



THE CORPORATION OF THE TOWN OF SHELburnE

NOTICE OF COMPLETE APPLICATIONS

UNDER SECTIONS 22 AND 34 OF THE PLANNING ACT

Take notice that the Corporation of the Town of Shelburne has received complete applications for an 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 now 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 applications at a future date (to be determined), in accordance with the Planning Act.

The land subject to the proposed Official Plan Amendment and Zoning By-law Amendment includes four (4) properties having a combined land area of approximately 0.39 hectare (0.96 acre) located along the north side of Andrew Street. From east to west, the properties have municipal addresses of 508, 512, 516 and 520 Andrew Street, respectively, each consisting of a fourplex dwelling for a total of 16 units. The subject land is legally described as the West Part of Lot 32, Concession 2, Registered Plan 7R2413, Parts 2,3,4 and 5 in the Town of Shelburne, County of Dufferin. A map showing the location of the subject land is provided with this notice.

The purpose and effect of the Official Plan Amendment application is to change the designation of the subject lands from 'Low-Density Residential' to 'High-Density Residential' with site-specific exceptions to the permitted dwelling types and minimum and maximum Gross Residential Densities.

The purpose and effect of the related application for Zoning By-law Amendment is to re-zone the subject land from Residential Type Five (R-5) to Residential Type Five Exception X (R-5X). The proposed exception zone standards include minimum landscape open space, minimum rear yard and parking requirements.

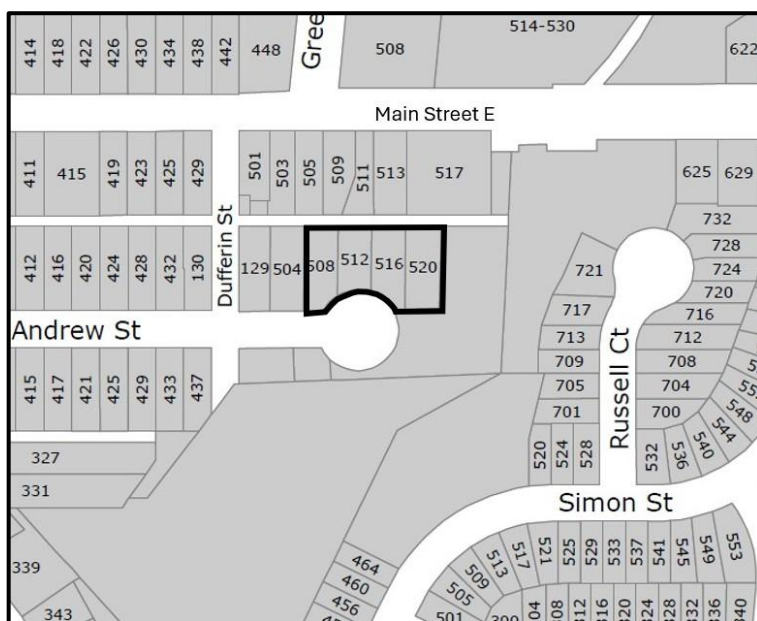
The applications propose two (2) four-storey apartment buildings consisting of 29 dwelling units, for a total of 58 dwelling units.

Additional information relating to the proposed Official Plan Amendment and Zoning By-law Amendment is available for inspection at the Town of Shelburne Municipal Office at 203 Main Street East, during office hours and on the Town's website at www.shelburne.ca. If you would like to make written submissions pertaining to these applications, please address and deliver your comments to the Town Clerk. All written submissions will become part of the public record. If you wish to be notified of the decision of the Town of Shelburne in respect of the proposed Official Plan and Zoning By-law Amendments, you must make a written request to the Town at the address below.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Shelburne to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Clerk of the Town of Shelburne before the by-law is passed, the person or public body is not entitled to appeal the decision and may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Dated at the Town of Shelburne on the 7th day of April, 2025.

Jennifer Willoughby, Clerk
Town of Shelburne
203 Main Street East
Shelburne, Ontario
L9V 3K7
Phone: 519-925-2600
Email: planning@shelburne.ca



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



TOWN OF SHELBURNE ZONING BY-LAW AMENDMENT PROCESS

NOTE: Before you prepare and submit your application to the Town of Shelburne, it is strongly recommended that you consult with the Town Planner. It is also advisable that you communicate with your neighbours with respect to your plans.

Submission for an application shall consist of the following:

1. One (1) original application form with one (1) copy of the completed form. All questions on the application form must be answered. Incomplete applications will be returned to the applicant.
2. If an application is being submitted by a limited company or corporation, signatures must be under corporate seal, if applicable, or signed by an individual having authority to bind the corporation. Similarly, any authorization from a limited company or corporation shall be under corporate seal, if applicable, or signed by an individual having authority to bind the corporation.
3. A letter of authorization from the property owner is required when the application is being signed by an agent.
4. Five (5) copies of the Concept Plan as described in the application form are required. A legible copy no larger than 11 x 17 is required if larger plans are submitted. Drawings should be of an adequate size to clearly identify all features and provide dimensions. The drawings should be to scale. The Town may require drawings to be prepared on a legal survey, and additional information to be surveyed. The Concept Plan shall show the following:
 - (a) The boundaries and dimensions of the subject land;
 - (b) The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the building or structures from the front yard lot line, rear yard lot line and side yard lot lines;
 - (c) The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - (e) The current uses on land that is adjacent to the subject land;
 - (f) The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - (g) The location of existing and proposed parking areas, refuse areas and landscaping areas; and,
 - (h) The location and nature of any easement affecting the subject land.

