



THE CORPORATION OF THE TOWN OF SHELburnE

NOTICE OF COMPLETE APPLICATIONS

UNDER SECTIONS 22 (1), 34 & 51 OF THE PLANNING ACT

Take notice that the Council of the Corporation of the Town of Shelburne has received complete applications for a Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment. The Town will be processing the applications in accordance with the Planning Act, and the applications are being circulated to Town departments and public agencies for technical review. Town Council may not make a decision for approval of the applications until a Public Meeting is held in accordance with the Planning Act. Notice of a Public Meeting will be given and a Public Meeting will be held to receive comments on the application at a future date (to be determined), in accordance with the Planning Act.

The land subject to the proposed Draft Plan of Subdivision, Official Plan Amendment and Zoning By-law Amendment is comprised of parts of two (2) properties having a combined land area of approximately 2.96 hectares (7.3 acres) located along the north side of Main Street West east of 4th Line. The southerly property has a municipal address of 500 Main Street West and the northerly property has no municipal address. The subject land is vacant and is legally described as Part of Lots 1 and 2, Concession 3; Part of Lots 11-17, 26-30, 36, 37 and 60; All of Lots 31-35; Part of Queen Street and Part of Prince Street (all closed by the court order registered by inst. No. MF62334) of Registered Plan 28A (formerly in the Township of Melancthon), Town of Shelburne, County of Dufferin.

An Official Plan Amendment is proposed to add the land to the urban area and to redesignate the land from 'Non-Urban' to 'Residential' and 'Commercial' and to revise the extent of the 'Natural Environment' designation on Schedule 'A', and to designate the subject land as 'High Density Residential' and 'Community Commercial' on Schedules 'A1' and 'B2' of the Official Plan. A related Zoning By-law Amendment is proposed to re-zone the subject land from Development (D) and Natural Environment (NE) to Residential Type Five Exception X (R5-X) Zone, Service Commercial Type Three (C3) Zone, and Open Space Recreation (OSR) Zone and to revise the limits of the NE Zone applicable to the subject land. The subject land is proposed for development by Plan of Subdivision consisting of high density residential uses including 93 senior's residential apartments and commercial uses and related roads (Streets A and B). There is a related application for an amendment to the County of Dufferin Official Plan to amend the Shelburne urban area boundary.

For more information about this matter, please contact Jennifer Willoughby, Clerk, at the Town of Shelburne Municipal Office at 203 Main Street East, by email to planning@shelburne.ca, or by telephone at 519-925-2600, or visit the Town's website at www.shelburne.ca

