

Opportunity for input on Vandyk development

Shelburne Council has received complete applications from the Vandyk Group for an Official Plan (OP) Amendment and Zoning By-law Amendment. The Town will hold a public meeting in Council Chambers on Monday, April 28th. The 0.99 hectares of land, bordering the Shelburne North subdivision, is located on the south-west corner of the intersection of Col. Philips Drive and Highway 10 in Shelburne.

The purpose of the application by Vandyk Group is to request Official Plan and Zoning amendments to designate 0.867 ha of the subject land, which is currently zoned Commercial, as Residential. The amendment would also allow special policies to permit a four storey residential condominium with up to 80 apartment units with parking and landscape. The remaining 0.127 ha would remain as a Commercial designation. The amendments to the Zoning By-law would also permit a one-storey, 4 unit commercial building on the remaining Commercial designation area. Vandyk Group has proposed four exceptions to the zoning regulations; a reduced minimum lot area per dwelling unit; an increased maximum setback from the street centreline; an increased maximum building height; and an exemption from the Zoning By-law in regard to the parking location.

Shelburne North caused quite a stir among residents in its infancy with keen participation at public meetings. Birch Grove property owners with lots backing onto the then proposed subdivision, were used to a view of open fields behind their spacious lots. They were unhappy with the idea of looking at a congested subdivision and pressed for a wider buffer zone with connecting walking trails in the hope of keeping Vandyk's plans within the small town character of Shelburne.

After several months of negotiations an agreement was reached to convey a 10 metre natural protection area to the seven corresponding lots fronting onto the north side of Birch Grove. Vandyk also agreed to limit the lots abutting the Birch Grove properties to bungalow style dwelling units and extend the frontage of lots to 70' from the original 60'.

The upcoming public meeting will give Shelburne residents a chance to get informed on the proposed amendments, ask questions, and indicate whether or not they support the applications. Written submissions to John Telfer Town Clerk are accepted up until the meeting and will be given consideration by Council prior to their decision on the application; the Official Plan Amendments will then go to The Ministry of Municipal Affairs and Housing (MMAH) for approval. No person or public body is entitled to appeal the decision of Council, or the MMAH, to the Ontario Municipal Board once the amendment is adopted or the Zoning By-law is passed.

The public meeting will be held in Council Chambers at the Shelburne Municipal Office, 203 Main Street East, at 7 p.m. on April 28th.

By Marni Walsh