



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. Z20/01) and will hold a public meeting on:

MONDAY, SEPTEMBER 21, 2020

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 meeting format, as outlined below.

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 property subject to the proposed Amendment is municipally known as 331 Victoria Street. The property is designated as Residential in the Official Plan and zoned Residential Type Two (R2) 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 rezone the property from Residential Type Two (R2) Zone to Residential Type Four Exception (R4-#) Zone. The applicant has also submitted a Consent application (B20/03) for the purpose of creating a new residential lot to be severed from the existing property. The proposed Amendment applies to both the severed and retained land. The application is proposing site-specific provisions for the retained lot to recognize the existing front yard (2.8 metres) and reduced exterior side yard (2.9 metres). Site-specific requested for the proposed severed lot include a reduced front yard of 3.8 metres whereas 6.0 metres is required, and a reduced rear yard of 3.6 metres whereas 7.5 metres is required.

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. Questions and comments may be submitted in writing to the Clerk, up to 4pm on the day of the 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 September 21st, 2020.

Further to the COVID-19 Pandemic and the Provincial Orders that limit public gatherings, 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 jwilloughby@shelburne.ca to register in order to have access to the public meeting, no later than Thursday September 17, 2020. 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 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 may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

The agenda package including a copy of the staff report and the proposed zone change application will be available on the Town's website prior to the meeting.

Dated at the Town of Shelburne
on the 28th day of August, 2020.

Jennifer Willoughby, Clerk
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