The process for zoning amendment applications is as follows:

1. Upon submission of a complete application, the application is assigned a file number.
2. The application is circulated in accordance with the Planning Act requirements, no less than 20 days before passing the zoning by-law amendment. The Town shall also provide notice to such Ministries, agencies and groups that are considered to have an interest in the proposal to obtain comments.
3. A notice of public meeting under the provisions of the Planning Act is provided. Advertising of a public meeting does not oblige Council to approve the application.
4. A planning report is prepared and a draft by-law and schedule may also be prepared for consideration.
5. The public meeting is generally held in the Council Chambers prior to a regular meeting of Council or General Committee (Mondays) at 7:00 p.m. At the hearing, the applicant or the agent will be required to present the application and be available to answer questions. Council may make a decision at its meeting following the public meeting.
6. In accordance with the Planning Act, where a change is made to the proposed by-law after the holding of the public meeting, Council shall determine whether any further public notice is to be given in respect to the proposed by-law. The decision of Council with respect to notice is final and not subject to review in any court irrespective of the extent of the change made in the proposed by-law.
7. Should changes to the application or by-law be made, a supplementary report is prepared with recommendations for Council's consideration at a subsequent Council meeting.
8. If Council supports the application, the zoning by-law amendment is passed by Council.
9. Once a decision on the application is made, a notice of passing is issued and is sent to all persons identifying an interest in the application. There is a 20-day appeal period from when notice is given. If an appeal is received, it is forwarded to the Ontario Municipal Board.
10. If Council refuses or neglects to make a decision within 120 days after the receipt of the application by the Clerk, the applicant may appeal to the Ontario Municipal Board.
11. After 20 days, if there is no appeal, the by-law is deemed to have come into force on the day it was passed. If such by-law is dependent upon the approval by the Ministry of Municipal Affairs of an amendment to the Official Plan, such by-law shall not come into force until the Minister has approved the amendment to the Official Plan.

Further information can be obtained from the Town offices.

For application fees please contact the Town Planner or the CAO/Clerk.

203 Main Street East
Box 69
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Tel: (519) 925-2600
Fax: (519) 925-6134
www.townofshelburne.on.ca



For Office Use Only

File #: Z5/01
Date Received: 02/14/2025
Date Accepted: 04/01/2025
Application Fees:
\$16,835.00

**TOWN OF SHELBURNE
APPLICATION FORM FOR AN ZONING BY-LAW AMENDMENT**

Date Received: 2025-02-03

1. APPLICATION INFORMATION

Name of Applicant: Katie Pandey co/ Weston Consulting

Mailing Address:

Telephone Number (Home): Fax Number:

Telephone Number (Business): Email Address:

2. OWNER

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: TEECON CORPORATION

Mailing Address:

Telephone Number: Fax Number:

3. MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

Name: TEECON CORPORATION

Mailing Address:

Name:

Mailing Address:

4. SUBJECT LANDS

Lot: 32 Concession: 2

Reference Plan: _____ Part/Block/Lot: Parts 2, 3 4 & 5

Street Name and Number: 508, 512, 516, 520 Andrew Street
(if corner lot please include both street names)

Area of subject lands: 0.31 hectares Frontage: 81.87 metres

Depth: 45.89 metres

What is the current use of the subject land? Residential- 4 fourplex Dwellings

What is the proposed use of the subject lands? 2 four-storey apartment buildings of 29 units each totalling 58 units.

When were the subject lands acquired by the current owner? 508 & 512 IN 1990 AND 516 & 520 in JUNE, 1996

How long have the existing uses continued on the subject lands? As early as July 31, 1989

5. ZONING AND OFFICIAL PLAN INFORMATION

What is the present Official Plan designation of the subject lands? Residential, Low- density

What is the present zoning? Residential Type 5 (R5)

What is the purpose of the proposed Zoning By-law Amendment? _____

A Zoning By-law Amendment is required for the proposed development to seek relief from the Residential Type 5 (R5) zoning regulations , including the minimum exterior side yard and minimum rear yard requirements.

6. PROPOSED DEVLEOPMENT

Please describe any proposed development on the subject lands (include buildings, floor area, height, parking spaces, etc. and attached plans with site and development statistics):

The proposed development includes two four-storey apartment buildings at 516, 520, 508, and 512 Andrew Street, each containing 29 residential units, for a total site density of 148 units per hectare. Parking will be located to the west side & south side of the proposed building, including a row of spaces beneath a second-storey overhang and a second row of parking on the west side of the parking aisle. Please refer Architectural Site layout plan for overall site parking. Both stages involve demolishing existing, fourplex dwellings to accommodate the new buildings, as detailed in the attached plans.

04/04/2013

7. ACCESS

Is the subject land accessible by:

- ☐ Provincial highway
☐ Municipal road (maintained year round)
☐ Right of way
☒ Other, describe Local Road (TOWN OF SHELBURNE OFFICIAL PLAN SCHEDULE 'C1' TRANSPORTATION PLAN)

8. SERVICING

	<u>Municipal</u>	<u>Private</u>	<u>Other</u>
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: ☒ Storm Sewer ☐ Ditch ☐ Swale
☐ Other, describe _____

9. STATUS OF OTHER APPLICATION

Are the subject lands the subject of any other applications under the Planning Act?

☒ Yes ☐ No ☐ Unknown

If yes, describe the application(s)? Official Plan Amendment Application

10. DRAWINGS

Drawings shall be provided as required in the Official Plan Amendment Process sheet.

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.

2025-02-04

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.

04/04/2013

12. AUTHORIZATION

I/We TEECON CORPORATION am/are the owner(s) of the subject lands for which this application is to apply. I/We TEECON CORPORATION do hereby grant authorization to Weston Consulting Inc. to act on my/our behalf in regard to this application.

2025-02-04

Date


Signature of Registered Owner(s)

13. AFFIDAVIT

I, Katie Pandey of the City of Vaughan in the Region of York 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 oath, and by virtue of "The Canada Evidence Act".

DECLARED BEFORE ME AT City of Vaughan
in the Region of York of the _____
this 28 day of February, 2025

Patrizia Santino
a Commissioner, etc.,
Province of Ontario
for Weston Consulting Group Inc.
Witness Expires May 31, 2027


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.

