

203 Main Street East
Box 69
Shelburne, Ontario
L0N 1S0
Tel: (519) 925-2600
Fax: (519) 925-6134
www.townofshelburne.on.ca



TOWN OF SHELBURNE OFFICIAL PLAN AMENDMENT PROCESS

NOTE: Before you prepare and submit your application to the Town of Shelburne, it is strongly recommended that you consult with the Town Planner. It is also advisable that you communicate with your neighbours with respect to your plans.

Submission for an application shall consist of the following:

1. One (1) original application form with one (1) copy of the completed form. All questions on the application form must be answered. Incomplete applications will be returned to the applicant.
2. If an application is being submitted by a limited company or corporation, signatures must be under corporate seal, if applicable, or signed by an individual having authority to bind the corporation. Similarly, any authorization from a limited company or corporation shall be under corporate seal, if applicable, or signed by an individual having authority to bind the corporation.
3. A letter of authorization from the property owner is required when the application is being signed by an agent.
4. Five (5) copies of a Concept Plan as described in the application form are required. A legible copy no larger than 11 x 17 is required if larger plans are submitted. Drawings should be of an adequate size to clearly identify all features and provide dimensions. The drawings should be to scale. The Town may require drawings to be prepared on a legal survey, and additional information to be surveyed. The Concept Plan shall be in metric units at a scale of approximately 1:2500 showing the following:
 - a. The boundaries and dimensions of the subject land;
 - b. The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the building or structures from the front yard lot line, rear yard lot line and side yard lot lines;
 - c. The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
 - d. The current uses on land that is adjacent to the subject land;
 - e. The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
 - f. The location of existing and proposed parking areas, refuse areas and landscaping areas; and,
 - g. The location and nature of any easement affecting the subject land.

Please attach a key map indicating the subject lands in relation to adjacent lands and roads.

The process for official plan amendment applications is as follows:

1. Upon submission of a complete application, the application is assigned a file number.
2. The application is circulated in accordance with the Planning Act requirements, no less than 20 days before adopting the amendment. The Town shall also provide notice to such Ministries, agencies and groups that are considered to have an interest in the proposal to obtain comments.
3. A notice of public meeting under the provisions of the Planning Act is provided. Advertising of a public meeting does not oblige Council to approve the application.
4. A planning report is prepared and a draft amendment and schedule may also be prepared for consideration.
5. The public meeting is generally held in the Council Chambers prior to a regular meeting of Council or General Committee (Mondays) at 7:00 p.m. At the hearing, the applicant or the agent will be required to present the application and be available to answer questions. Council may make a decision at its meeting following the public meeting.
6. In accordance with the Planning Act, where a change is made to the proposal after the holding of the public meeting, Council shall determine whether any further public notice is to be given in respect to the proposed amendment.
7. Should changes to the application or amendment be made, a supplementary report is prepared with recommendations for Council's consideration at a subsequent Council meeting.
8. If Council supports the application, the amendment is adopted by Council.
9. Once a decision on the application is made, a notice of passing is issued and is sent to all persons identifying an interest in the application, plus agencies and ministries, not more than 15 days after the Official Plan Amendment is adopted. The Clerk shall give written notice of the adoption of the amendment to the Minister, to each person who filed with the Clerk and to each body that submitted comments when the amendment was pre-circulated for comments, and that in writing are required to be notified.
10. The adopted amendment is forwarded to the Minister of Municipal Affairs and Housing for approval. The Minister may defer, approve, modify or refuse the amendment. The Minister will issue the decision and circulate to all of those required to be notified from the Clerk's record and it will be subject to a 20-day appeal period.
11. Any Ministry, agency or person has the right to request that the Minister of Municipal Affairs refer the amendment or any part of the amendment to the Ontario Municipal Board. The Planning Act requires that such a request be accompanied with a written statement of the reasons for the request.
12. If Council refuses or neglects to make a decision within 180 days after the receipt of the application by the Clerk, the applicant may appeal to the Ontario Municipal Board.
13. After the 20 day appeal period, if there is no appeal to the Minister's decision, the amendment is deemed to have come into force on the day it was adopted.

Further information can be obtained from the Town offices.

For application fees please contact the Town Planner or the CAO/Clerk.

203 Main Street East
Box 69
Shelburne, Ontario
L0N 1S0
Tel: (519) 925-2600
Fax: (519) 925-6134
www.townofshelburne.on.ca



For Office Use Only

File #: _____
Date Received: _____
Date Accepted: _____
Application Fees: _____

TOWN OF SHELburne
APPLICATION FORM FOR AN OFFICIAL PLAN AMENDMENT

Date Received: _____

1. APPLICATION INFORMATION

Name of Applicant: Emma West

Mailing Address: 3 Church Street, Suite 200, Toronto, ON M5E 1M2

Telephone Number (Home): _____ Fax Number: 416-947-0781

Telephone Number (Business): 416-947-9744 Email Address: ewest@bousfields.ca

2. OWNER

If the Applicant is not the Owner of the subject lands, than authorization from the Owner is required, as well as the following information:

