



April 20, 2021
GS File #19-21

Town of Shelburne
Planning Department
203 Main St E
Shelburne, ON L9V 3K7

Attention: Mr. Steve Wever, MCIP, RPP – Town Planner

**Reference: Allocation Request
501 & 505 Main Street West, Town of Shelburne**

Groundswell Urban Planners have been retained by IK World Trading Company, the owners and applicant of the lands municipally known as 501 and 505 Main Street West. The subject site is located within the settlement area, specifically designated for low-density residential development under the Shelburne West Secondary Plan, and is identified as 'Stage 2' of the Town's Development Staging Plan.

A Draft Plan of Subdivision application was submitted to the Town in September 2020, proposing residential development of the subject site consisting of a small commercial block, 23 single detached dwellings, 51 townhouse dwellings and a 1.697 ha flex block to permit future low/medium density residential development. Circulation comments have been received from this initial submission and are being addressed by the consulting team in proceeding toward a 2nd Submission. A Statutory Public Meeting has not yet been scheduled.

The accompanying Functional Servicing Report prepared by Cole Engineering (now IBI Group), outlines the unit count for the proposed development being 23 single detached units, 51 townhouse units and 68 units for the flex block (Block 32, based on assumed 40 units/hectare), for a total of 142 units. A copy of the Draft Plan is attached for reference.

The subject site sits directly between the Tribute development to the east and the south-westerly limits of the urban boundary. The proposed residential development of the subject site would effectively complete this south-west area of the town which therefore stabilizes the entire neighbourhood. As Tribute's site is currently under construction, there are some synergistic advantages for the entire community by proceeding with construction of our client's lands sooner rather than later. The commencement of construction soon after planning and technical permissions would reduce the total potential duration of disruption to the entire area.

95 MURAL STREET, SUITE 402
RICHMOND HILL, ON L4B 3G2
(905)597-8204
www.groundswellplan.com



Our clients welcome opportunities to encourage the potential for the 'flex' block on the proposed Draft Plan of Subdivision as a solution for housing that is specifically needed in the community and without the need to seek land outside of the urban boundary. Our clients will build on their existing long-standing relationships with community stakeholders to determine the use for this block that is in keeping with good planning principles and public interests.

This could include housing with specific requirements for accessibility, environmental sustainability, and affordability. We understand that the Town of Shelburne is always interested in promoting housing opportunities that accommodate the needs of older adults, and this proposed flex-block is an opportunity to work with a larger site that is an appropriate location for some density.

With this in mind, and in the interest of completing this area of the Town, our client is requesting allocation for this low/medium density block in addition to 74 units. These 74 units are comprised of 23 single-detached units and 51 townhouse units as shown in the Draft Plan (refer to attached plan). The Applicant's development timelines are proposing construction within the next 3 years for Phase 1, thereby forming a near-term servicing request.

In summary, our formal request of the Town is for servicing allocation to support all 74 units of single-detached and townhouse units, in addition to the low/medium density use contemplated for the 1.697ha Block 32.