2025-02-04

Date


Signature of Registered Owner (s) or Agent

Personal information contained on this form is collected under the authority of *The Municipal Freedom of Information and Protection of Privacy Act*. This sheet and any additional information provided will be placed on the Council agenda. The agenda is a public document and forms part of the permanent public record. Questions about this collection should be directed to the Clerk at 519-925-2600.

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TOWN OF SHELBURNE OFFICIAL PLAN AMENDMENT PROCESS

NOTE: Before you prepare and submit your application to the Town of Shelburne, it is strongly recommended that you consult with the Town Planner. It is also advisable that you communicate with your neighbours with respect to your plans.

Submission for an application shall consist of the following:

1. One (1) original application form with one (1) copy of the completed form. All questions on the application form must be answered. Incomplete applications will be returned to the applicant.
2. If an application is being submitted by a limited company or corporation, signatures must be under corporate seal, if applicable, or signed by an individual having authority to bind the corporation. Similarly, any authorization from a limited company or corporation shall be under corporate seal, if applicable, or signed by an individual having authority to bind the corporation.
3. A letter of authorization from the property owner is required when the application is being signed by an agent.
4. Five (5) copies of a Concept Plan as described in the application form are required. A legible copy no larger than 11 x 17 is required if larger plans are submitted. Drawings should be of an adequate size to clearly identify all features and provide dimensions. The drawings should be to scale. The Town may require drawings to be prepared on a legal survey, and additional information to be surveyed. The Concept Plan shall be in metric units at a scale of approximately 1:2500 showing the following:
 - a. The boundaries and dimensions of the subject land;
 - b. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the building or structures from the front yard lot line, rear yard lot line and side yard lot lines;
 - c. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - d. The current uses on land that is adjacent to the subject land;
 - e. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - f. The location of existing and proposed parking areas, refuse areas and landscaping areas; and,
 - g. The location and nature of any easement affecting the subject land.

Please attach a key map indicating the subject lands in relation to adjacent lands and roads.

The process for official plan amendment applications is as follows:

1. Upon submission of a complete application, the application is assigned a file number.
2. The application is circulated in accordance with the Planning Act requirements, no less than 20 days before adopting the amendment. The Town shall also provide notice to such Ministries, agencies and groups that are considered to have an interest in the proposal to obtain comments.
3. A notice of public meeting under the provisions of the Planning Act is provided. Advertising of a public meeting does not oblige Council to approve the application.
4. A planning report is prepared and a draft amendment and schedule may also be prepared for consideration.
5. The public meeting is generally held in the Council Chambers prior to a regular meeting of Council or General Committee (Mondays) at 7:00 p.m. At the hearing, the applicant or the agent will be required to present the application and be available to answer questions. Council may make a decision at its meeting following the public meeting.
6. In accordance with the Planning Act, where a change is made to the proposal after the holding of the public meeting, Council shall determine whether any further public notice is to be given in respect to the proposed amendment.
7. Should changes to the application or amendment be made, a supplementary report is prepared with recommendations for Council's consideration at a subsequent Council meeting.
8. If Council supports the application, the amendment is adopted by Council.
9. Once a decision on the application is made, a notice of passing is issued and is sent to all persons identifying an interest in the application, plus agencies and ministries, not more than 15 days after the Official Plan Amendment is adopted. The Clerk shall give written notice of the adoption of the amendment to the Minister, to each person who filed with the Clerk and to each body that submitted comments when the amendment was pre-circulated for comments, and that in writing are required to be notified.
10. The adopted amendment is forwarded to the Minister of Municipal Affairs and Housing for approval. The Minister may defer, approve, modify or refuse the amendment. The Minister will issue the decision and circulate to all of those required to be notified from the Clerk's record and it will be subject to a 20-day appeal period.
11. Any Ministry, agency or person has the right to request that the Minister of Municipal Affairs refer the amendment or any part of the amendment to the Ontario Municipal Board. The Planning Act requires that such a request be accompanied with a written statement of the reasons for the request.
12. If Council refuses or neglects to make a decision within 180 days after the receipt of the application by the Clerk, the applicant may appeal to the Ontario Municipal Board.
13. After the 20 day appeal period, if there is no appeal to the Minister's decision, the amendment is deemed to have come into force on the day it was adopted.

Further information can be obtained from the Town offices.

For application fees please contact the Town Planner or the CAO/Clerk.

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For Office Use Only

File #: OPA 25/01
Date Received: 02/14/2025
Date Accepted: 04/01/2025
Application Fees:
\$16,835.00

**TOWN OF SHELBURNE
APPLICATION FORM FOR AN OFFICIAL PLAN AMENDMENT**

Date Received: 2025-02-03

1. APPLICATION INFORMATION

Name of Applicant: Katie Pandey co/ Weston Consulting

Mailing Address: [REDACTED]

Telephone Number (Home): [REDACTED] Fax Number: [REDACTED]

Telephone Number (Business): [REDACTED] Email Address: [REDACTED]

2. OWNER

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: TEECON CORPORATION

Mailing Address: [REDACTED]

Telephone Number: [REDACTED] Fax Number: [REDACTED]

3. MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

Name: TEECON CORPORATION

Mailing Address: [REDACTED]

Name: [REDACTED]

Mailing Address: [REDACTED]

4. SUBJECT LANDS

Lot: 32 Concession: 2

Reference Plan: _____ Part/Block/Lot: Parts 2, 3, 4 & 5

Street Name and Number: 508, 512, 516, 520 Andrew Street
(if corner lot please include both street names)

Area of subject lands: 0.31 hectares Frontage: 81.87 metres

45.89 metres
Depth: _____

What is the current use of the subject land? Residential- 4 fourplex Dwellings

What is the proposed use of the subject lands? 2 four-storey apartment buildings of 29 units each = 58 units

When were the subject lands acquired by the current owner? 508 & 512 IN 1990 AND 516 & 520 in JUNE, 1996

How long have the existing uses continued on the subject lands? As early as July 31, 1989

5. ZONING AND OFFICIAL PLAN INFORMATION

What is the present Official Plan designation of the subject lands? Residential, Low- density

What is the present zoning? Residential Type 5 (R5)

What is the purpose of the proposed Official Plan Amendment? _____

An Official Plan Amendment is required for the proposed development as it exceeds the maximum density permitted under the Low-Density Residential designation.

