



BOUSFIELDS INC.

February 22, 2021

Sent via Email: jwilloughby@shelburne.ca

Ms. Jennifer Willoughby
Director of Legislative Services/Clerk
Town of Shelburne
203 Main Street East
Shelburne, ON L9V 3K7

Dear Ms. Willoughby

***Re: Development Charge Public Meeting
February 22, 2021 Council Meeting***

We are the planning consultants for Flato Developments Inc. ("Flato") with respect to their lands located at Fourth Line and Highway 89 in the Town of Shelburne.

Kindly ensure that this letter is provided to Council prior to the February 22, 2021 Council meeting for the Development Charge Public Meeting.

Flato owns approximately 38 hectares of lands on the west side of the Town of Shelburne, immediately adjacent to the western boundary of the existing Town of Shelburne settlement area (the "Lands").

Flato has been working with the Town to prepare a privately-initiated Official Plan Amendment to include the first phase of their development (2.2 hectares) within the settlement area boundary and has also been participating in the County of Dufferin's *municipal comprehensive review* process with respect to the inclusion of the remainder of the Lands within the settlement area. The Lands are identified for future growth in Policy 3.5.1.2 of the Dufferin County Official Plan, which identifies the Lands as an area for the expansion of the Urban Settlement Area, pending confirmation of servicing capacity. Further, Town of Shelburne Official Plan Amendments 34 and 36, which are not yet in effect for the Lands, propose that the Lands be included in the Settlement Area boundary. With respect to servicing capacity, S. Burnett and Associates are currently undertaking the Municipal Class Environmental Assessments for water and wastewater (reports received by Town Council in 2020) and have confirmed that their growth assumptions related to future servicing capacity include the Lands.

In this context, we have reviewed the draft Town-Wide Development Charge By-law as well as the January 8, 2021 '2021 Development Charges Study' prepared by Hemson for the Town of Shelburne. We understand that the Development Charges Study includes a

development forecast for the 2021 to 2030 planning period that is based on population growth “anticipated to be accommodated within the Town’s existing designated urban lands” (from p.29 Appendix A. Town-Wide Development Forecast).

Given that the Town and County have both included the Lands in their future growth considerations, particularly the Municipal Class Environmental Assessment, and that the Development Charges by-law addresses growth until 2030, we request that the Town clarify if the the ultimate build out of Shelburne West, including the Lands, is included in the growth forecast. It is our position that the ultimate build out of Shelburne West should include the Lands and the DC study and by-law should reflect this.

We look forward to discussing this matter with you and continuing to work with the Town with respect to Flato’s development applications.

Yours very truly,

Bousfields Inc.



Emma West, MCIP, RPP





Hemson Consulting Ltd.

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March 1, 2021

Emma West
Partner
Bousfields Inc.
3 Church Street, Suite 200
Toronto, ON, M5E 1M2

Dear Emma West,

Re: Development Charge Public Meeting February 22, 2021 Council Meeting

The Town has received a letter from Bousfields Inc. on February 22, 2021 regarding the development forecast used in the Town's Development Charges (DC) Background Study. The letter generally speaks to the exclusion of specified "Lands" owned by Flato Developments in the west area of the Town.

We understand the Town is in ongoing discussions with Flato Developments regarding the identified "Lands" proposed to be included within the urban boundary in the Town's Official Plan. However, at the time of completing the Background Study, the Official Plan does not include the "Lands" in the urban boundary and as such the population forecast has remained aligned with those figures. The 2021 DC Background Study in question deals only with Library and Parks and Recreation services. The planning for these services is based on the Town's approved Official Plan and annual budget process.

We would note that adjusting the DC forecast to account for additional growth on land outside of the current urban boundary would result in no change to the calculated rates for these services. Additionally, DC Background Study forecasts do not limit the amount of potential development in the Town.

Previously, on May 11, 2020, the Town passed DC By-law 19-2020 which establishes Town-wide DC rates for engineered services and protective services. The background study supporting those rates was based on estimates of development occurring within the Town's current urban boundary, as stated in that study. For certain capital projects identified in that study, post-period amounts are identified for water and wastewater projects, as those services are being planned to provide capacity beyond the growth forecast identified in the

DC Study to accommodate growth beyond the current urban boundary. We anticipate that at the next Town-wide DC Study update, the Official Plan will be updated and as such, the DC development forecast and capital programs will reflect the new figures.

Regards,

HEMSON Consulting Ltd.

A handwritten signature in black ink, appearing to read 'CSB', with a long, sweeping underline that extends to the right and loops back under the 'B'.

Craig S. Binning
Partner

CC: Carey Holmes, Director of Financial Services / Treasurer, Town of Shelburne
Jennifer Willoughby, Clerk, Town of Shelburne
Steve Wever, Associate – Senior Planner, GSP Group Inc.