Name: 796413 Ontario Limited

Mailing Address: 3621 Highway 7 East, Suite 503, Markham, ON L3R 0G6

Telephone Number: 905 479 9292 Fax Number: 905 479 9165

3. MORTGAGES, CHARGES OR OTHER ENCUMBRANCES

Name: Reciprocal Opportunities Incorporated

Mailing Address: 77 Brant Avenue, Brantford Ontario N3T 3H2

Name: Darren Neziol

Mailing Address: _____

part of lots 11-17, 26-30, 36, 37 and 60; all of lots 31-35; part of Queen Street; 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

4. SUBJECT LANDS

Lot: see above Concession: 3

Reference Plan: N/A Part/Block/Lot: see above

Street Name and Number: 500 Main Street West north side of Main Street (Highway 89) east of 4th Line
(if corner lot please include both street names)

Area of subject lands: 2.96 ha (Phase 1) Frontage: approximately 236m along Main Street West

Depth: irregular

What is the current use of the subject land? Rural Residential and Agricultural uses in addition to Natural Areas

What is the proposed use of the subject lands? Mix of Residential, Commercial and Natural Environment

When were the subject lands acquired by the current owner? July 2017

How long have the existing uses continued on the subject lands? long-term, duration unknown

5. ZONING AND OFFICIAL PLAN INFORMATION

What is the present Official Plan designation of the subject lands? Non-Urban and Natural Environment

What is the present zoning? Development (D) and Natural Environment (NE)

What is the purpose of the proposed Official Plan Amendment? _____

To allow for the Phase 1 development of a residential subdivision with Natural Environment and Community Commercial uses. For further detail see Planning Rationale Report.

6. PROPOSED DEVELOPMENT

Please describe any proposed development on the subject lands (include buildings, floor area, height, parking spaces, etc. and attached plans with site and development statistics):

to allow for the Phase 1 development of a residential subdivision including a Senior's apartment building with up to 93 units and approximately 7,448 sqm gross floor area, a commercial building of approximately 1,840 sqm of gross floor area as well as a proposed public road and natural environmental block. For further detail see the proposed draft plan of subdivision and concept plan.

7. ACCESS

Is the subject land accessible by:

- Provincial highway
- Municipal road (maintained year round)
- Right of way
- Other, describe _____

8. SERVICING

	<u>Municipal</u>	<u>Private</u>	<u>Other</u>
Water Supply	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Frontage on Road	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Is storm drainage provided by:

<input checked="" type="checkbox"/> Storm Sewer	<input type="checkbox"/> Ditch	<input checked="" type="checkbox"/> Swale
<input checked="" type="checkbox"/> Other, describe	<u>Stormwater Management Pond located within the Phase 2 lands</u>	

9. STATUS OF OTHER APPLICATION

Are the subject lands the subject of any other applications under the Planning Act?

- Yes No Unknown

If yes, describe the application(s)? ZBA and draft plan of subdivision, NVCA applications

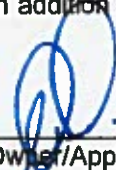
10. DRAWINGS

Drawings shall be provided as required in the Official Plan Amendment Process sheet.

11. PAYMENT OF FEES

As of the date of this application, I hereby agree to pay for and bear the entire cost and expense for any engineering, legal, landscape architectural and/or external planning consulting expenses incurred by the Town of Shelburne during the processing of this application, in addition to any application fee set by the Town of Shelburne.

March 4 / 2021
Date

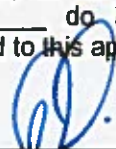

Signature of Owner/Applicant

Note: All invoices for payment shall be sent to the person indicated in section 2 of this application, unless otherwise requested.

12. AUTHORIZATION

I/We Shakir Rehmatullah am/are the owner(s) of the subject lands for which this application is to apply. I/We Shakir Rehmatullah do hereby grant authorization to Emma West to act on my/our behalf in regard to this application.

March 11/2021
Date


Signature of Registered Owner(s)

13. AFFIDAVIT

I, Shakir Rehmatullah of the Flato Developments Inc. in the City of Markham solemnly declare that all of the above statements contained herein and in all exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under other, and by virtue of "The Canada Evidence Act".

DECLARED BEFORE ME AT City of Markham
in the Region of York of the _____
this 11th day of March, 2021

M. Mayer
Witness


Signature of Registered Owner (s) or Agent

14. PERMISSION TO ENTER

I hereby authorize the members of staff and/or elected members of Council of the Town of Shelburne to enter upon the subject lands and premises for the limited purpose of evaluating the merits of this application. This is their authority for doing so.

March 11/2021
Date


Signature of Registered Owner (s) or Agent

Personal information contained on this form is collected under the authority of *The Municipal Freedom of Information and Protection of Privacy Act*. This sheet and any additional information provided will be placed on the Council agenda. The agenda is a public document and forms part of the permanent public record. Questions about this collection should be directed to the Clerk at 519-925-2600.