6. PROPOSED DEVLEOPMENT

Please describe any proposed development on the subject lands (include buildings, floor area, height, parking spaces, etc. and attached plans with site and development statistics):

The proposed development includes two four-storey apartment buildings at 516, 520, 508, and 512 Andrew Street, each containing 29 residential units, for a total site density of 148 units per hectare. Parking will be located to the west side & south side of the proposed building, including a row of spaces beneath a second-storey overhang and a second row of parking on the west side of the parking aisle. Please refer Architectural Site layout plan for overall site parking. Both stages involve demolishing existing, fourplex dwellings to accommodate the new buildings, as detailed in the attached plans.

7. ACCESS

Is the subject land accessible by:

- ☐ Provincial highway
☐ Municipal road (maintained year round)
☐ Right of way
☒ Other, describe Local Road (TOWN OF SHELBURNE OFFICIAL PLAN SCHEDULE 'C1' TRANSPORTATION PLAN)

8. SERVICING

	<u>Municipal</u>	<u>Private</u>	<u>Other</u>
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: ☒ Storm Sewer ☐ Ditch ☐ Swale
☐ Other, describe _____

9. STATUS OF OTHER APPLICATION

Are the subject lands the subject of any other applications under the Planning Act?

☒ Yes ☐ No ☐ Unknown

If yes, describe the application(s)? Zoning By-law Amendment Application

10. DRAWINGS

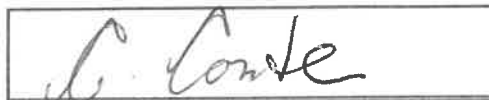
Drawings shall be provided as required in the Official Plan Amendment Process sheet.

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.

2025-02-04

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.

04/04/2013

12. AUTHORIZATION

I/We TEECON CORPORATION am/are the owner(s) of the subject lands for which this application is to apply. I/We TEECON CORPORATION do hereby grant authorization to Weston Consulting Inc. to act on my/our behalf in regard to this application.

2025-02-04

Date



Signature of Registered Owner(s)

13. AFFIDAVIT

I, Katie Pandey of the City of Vaughan in the Region of York 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 The City of Vaughan

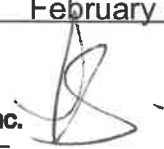
in the Region of York

of the

this 28 day of February, 2025

Patrizia Santino
a Commissioner, etc.,
Province of Ontario
for Weston Consulting Group Inc.
Expires May 31, 2027

Witness



Signature of Registered Owner (s) or Agent

14. PERMISSION TO ENTER

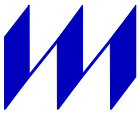
I hereby authorize the members of staff and/or elected members of Council of the Town of Shelburne to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

2025-02-04

Date


Signature of Registered Owner (s) or Agent

Personal information contained on this form is collected under the authority of *The Municipal Freedom of Information and Protection of Privacy Act*. This sheet and any additional information provided will be placed on the Council agenda. The agenda is a public document and forms part of the permanent public record. Questions about this collection should be directed to the Clerk at 519-925-2600.



WESTON CONSULTING

planning + urban design

County of Dufferin

March 28, 2025

Attn: Planning Services Department

**RE: Application for OPA and ZBA
508-520 Andrew Street**

Weston Consulting has been retained by the registered owner of the subject property, municipally known as 508, 512, 516, and 520 Andrew Street (herein referred to as the “subject property” or “site”), in the Town of Shelburne, to facilitate the redevelopment of the lands. We are pleased to submit the enclosed materials in support of an Official Plan Amendment and Zoning By-law Amendment application for the development of two 4-storey rental apartment buildings, each containing 29 units, for a total of 58 rental apartment units.

This submission also responds to comments received during pre-consultation with the County of Dufferin in August 2024.

Description of the Lands

The subject lands comprise a land assembly of 508, 512, 516, and 520 Andrew Street, each currently containing a fourplex dwelling, for a total of 16 dwelling units. The site is located on the north side of Andrew Street, east of Dufferin Street.

The subject property is legally described as:

PART OF THE WEST PART OF LOT 32, CONCESSION 2 PLAN 7R-2413, PARTS 2, 3, 4 & 5

The surrounding area is primarily low-density residential, with green space to the south and commercial uses to the north. The subject lands have a combined area of approximately 0.31 hectares (0.76 acres) and a frontage of approximately 81.87 metres along Andrew Street.

Under the Town of Shelburne Official Plan (2017 Consolidation), the subject property is designated Residential. The Town of Shelburne Zoning By-law 38-2007 zones the subject property as Residential Type Five (R5).

Description of the Development

The proposed redevelopment will be completed in two phases:

- Stage 1 (516 & 520 Andrew Street):
 - Removal of two fourplex dwellings.
 - Construction of a 4-storey apartment building with 29 rental units.

- Parking will be located to the west side & south side of the proposed building, including a row of spaces beneath a second-storey overhang and a second row of parking on the west side of the parking aisle. Please refer Architectural Site layout plan for overall site parking.
- Stage 2 (508 & 512 Andrew Street):
 - Removal of two fourplex dwellings.
 - Construction of a 4-storey apartment building with 29 rental units.

The total site area is approximately 0.39 hectares, with a proposed density of 148 units per hectare (58 units / 0.39 hectares).

