

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.

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.

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