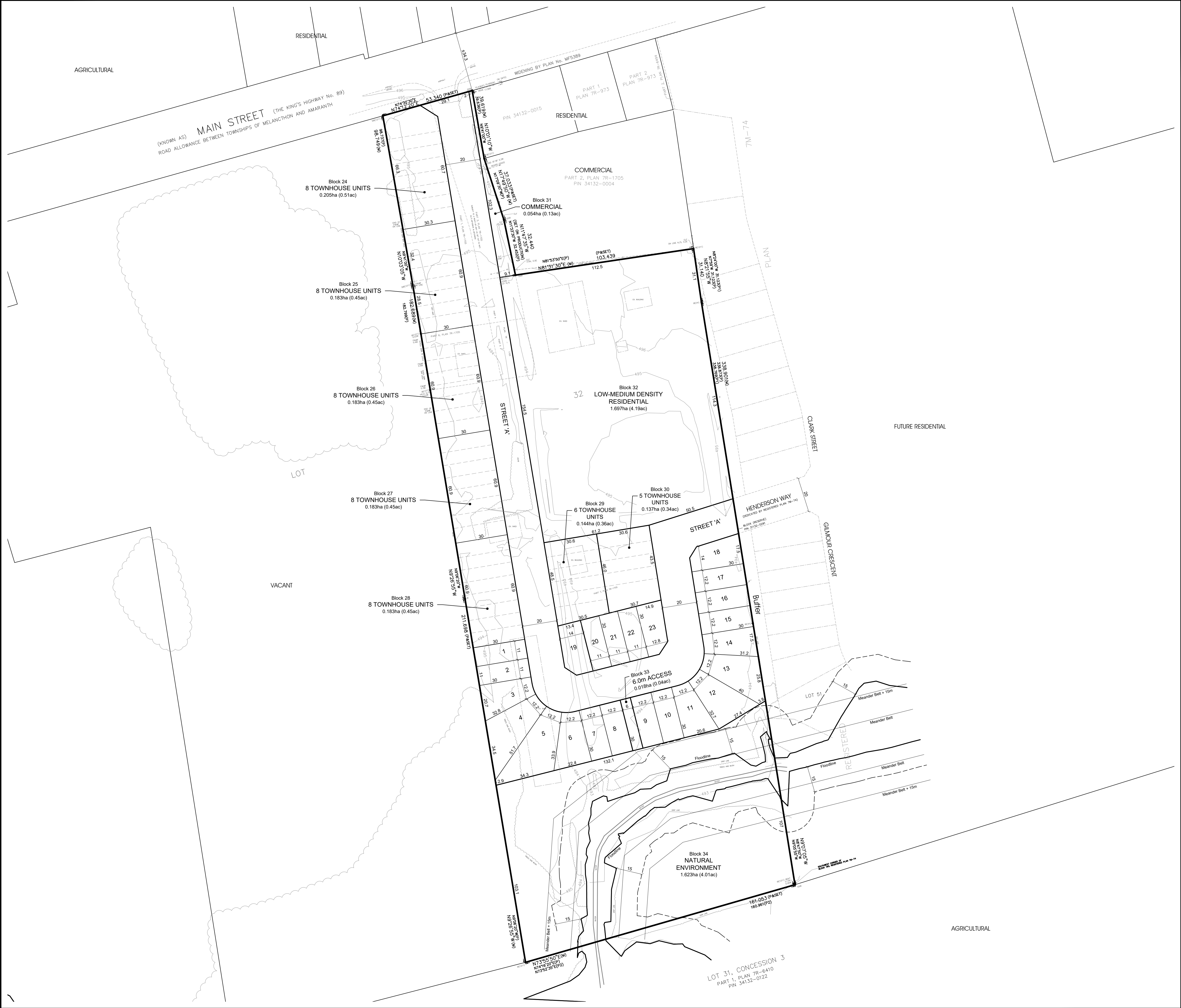
We look forward to working with Staff regarding this request and would be pleased to discuss this file at your convenience. Please do not hesitate to contact the undersigned with any questions.

Sincerely,

GROUNDSWELL URBAN PLANNERS INC.

A handwritten signature in black ink, appearing to read "H. Purtell-Sharp", is written over a light blue horizontal line.

