



A People Place, A Change of Pace
SHELburne
ONTARIO, CANADA

Meeting Date: Monday, March 22, 2021

To: Mayor Mills and Members of Council

From: **Steve Wever, Town Planner**

Report: P2021-07

Subject: **Flato Shelburne One Meadows Inc.,
Flato Shelburne Two Meadows Inc.,
794613 Ontario Limited
500 Main Street West (Highway 89)**

Recommendation

Be it resolved that Council receive Report P2021-07 as information.

Background

Flato Shelburne One Meadows Inc., Flato Shelburne Two Meadows Inc., and 794613 Ontario Limited (collectively, "Flato") owns approximately 38 hectares of land north of Main Street West (Highway 89) between the former railway and 4th Line on the west side of Shelburne. The land is currently designated 'Non-Urban' and 'Natural Environment' in the Town of Shelburne Official Plan and is located outside of the designated Urban Area boundary.

Flato proposes to file planning applications to amend the Dufferin County and Town of Shelburne Official Plans to expand the urban area boundary to include a portion of its land in the urban area boundary. A Phase 1 development is proposed on 2.2 hectares of land at 500 Main Street West for a 93-unit seniors apartment building and a commercial plaza. Information regarding the proposed development was presented by Flato representatives and received by Town Council on October 19, 2020.

The County of Dufferin is currently undertaking a Municipal Comprehensive Review (MCR) to review land needs to accommodate growth within the County and to determine if additional land is required for urban growth.

On September 28, 2020, Town Council directed staff to receive any applications submitted by Flato and to work through the process as outlined in the Planning Act, due to the many requests by seniors for more seniors housing and in light of the Growth Plan policies related to urban boundary expansions, and further that staff report back to Council on any progress for such application on a quarterly basis.

This report provides the Q1 2021 status update.

Analysis

Activities last quarter (Q4 2020):

- October 2020: Town staff consulted with County of Dufferin staff regarding the scheduling of a pre-application meeting, as the County is the approval authority for the proposed amendment to the Town's Official Plan. An amendment to the County Official Plan is also required to amend the urban area boundary and is subject to Ministry approval. County staff advised that the land needs for urban growth are intended to be addressed through the MCR, and therefore staff did not plan to attend the pre-application meeting.
- November 5, 2020: a pre-application meeting was held with representatives of Flato, the Ministries of Municipal Affairs and Housing (MMAH) and Transportation (MTO), and the Nottawasaga Valley Conservation Authority. The County did not attend. The discussions at the pre-application meeting focussed on four (4) topic areas:
 - 1) planning policies and required approvals,
 - 2) transportation and highway access/improvements,
 - 3) environment/ natural heritage, and
 - 4) infrastructure/servicing.
- November 12, 2020: Flato representatives presented information regarding the proposed applications to County Council, and Council directed County staff to arrange a pre-consultation meeting.
- November 14, 2020: a pre-application meeting was held by County planning staff and the County's MCR planning consultants, attended by representatives of Flato, MMAH and the Town.

- December 1, 2020: meeting held with County planning and housing staff and Flato representatives to review affordable seniors housing needs and metrics. Flato stated in the meeting that without incentives, affordable housing as defined by the Provincial Policy Statement (PPS), County and Town would not be possible for the proposed development. Further, Flato's team clarified that there was a difference between the County's own affordable housing projects and a private development.
- December 2, 2020: draft record of the Town's pre-submission consultation record circulated to all meeting attendees for review and comments, along with preliminary engineering review comments provided by SBA Engineering on behalf of the Town for earlier submissions by Flato as background information.
- December 23, 2020: comments regarding the draft pre-submission consultation record were provided by Flato's planning consultants.
- Preliminary discussions and correspondence regarding servicing options and initiation of a scope of work for a Highway Access Management Plan (HAMP) were initiated and continued through December into Q1 2021.

Activities this quarter (Q1 2021):

- January 2021:
 - Pre-consultation meeting with MTO and Flato representatives to review HAMP requirements and servicing options impacting Highway 89 and related MTO standards and requirements.
 - Initiated draft work plan / proposal for undertaking a HAMP, obtained draft proposal from WSP Canada.
 - Ongoing consultations / correspondence regarding servicing options and downstream sanitary sewer system limitations and impacts.
 - Initiated review of remaining WPCP capacity based on 2020 flow data.
 - Presentation by Flato representatives regarding the County MCR and Flato's proposed Official Plan Amendment applications received by the County Community Development and Tourism Committee of January 28, 2021.

- February 2021:
 - Reviewed draft HAMP work plan proposal and provided comments provided to WSP, MTO circulation, review and discussions.
 - Continued review and updating of WPCP remaining capacity and approved/allocated and proposed developments and servicing demands.
 - Responded to inquiries from Flato representatives regarding servicing information, application fees and application submission requirements.
- March 2021
 - Review and discussion with County planning staff regarding pre-consultation comments and MCR.
 - Reviewed and responded to comments from Flato representatives regarding draft pre-application consultation record, applicable planning policies, required submissions and approvals. Revised/finalized pre-application consultation record.
 - Preparation of WPCP capacity update report, servicing allocations and demands.
 - Status update report to Council.

Next Steps:

- Finalize work plan and proposal for HAMP with MTO, initiate highway access review study.
- Review Flato applications when received, to determine completeness.
- Reporting to Council on completeness of applications and status (Q2 – June 2021).

Financial Impact

None identified at this time.

Policies & Implications (if any) Affecting Proposal

Town of Shelburne Official Plan
Town of Shelburne Zoning By-law 38-2007

Town of Shelburne Pre-application Consultation By-law

Consultation and Communications

Ongoing with senior staff, Flato representatives and SBA Engineering and consultations as needed with County, MTO and NVCA.

Council Strategic Priorities

SUSTAINABLE GOALS

- T4 Promote balanced growth.

Supporting Documentation

N/A

Prepared by:

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