

DRAFT ZONING BY-LAW AMENDMENT

THE CORPORATION OF THE TOWN OF SHELBURNE

**BY-LAW NO. XX-2021**

BEING A BY-LAW TO AMEND BY-LAW 38-2007, AS AMENDED.

**WHEREAS** a Zoning By-law has been approved for the Town of Shelburne.

**AND WHEREAS** authority is granted under Section 34 of the Planning Act, R.S.O. 1990, C.P.13 and amendments thereto, to enact this By-law.

**NOW THEREFORE** the Council of the Corporation of the Town of Shelburne enacts as follows:

1. That Schedule "A" of By-law 38-2007, as amended, be further amended by rezoning the lands located generally north of Main Street (Highway 89) and east of 4th Line, described legally as part of lots 11-17, 36, 37; and part of Prince Street (all closed by the court order registered by inst. No. MF62334) of Registered Plan 28A (formerly in the Township of Melancthon), now in the Town of Shelburne, County of Dufferin from Development (D) Zone and Natural Environment (NE) Zone, to Residential Type Five Exception X (R5-X) Zone, Service Commercial Type Three (C3) Zone, and Open Space Recreation (OSR) Zone as shown on Schedule "A1" to this By-law.
2. That subsection 4.5.3 of By-law 38-2007, as amended, be further amended by inserting one exception zone after subsection 4.5.3.2, as follows:  

4.5.3.X Notwithstanding the permitted uses and regulations in subsections 4.5.2, on the lands zoned R5-X the following special provisions shall apply:

  - i. In addition to the uses permitted in subsection 4.5.1, housing for seniors shall also be permitted.
3. That except as amended by this By-law; the subject lands as shown on Schedule "A1" to this By-law, shall be subject to all other applicable regulations of By-law 38-2007, as amended.
4. Schedule "A1" attached hereto forms part of this By-law.
5. This By-law shall take effect from its date of passage by Council and shall come into force either upon approval by the Local Planning Appeal Tribunal or upon compliance with Section 34 of the Planning Act, R.S.O. 1990, C.P. 13.

**BY-LAW READ A FIRST AND SECOND TIME THIS \_\_\_\_ DAY OF \_\_\_\_, 2021**

**BY-LAW READ A THIRD TIME AND ENACTED THIS \_\_\_\_ DAY OF \_\_\_\_, 2021.**

## Schedule A1

## **EXPLANATORY NOTE**

The purpose and effect of this amendment to Zoning By-law 38-2007 is to change the zoning of the property described legally as part of lots 11-17, 36, 37; and part of Prince Street (all closed by the court order registered by inst. No. MF62334) of Registered Plan 28A (formerly in the Township of Melancthon), now in the Town of Shelburne, County of Dufferin, from Development (D) Zone and Natural Environment (NE) Zone, to Residential Type Five Exception X (R5-X) Zone, Service Commercial Type Three (C3) Zone, Natural Environment (NE) Zone and Open Space Recreation (OSR) Zone as shown on Schedule "A1" to this By-law.

This amendment is related to a Draft Plan of Subdivision application, file number\_\_\_\_, which subdivided the property into lots for the purposes of seniors apartments and a commercial plaza. The re-zoning of the land to R5-X, C3, NE and OSR applies appropriate zone standards to recognize the proposed development of residential, commercial and open space recreational uses on the subdivided lands.