Submission Materials

In support of this application, the following materials have been prepared and updated to address comments received from staff:

- Cover Letter
- Application Forms
- Fees
- Planning Justification Report
- Functional Servicing Report & Stormwater Management Report
- Site Grading Plan
- Site Servicing Plan
- Topographic Survey
- Geotechnical Report
- Pre-Development Drainage Plan.
- Post-Development Drainage Plan.
- Erosion & Sediment Control Plan (Phase 1).
- Erosion and Sediment Control Plan (Phase 2).
- Civil Construction Notes & Standard Details.
- Architectural Drawings includes Site layout plan, Floor Plans and rendered 3d views.

Should you have any questions, or wish to discuss this further, please contact the undersigned at 647-261-4254

Yours truly,
Weston Consulting
 Per,



Katie Pandey, MAES, MCIP, RPP
 Associate



LEFT FRONT VIEW



LEFT BACK VIEW

PROPOSED MULTI-UNIT RESIDENTIAL PROJECT WITH A TOTAL OF 58 UNITS
ADDRESS:508-520 ANDREW STREET, SHELBURNE ON

Town of Shelbourne Zoning By-law 38-2007			
Residential Type Five (R5) Zone			
Permitted Uses	4.5.1	<ul style="list-style-type: none">Apartment BuildingConverted DwellingDuplex DwellingTriplex DwellingFourplex DwellingTownhouse DwellingStreet Townhouse DevelopmentHome for Long-Term CarreRetirement HomeSpecial Needs Housing Facility	Apartment Building
Minimum Front Yard	4.5.2	7.5 m	18.34m for East Bldg. 20.38m for West Bldg.
Minimum Exterior Side Yard	4.5.2	6.0 m	1.66 m
Minimum Interior Side Yard	4.5.2	7.5 m or ½ the height of the building, whichever is greater	3.11 m
Minimum Rear Yard	4.5.2	7.5 m or ½ the height of the building, whichever is greater	3.36 m
Maximum Setback from Street Centre line	4.5.2	16.0 m	30.5 m
Maximum Lot Coverage	4.5.2	45%	34.73%
Maximum Building Height	4.5.2	12.0 m	11.0 m
Minimum Landscaped Open Space	4.5.2	25%	11.25%

General Notes

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- DRAWINGS ARE NOT TO BE SCALED.

LEGENDS:-

REVISION

NO.	DATE	DESCRIPTION	BY
1	April 14, 2025	FOR OPA & ZBA APPLICATIONS	VS

ARCHITECTS:

ECO-ARCH CONSULTANTS INC.
(Sustainable Architecture & Interiors)

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Mobile: 647-982-7225
Office: 416-566-8636

ONTARIO ASSOCIATION
OF
ARCHITECTS

Vishu Sood

VISHU SOOD
LICENCE
10350

PROJECT TITLE:

PROPOSED MULTI-UNIT BUILDING

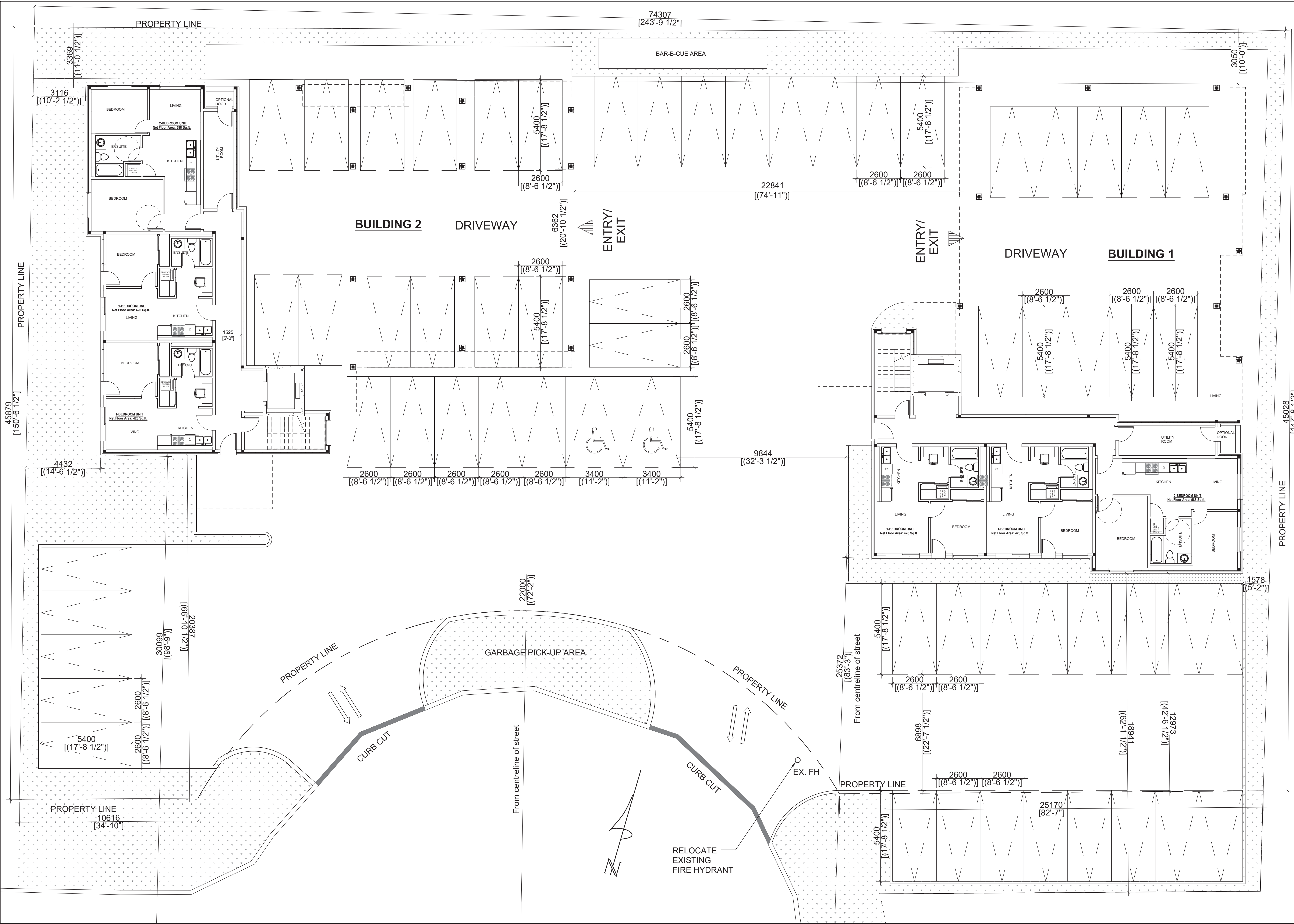
PROJECT ADDRESS:

