

Applicant and Ownership Information (include contact information for all that apply)

	Applicant	Owner	Agent	Solicitor	Consultant
Primary Contact (select one)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Name					
Given Name	Emma	796413 Ontario Ltd.	Shakir		
Surname	West		Rehmatullah		
Company Name	Bousfields Inc.		Flato Developments Inc.		
Address					
Street Address	3 Church Street	3621 Highway 7 East	3621 Highway 7 East		
Unit	200	503	503		
PO Box					
Rural Road					
Municipality	Toronto	Markham	Markham		
Contact					
Tele. Number	416-947-9744	905-479-9292	905-479-9292		
Fax Number	416-947-0781	905-479-9165	905-479-9165		
Email	ewest@bousfields.ca	shakir@flatogroup.ca	shakir@flatogroup.ca		

Property Information

Number of Applicable Parcels (e.g. mark "1" if just one property/parcel is affected):

Common Name (e.g. "Fred's Farm"): Legal Description

(Full legal description of property)

Part of Lots 11, 12, 13, 14, 15, 16, All of Lots 31, 32, 33, 34 And 35, Part of Queen Street and Part of Prince Street, Registered Plan 28A (Formerly in the Township of Melancthon) now in the Town of Shlburne

Reference

Municipal Address

500 Main Street West and 4th Line (no municipal address) - north of Main Street and east of 4th Line

Reference Plan

Registered Plan

Block

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Property Identification Number (PIN)

Assessment Roll Number (ARN)

All of 34133-0637 & Part of 34133-0666	
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Lot Part of Lots 1, 2	Con 3
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Size of Property (ha) 2.96 (ha)	
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Instruments

Mortgage: Easement: Agreement: Restrictive Covenant:

Date:

Parties To

Reciprocal Opportunities Incorporated
No other Instruments, subject to confirmation.

Current Land & Use

	Area	Depth	Frontage
Entire	2.96 (ha)		approximately 236 metres along Main Street
Affected	2.2 (ha) - developable area		approximately 236 metres along Main Street

	Type	Year
Improvements (Building Structures)	Not applicable	Not applicable

	Current	Historic
Use	Rural and Agricultural	Unknown

Access	Roads Main Street West
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Water Servicing <input checked="" type="checkbox"/> Private Well <input type="checkbox"/> Communal Well <input type="checkbox"/> Municipal <input type="checkbox"/> Other: 	Sewage <input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Communal System <input type="checkbox"/> Municipal <input type="checkbox"/> Other: 	Storm Drainage <input type="checkbox"/> Sewer <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input checked="" type="checkbox"/> Other: John Theaker Award Drain
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Agriculture

Nutrient Plan Number: Not Applicable	Date Approved by OMAFRA
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Official Plan Amendment Application

Livestock Facilities *(Complete if there are any livestock facilities within 500 metres of the subject lands)*

Animal Type	Barn dimensions of all barns capable of housing livestock	Number of tillable hectares of farmland	Type of manure storage
Not Applicable			

Planning Status

County Official Plan Designation	Local Official Plan Designation
Within the municipal boundary of the Town of Shelburne	Non-Urban and Natural Environment

Applicable Zoning By-law	Zone
By-law 38-2007	Development (D) / Natural Environment (NE)

Historic Planning Act Applications affecting the Property Type	File Number
Not Applicable	Not Applicable

Provincial Frameworks

- | | |
|--|---|
| <input type="checkbox"/> Greenbelt Plan Area | <input checked="" type="checkbox"/> Greater Golden Horseshow Growth Plan Area |
| <input type="checkbox"/> Niagara Escarpment Plan Area | <input type="checkbox"/> Within Settlement Area |
| <input type="checkbox"/> Oak Ridge Moraine Conservation Plan | <input type="checkbox"/> Within Built Boundary |
| <input type="checkbox"/> Employment Area | |

Purpose of Proposed OPA

Description of Proposed Application

The proposal provides for a mixed use development, focused on seniors housing and retail/neighbourhood commercial uses. The proposal is contemplated as the first phase of a broader future development. The Official Plan Amendment apply to this first phase of development as well as the adjacent second phase to create a logical extension to the existing settlement area boundary. For further details please refer to the submitted Planning Rationale Report.

Proposed County Official Plan Designation and/or Amendment

To include the subject site within the Shleburne 'Urban Settlement Area' as per Schedule B and B1 (Community Structure and Land Use) to the Dufferin County Official Plan.

Affected County Official Plan Sections

Sections 3.5.1.1, 3.5.1.2, 3.7, 3.7.1.1, 3.7.3e, 5.3, 5.3.10, 6, 6.2.1h, 7.0, 7.2.2., 7.2.2.1, 7.1.3.1 (a,e,f and i) and 7.3.2 (a and b). For further details please refer to the submitted Planning Rationale Report.

Draft OP Amendment Text and Schedule Revisions

Submitted with the application.

Print

Submit

The information collected on this form is collected under the authority of the Planning Act for the purpose of submitting an Official Plan Amendment Application. Specific questions relating to the Municipal Freedom of Information and Protection of Privacy Act can be directed to the Director of Planning, Economic Development and Culture, County of Dufferin at 519-941-2816 x4010.