



THE CORPORATION OF THE TOWN OF SHELburne NOTICE OF COMPLETE APPLICATION AND PUBLIC MEETING

UNDER SECTION 34 OF THE PLANNING ACT

Take notice that the Council of the Corporation of the Town of Shelburne has received a complete application for a Zoning By-law Amendment (File No. Z25/02) and will hold a public meeting on:

MONDAY, JULY 14, 2025

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 Office (2nd Floor), 203 Main Street East, Shelburne.

The purpose of the meeting is to consider an Amendment to the Town of Shelburne Zoning By-law No. 38-2007. Take notice that the application has been deemed complete so that it can be circulated and reviewed.

The subject property is municipally known as 114 Main Street West and is legally described as Part of Lots 1, 2, 3 & 4, on Block 2, Plan 5A, Town of Shelburne, County of Dufferin. The property is designated as Commercial Core in the Town Official Plan and is zoned Downtown Commercial (C1) in the Zoning By-law. The accompanying map illustrates the location of the land subject to the proposed zoning amendment.

The purpose and effect of the Amendment is to add a site-specific provision to permit a dwelling unit on the main floor within a non-residential building, whereas the Zoning By-law requires dwelling units to be located on or above the second storey of a building in the C1 Zone.

At the meeting you will be given the opportunity to ask questions and indicate whether you support or oppose the Zoning By-law Amendment. Written submissions will be accepted by the Clerk up to 4pm on the day of the Public Meeting.

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 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 passing of the proposed Zoning By-law Amendment, you must make a written request to the Town at the address below.

Dated at the Town of Shelburne on
the 26th day of May, 2025.

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

