



March 19, 2021

Jim Moss
Director, Development and Operations
Town of Shelburne
203 Main Street East
Shelburne ON L9V 3K7

Dear Mr. Moss,

**Re: County and Town Official Plan Amendments, Zoning By-law Amendment and Plan of Subdivision Application (Phase 1)
West Shelburne Main Street and 4th Line, Town of Shelburne**

On behalf of our client, Flato Developments Inc. ("Flato"), and further to the pre-consultation meeting on this matter on November 5, 2020, we are pleased to submit applications to permit the development of approximately 2.96 hectares of the southern portion of a larger consolidation of land owned by the Flato, generally located east of 4th Line on the north side of Main Street West ("the site").

The proposal requires amendments to the Dufferin County Official Plan, the Town of Shelburne Official Plan and the Town of Shelburne Zoning By-law 38-2007 as well as a Draft Plan of Subdivision to provide the necessary permissions for a mixed use development including a seniors housing building with up to 93 purpose built rental units and a commercial plaza of approximately 1,875 sq.m. of gross floor area.

The Official Plan Amendment applications apply to this first and second phases of the development to create a logical extension to the existing settlement area boundary. The Zoning By-law Amendment and Plan of Subdivision applications apply only to the Phase 1 area.

For your review and consideration in support of the proposed development, we are pleased to digitally submit the following plans and reports:

- Completed and signed County of Dufferin Official Plan Amendment Application Form;
- Completed and signed Town of Shelburne Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision Application Forms;
- Comment Response Matrix to the S.Burnett & Associates Ltd. Engineering &

Environmental comments of November 4, 2020 and the Town of Shelburne record of Pre-Submission document dated March 2021;

- Planning Rationale Report prepared by Bousfields Inc., dated March 2021;
- Draft County of Dufferin Official Plan Amendment prepared by Bousfields Inc. dated March 11 2021;
- Draft Town of Shelburne Official Plan Amendment prepared by Bousfields Inc. dated March 16 2021;
- Draft Zoning By-law Amendment prepared by Bousfields Inc. dated March 16 2021;
- Draft Plan of Subdivision prepared by Bousfields Inc., dated March 17, 2021;
- Concept Plan (Phase 1) prepared by Bousfields Inc., dated March 11, 2021;
- Phasing Plan prepared by Bousfields Inc., dated March 15, 2021;
- Functional Servicing Report including Functional Servicing Plans and Grading and Drainage Plans, prepared by IBI., dated March 15, 2021;
- Preliminary Floodplain Hydraulic Analysis, prepared by Cole Engineering Group Ltd., dated May 2020;
- Environmental Impact Study, prepared by SLR Consulting Ltd. dated March 18, 2021;
- Hydrogeology Report including Source water Screening, prepared by SLR Consulting Ltd. dated March 19, 2021;
- Transportation Impact Study, prepared by LEA Consulting Ltd. dated March 19, 2021;
- Environmental Noise Assessment, prepared by Valcoustics Canada Ltd., dated March 15, 2021;
- Phase One and Phase Two ESA Reports, prepared by Sirati & Partners Consultants Ltd., dated November 2017;
- Preliminary Geotechnical Investigation, prepared by Sirati & Partners Consultants Ltd., dated January 2018;
- Archeological Assessment, prepared by AMICK, dated February 11, 2020;
- John Theaker Municipal Award Drain Erosion Hazard Assessment, prepared by Geomorphix, dated April 29, 2020;
- Two cheques payable to the Town of Shelburne representing the Official Plan amendment and Zoning By-law Amendment Application (combined) fees of \$14,895 and Draft Plan of Subdivision fee of \$29,500 will be delivered under a separate cover to the Town.

We trust that the foregoing is satisfactory. However, should you require additional information or wish to discuss further, please do not hesitate to contact the undersigned.

Yours very truly,

Bousfields Inc



Emma West, BSc, MSc, MCIP, RPP, LEED AP, PLE

cc: *Shakir Rehmatullah, Flato Developments Inc.*