



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 initiated a Zoning By-law Amendment (File No. Z22/04) and will hold a public meeting on:

MONDAY, MARCH 13, 2023

The public meeting is scheduled to start at 6:30 p.m., or as shortly thereafter as possible, and will be held in Grace Tipling Hall 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 that has been initiated by the Town. Take notice that the application has been deemed complete so that it can be circulated and reviewed.

The purpose and effect of the Amendment is to revise the Zoning By-law definitions and regulations pertaining to converted dwellings and dwelling units located below grade. Currently, the Zoning By-law allows a converted dwelling with up to two (2) dwelling units and the second dwelling unit may be located in a “basement” but may not be located in a “cellar” as defined in the by-law. Pursuant to the Planning Act, as amended by the More Homes Built Faster Act, 2022, the proposed Amendment to the Zoning By-law will update and replace the provisions for converted dwellings and for dwellings units located below grade including new provisions for attached accessory dwelling units within single detached, semi-detached, and townhouse dwellings, and for a detached accessory dwelling unit located in a residential accessory building, for a maximum of up to three (3) dwelling units on one (1) residential lot.

The proposed Amendment applies generally to all land within the Town of Shelburne and therefore a map of the affected lands is not provided with this Notice.

For more information about this matter, including information about appeal rights, email planning@shelburne.ca or visit the Town’s website at www.shelburne.ca.