



THE CORPORATION OF THE TOWN OF SHELburne

NOTICE OF PUBLIC MEETING

UNDER SECTIONS 34 AND 51 OF THE PLANNING ACT

Take notice that the Corporation of the Town of Shelburne has received complete applications for a Draft Plan of Subdivision and Zoning By-law Amendment and will hold a public meeting on:

MONDAY, JUNE 2, 2025

The public meeting is scheduled to start at 6:30 p.m., or as shortly thereafter as possible, and will be held in an **online virtual format as outlined below**.

The purpose of the meeting is to consider a Draft Plan of Subdivision and Amendment to the Town of Shelburne Zoning By-law No. 38-2007. These applications (File Nos. DPS 20/02 and Z20/02) were deemed complete and circulated with Notice of Complete Applications given on January 18, 2021.

The subject land is comprised of four (4) properties having a combined land area of approximately 9.54 hectares (23.57 acres) located along the north side of Main Street West to the north and west of John Street. From east to west, the largest property is vacant and has no municipal address, with the other three (3) properties having municipal addresses of 416, 420 and 428 Main Street West, respectively. The subject land is legally described as Part of the East Half of Lot 1, Concession 3, Old Survey in the Town of Shelburne, County of Dufferin. The accompanying map illustrates the location of the subject land.

The purpose and effect of the Draft Plan of Subdivision application is to create lots and blocks for residential land uses, including 20 single detached dwelling units, 34 stacked townhouse dwelling units, 67 street townhouse dwelling units, two (2) blocks indicated as future residential development proposing a total range between 36 and 109 dwelling units, as well as blocks for open space, a wetland block, a stormwater management facility and buffer blocks. The proposed Draft plan of Subdivision also includes a proposed internal street network with access via an extension of John Street and via a new street completing the fourth leg of the intersection of Main Street West (Highway 89) and Barnett Drive.

The purpose and effect of the related application for Zoning By-law Amendment is to re-zone the property from the Residential Type One (R1) Zone, Development (D) Zone and Natural Environment (NE) Zone to Residential Type Four Exception X (R4-X) Zone, Residential Type Five (R5) Zone, Residential Type Five Exception X (R5-X) Zone, Residential Type Five Exception Y (R5-Y) Zone, Open Space Recreation (OSR) Zone, Open Space Recreation Exception X (OSR-X) Zone, and Natural Environment (NE) Zone. The proposed zone exceptions are requested to permit site-specific zone regulations including setbacks, lot area and coverages and maximum building height, among other site-specific provisions.

At the meeting you will be given the opportunity to ask questions and indicate whether you support or oppose the Draft Plan of Subdivision and Zoning By-law Amendment. Written submissions will be accepted by the Clerk up to 4pm on the day of the Public Meeting. **To ensure your questions, comments or concerns will be addressed during the meeting, please submit questions and comments in writing via email by 4pm June 2, 2025 – clerk@shelburne.ca**

The Council meeting will be held electronically through Zoom video conferencing and will be livestreamed. To participate in the meeting electronically through Zoom video conferencing, please contact the Clerk at clerk@shelburne.ca to register in order to have access to the public meeting, no later than Thursday May 29th, 2025. Should you wish to view the proceedings, you will have the opportunity to view a live stream of the meeting on the Town of Shelburne's YouTube channel <https://www.youtube.com/channel/UCsar-MwF8CXrgPbe2EVxh-w>

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.

Additional information, including a copy of the staff report and the proposed Draft Plan of Subdivision and Zoning By-law Amendment will be available on the Town's website (www.shelburne.ca) prior to the meeting, in the Council meeting agenda package. If you wish to be notified of the approval of the Draft Plan of Subdivision and/or the passing of the proposed Zoning By-law Amendment, you must make a written request to the Town at the address below.

Jennifer Willoughby, Clerk
Town of Shelburne
Phone: 519-925-2600 Email: planning@shelburne.ca

