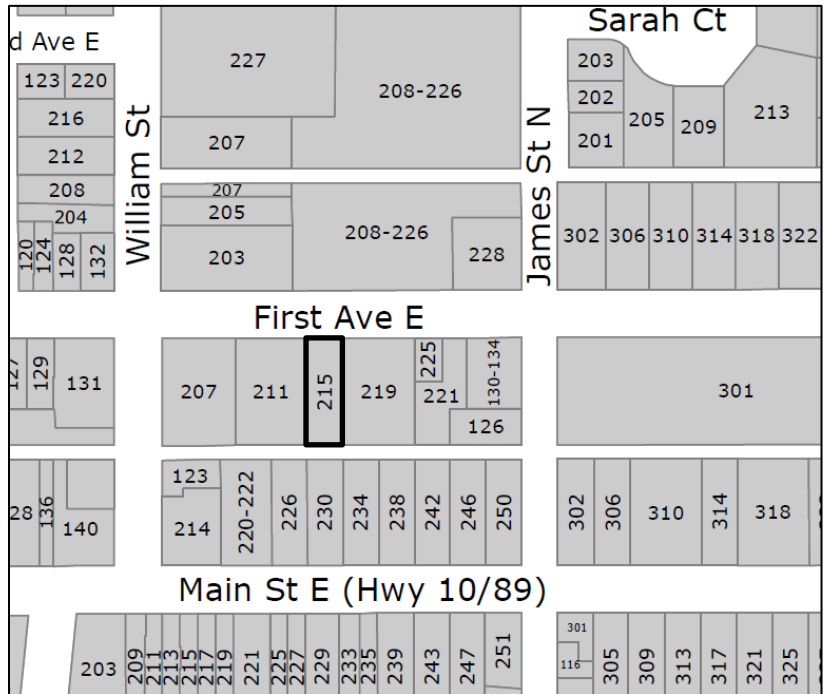
I would appreciate any comments, concerns, or conditions you may have by:

FRIDAY, SEPTEMBER 6, 2024

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

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

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



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Box 69
Shelburne, Ontario
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Tel: (519) 925-2600
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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

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:

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: _____

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]
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]
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 25th day of July, 2024


[Signature] Member IRB
Commissioner of Oaths
Government of Canada

[Signature]
Signature of Registered Owner (s) or Agent

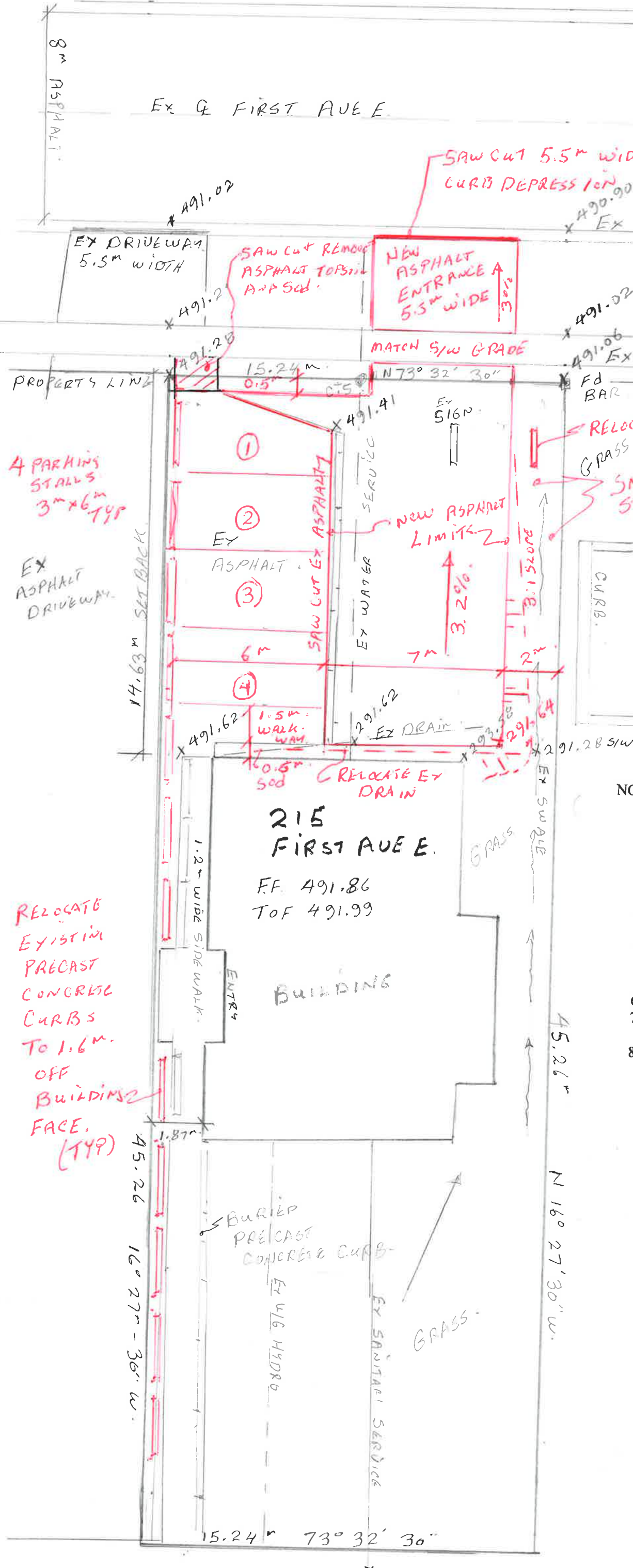
14. PERMISSION TO ENTER

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

PLEASE CONFIRM ALL PLANNING APPLICATION FEES PRIOR TO SUBMISSION



- 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
Elevation 291.2'
PROP WORKS AND NOTES

PREPARED by:
GLENN CLARKE
519-939-8741

Ex GRAVEL LANE