508-520 ANDREW STREET,
SHELBURNE, ONTARIO

SHEET TITLE:

COVER PAGE

SCALE:	DRAWING NO.: A0
NTS	
PLOT DATE: April 14, 2025	
DRAWN BY: VS	
CHECKED BY:	

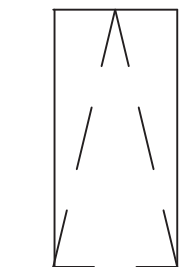


General Notes

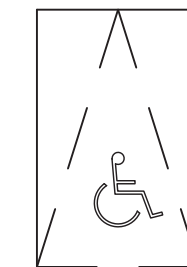
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NOTES:

SITE AREA: 3070.57 Sq.m.=0.307 Hectare
TOTAL NUMBER OF UNITS: 54.
DENSITY: 138 units per Hectare.
Total Parking spots = 54.



TYPICAL PARKING



ACCESSIBLE PARKING

REVISION

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PROJECT TITLE:

PROPOSED MULTI-UNIT BUILDING

PROJECT ADDRESS:

508-520 ANDREW STREET,
SHELburne, ONTARIO

SHEET TITLE:

LEVEL1 FLOOR PLAN &
SITE LAYOUT PLAN

SCALE: 1:100,
1/8" = 1'-0"

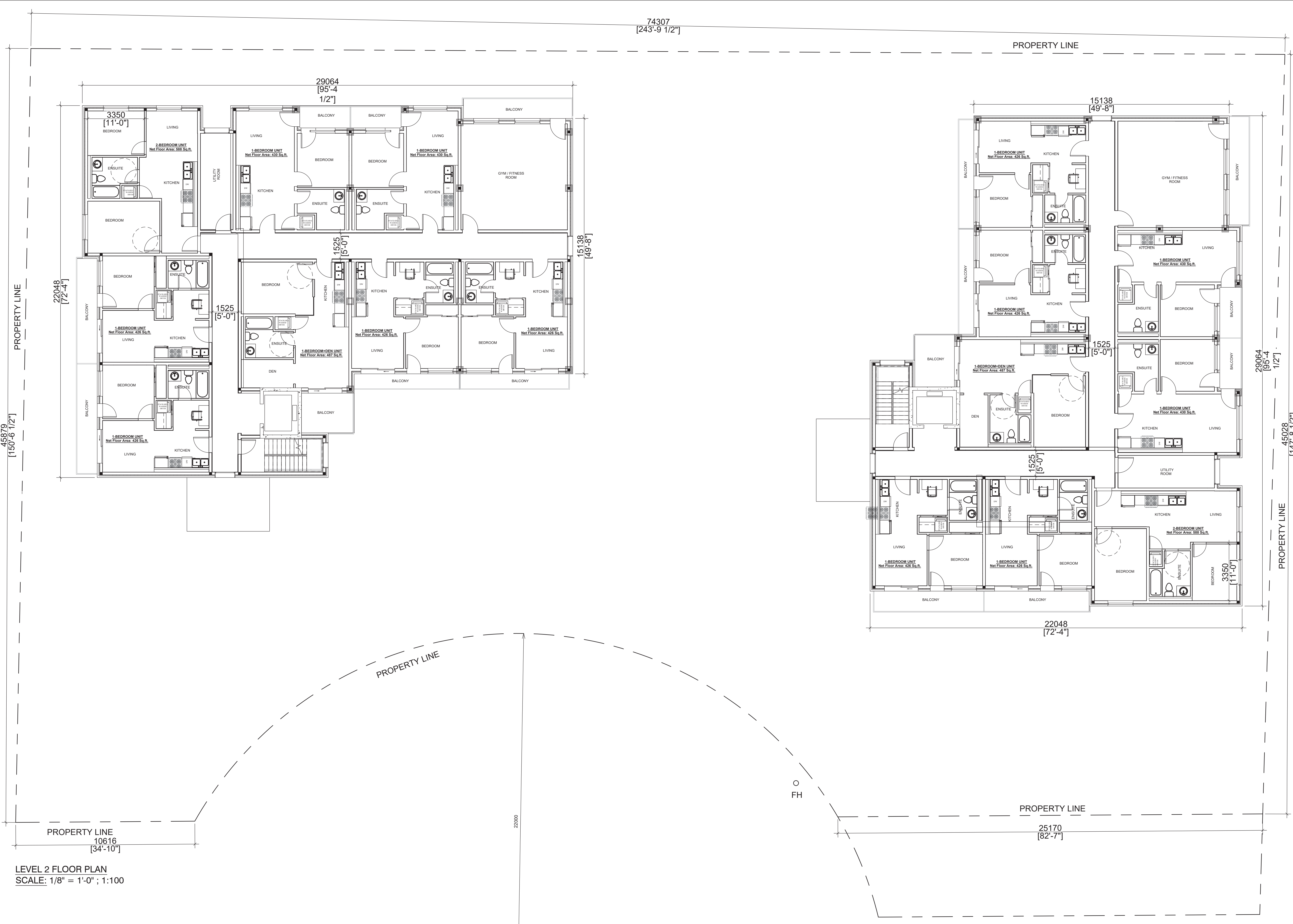
PLOT DATE:
April 14, 2025

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VS

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DRAWING NO.:

