



TOWN OF SHELBURNE

Planning & Development Department

May 26, 2025

CIRCULATED BY E-MAIL TO:

- County of Dufferin
- MTO
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APPLICATION FOR ZONING BY-LAW AMENDMENT

FILE NO: Z25/02
PROJECT: 114 MAIN STREET WEST

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 zoned Downtown Commercial (C1) in the Zoning By-law. 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.

A copy of the submission materials can be downloaded at the following link. Please contact me should you require additional information to complete your review.

<https://spaces.hightail.com/receive/7om2WMibzr>

I would appreciate any comments, concerns or conditions you may have by:

Friday, June 20, 2025.

Please provide comments in an electronic format via email, or if you have no comment or objection, please complete the attached response sheet and return it by email, to planning@shelburne.ca. Should you have any questions or require any additional information, please contact me.

Sincerely,

Steve Wever, MCIP, RPP
Town Planner
Attachment(s)