

MONDAY, OCTOBER 6, 2025

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.

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.

Additional information relating to the proposed Zoning By-law Amendment will be available on the Town's website (www.shelburne.ca) prior to the meeting. 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.



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

THE CORPORATION OF THE TOWN OF SHELBURNE

BY-LAW NO. ____-2025

BEING A BY-LAW TO AMEND BY-LAW 38-2007, AS AMENDED.

WHEREAS an Official Plan has been approved for the Town of Shelburne.

AND WHEREAS authority is granted under Section 34 of the Planning Act, R.S.O. 1990, C.P.13 and amendments thereto, to enact this By-law.

NOW THEREFORE the Council of the Corporation of the Town of Shelburne enacts as follows:

1. That Schedule “A” of By-law 38-2007, as amended, be further amended by rezoning the land known municipally as 705, 709, 710, 713, 715, 720 and 730 Industrial Road and 110, 115 and 130 Centennial Street, in the Town of Shelburne, County of Dufferin, from Employment (M1 and M1-F) Zone to Employment Exception Three (M1-3 and M1-3-F) Zone as shown on Schedule “A1” to this By-law.
2. That subsection 4.11.3 of By-law 38-2007, as amended, be further amended by inserting the following exception zone after subsection 4.11.3.2, as follows:

“4.11.3.3 Employment Exception Two (M1-3) Zone

Notwithstanding the permitted uses in subsection 4.11.1 to the contrary, on lands zoned M1-3 on Schedule ‘A’ hereto, the permitted uses shall include Medical Office and Clinic in addition to the other uses permitted in subsection 4.3.1.

All other Permitted Uses and regulations in the M1 zone shall apply in accordance with subsections 4.11.1 and 4.11.2.”
3. That subsection 3.15.3 of By-law 38-2007, as amended, is hereby further amended by adding the following clause after clause (iv):

“v) Notwithstanding any other provisions of this By-law to the contrary, all private rights-of-way shall be kept unobstructed to maintain access to required parking spaces on the same lot and on any other lot which has access via the right(s)-of-way within the Downtown Commercial (C1) Zone.”
4. This By-law shall take effect from its date of passage by Council and shall come into force either upon approval by the Ontario Land Tribunal or upon compliance with Section 34 of the Planning Act, R.S.O. 1990, C.P. 13.

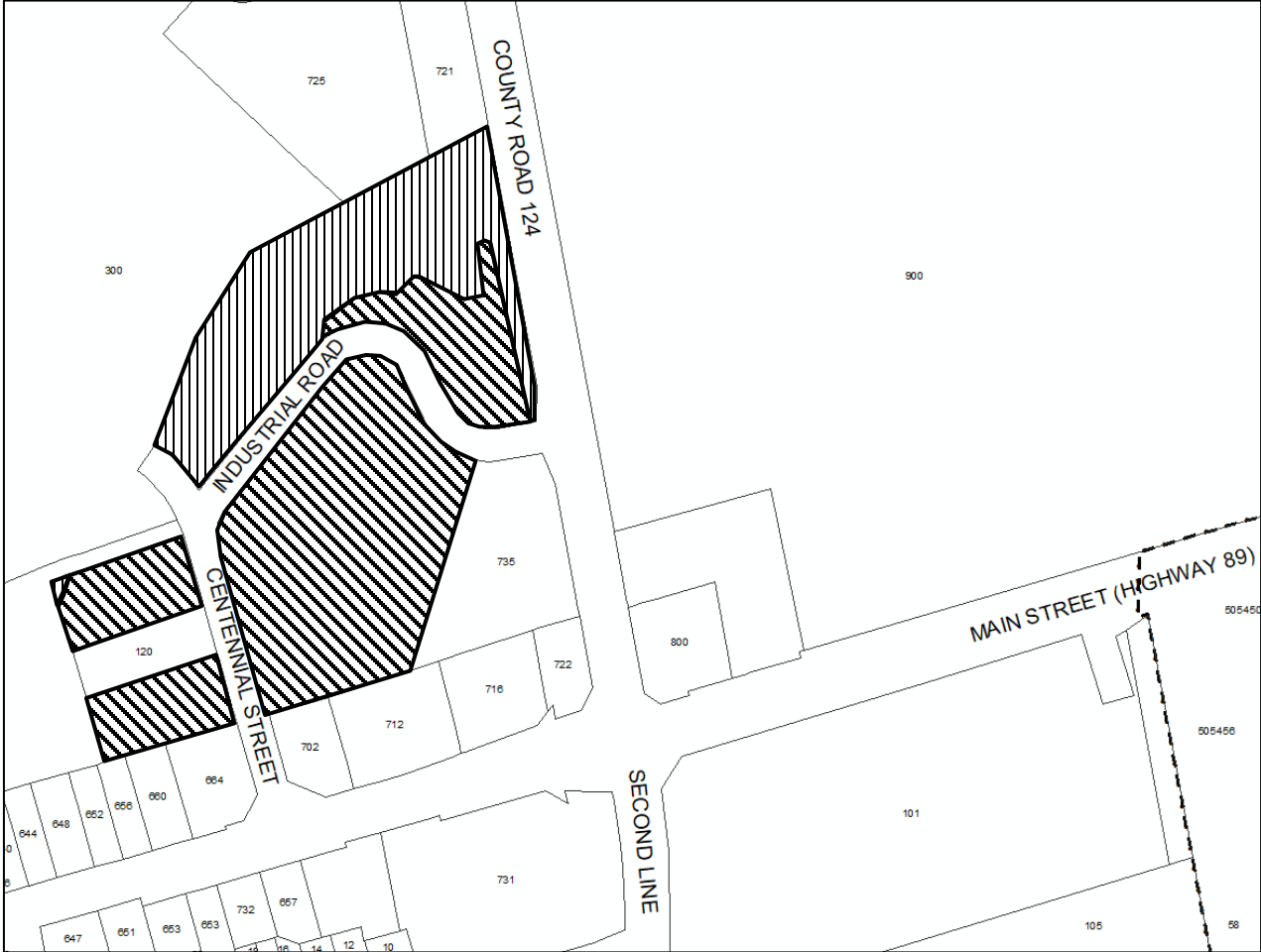
PASSED IN OPEN COUNCIL THIS __ DAY OF ____ 2025.



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MAYOR

.....
CLERK

By signing this by-law on ____ ____, 2025, Mayor Wade Mills will not exercise the power to veto this by-law and this by-law is deemed passed as of this date.

SCHEDULE A1 TO BY-LAW NO. ____-2025



-  Zone change from M1 to M1-3
-  Zone change from M1-F to M1-3-F

DRAFT
September 4, 2025

EXPLANATORY NOTE

The purpose and effect of this amendment to Zoning By-law 38-2007 is to update the Town's Zoning By-law to amend the Employment (M1) zone for properties on Centennial Road and Industrial Road, to add Medical Office and Clinic as permitted uses. In conjunction with these changes, and as a Town-initiated amendment, the opportunity is being taken to address longstanding issues with parking and access in the downtown core, ensuring that the downtown private rights-of-way are kept unobstructed for required parking.