A1



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Vishnu Sood

VISHU SOOD
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10350

PROJECT TITLE:

PROPOSED MULTI-UNIT BUILDING

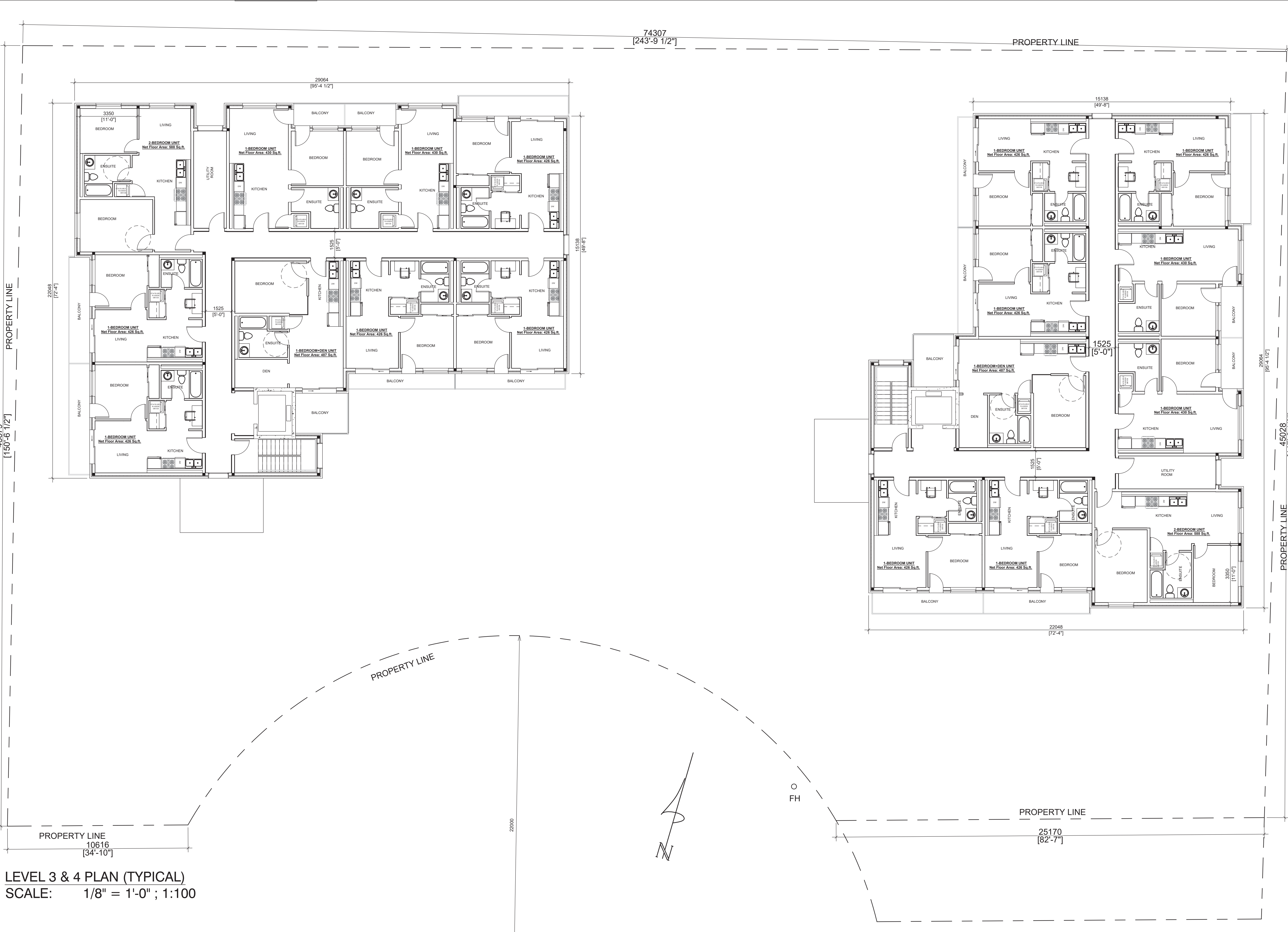
PROJECT ADDRESS:

508-520 ANDREW STREET,
SHELburne, ONTARIO

SHEET TITLE:

LEVEL 2 FLOOR PLAN

SCALE: 1:100, 1/8" = 1'-0"	DRAWING NO.: A2
PLOT DATE: April 14, 2025	
DRAWN BY: VS	
CHECKED BY:	



LEVEL 3 & 4 PLAN (TYPICAL)
SCALE: 1/8" = 1'-0" ; 1:100

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PROJECT TITLE:
PROPOSED MULTI-UNIT BUILDING

PROJECT ADDRESS:
508-520 ANDREW STREET,
SHELburne, ONTARIO

SHEET TITLE:
LEVEL 3 & 4 FLOOR PLAN (TYPICAL)

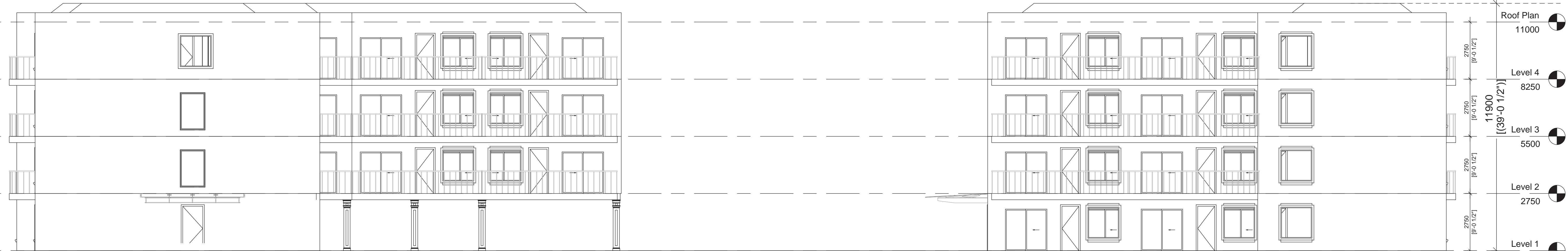
SCALE: 1:100, 1/8" = 1'-0"	DRAWING NO.: A3
PLOT DATE: April 14, 2025	
DRAWN BY: VS	
CHECKED BY:	



3D VIEW - FRONT



3D VIEW - TOP



FRONT (SOUTH) ELEVATION

General Notes

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Office: 416-566-8636



PROJECT TITLE:
PROPOSED MULTI-UNIT BUILDING

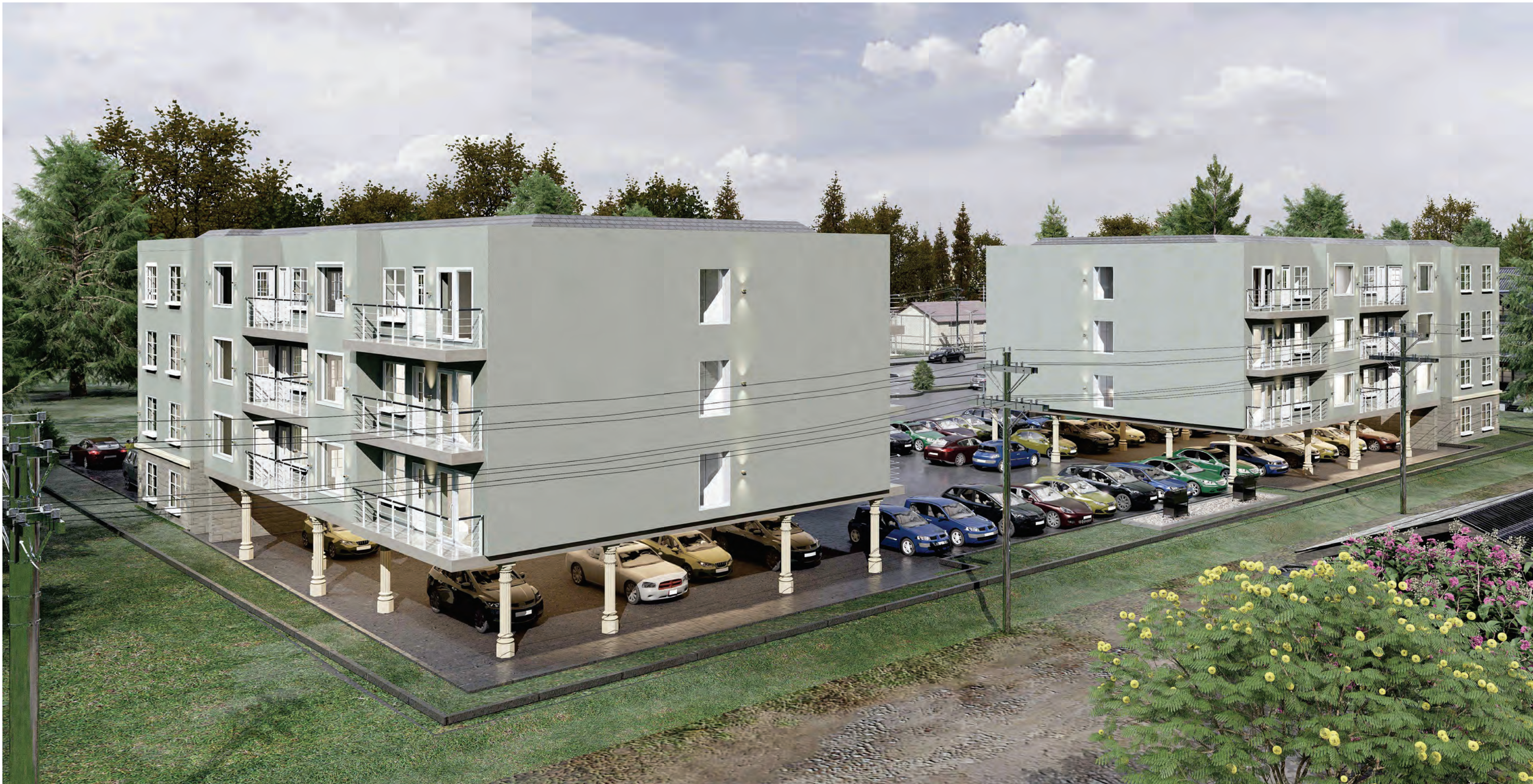
PROJECT ADDRESS:
**508-520 ANDREW STREET,
SHELBURNE, ONTARIO**

SHEET TITLE:
**3D VIEW - FRONT & TOP,
SOUTH ELEVATION**

SCALE: NTS	DRAWING NO.: A4
PLOT DATE: April 14, 2025	
DRAWN BY: VS	
CHECKED BY: HS / VS	



3D VIEW - BACK LEFT



3D VIEW - BACK RIGHT

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LEGENDS:-

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1	April 14, 2025	FOR OPA & ZBA APPLICATIONS

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ecoarch@yahoo.com
Mobile: 647-982-7225
Office: 416-566-8636



PROJECT TITLE:
PROPOSED MULTI-UNIT BUILDING

PROJECT ADDRESS:
508-520 ANDREW STREET,
SHELburne, ONTARIO

SHEET TITLE:
3D VIEW - BACK

SCALE: NTS	DRAWING NO.: A5
PLOT DATE: April 14, 2025	
DRAWN BY: VS	
CHECKED BY:	