Heath Purtell-Sharp
Planner
(416) 819-4324
heath@groundswellplan.com



KEY PLAN
1:30,000

■ SUBJECT LANDS
▨ ADJACENT SUBDIVISION

SCHEDULE OF LAND USE

Proposed Land Use	YIELD	LOT/BLOCK	ha	Ac.	%
Single Detached Lots (10.97m)	6	1-2, 20-23	0.204	0.50	3.0
Single Detached Lots (12.19m)	17	3-19	0.817	2.02	12.2
Townhouse Units (7.31m)	51	24-30	1.218	3.01	18.1
Commercial		31	0.054	0.13	0.8
Low-Medium Density Residential	ftd	32	1.697	4.19	25.3
6.0m Access Block		33	0.018	0.04	0.3
Natural Environment		34	1.623	4.01	24.2
Streets			1.085	2.68	16.2
Total	ftd		6.716	16.59	100.0

ADDITIONAL INFORMATION
REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

- a SHOWN ON DRAFT PLAN

b SHOWN ON DRAFT PLAN

c SHOWN ON KEY PLAN

d SHOWN ON LAND USE SCHEDULE

e SHOWN ON DRAFT PLAN

f SHOWN ON DRAFT PLAN

ft NONE
- g SHOWN ON DRAFT PLAN

h MUNICIPAL WATER SUPPLY WILL BE PROVIDED

i HONEYWOOD SILT LOAM

j SHOWN ON DRAFT PLAN

k FULL MUNICIPAL SERVICES WILL BE PROVIDED

l SHOWN ON DRAFT PLAN

OWNER'S AUTHORIZATION
I/WE, BEING THE REGISTERED OWNER OF THE SUBJECT LANDS, HEREBY AUTHORIZE
GROUNDWELL URBAN PLANNERS INC., TO PREPARE AND SUBMIT THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

SIGNED: _____ DATE: _____
SHIGETAKA KAMATA, OWNER
I.K. WORLD TRADING COMPANY LIMITED

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE SUBJECT LANDS AND THEIR RELATIONSHIP
TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

SIGNED: _____ DATE: _____
OPHIR N. DZALDOV, O.L.S.
SCHAEFFER DZALDOV BENNETT LTD, ONTARIO LAND SURVEYORS

DESIGNER'S CERTIFICATE
PLAN DESIGNED AND PREPARED BY GROUNDWELL URBAN PLANNERS INC.

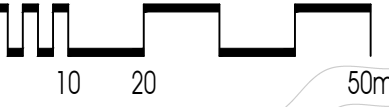
SIGNED: _____ DATE: _____
KERIGAN KELLY, MCIP, RPP
PRINCIPAL

No.	REVISION	DATE

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DRAFT PLAN of Subdivision

PART OF LOT 32, CONCESSION 3
(GEOGRAPHIC TOWNSHIP OF AMARANTH)
TOWN of SHELBURNE
COUNTY OF DUFFERIN



SEAL			SCALE 1:1,000
	DESIGN kk	DRAWN am	PROJECT No. 19-21
	APPROVED kk	DATE Apr 29, 2020	DRAWING No. 01
	90 MARIAL STREET, SUITE 402 RICHMOND HILL, ONTARIO L4B 3G2 1-905-887-8204 F: 905-887-8904 groundswellplan.com		

Town of Shelburne

MUNICIPAL SERVICING REQUEST / RENEWAL FORM

PART 1: APPLICANT / AGENT / PROPERTY OWNER INFORMATION	
Name of Applicant*: 1005024 ONTARIO LTD / Shigetaka Kamata	Phone: 416 529 2700
Mailing Address: 31 RAILSIDE ROAD, UNIT 6 TORONTO ON M3A 1B2	E-mail: shanekamata@live.com
Name of Agent*: HEATH PURTELL-SHARP GROUNDSWELL URBAN PLANNERS INC.	Phone: 416 819 4324
Mailing Address: 95 MURAL ST, SUITE 402 RICHMOND HILL, ON L4B 3G2	E-mail: heath@groundswellplan.com
Name of Property Owner*: 1005024 ONTARIO LTD / Shigetaka Kamata	Phone: 416 529 2700
Mailing Address: 31 RAILSIDE ROAD, UNIT 6 TORONTO ON M3A 1B2	E-mail: shanekamata@live.com
Name of Consulting Engineering Firm: IBI GROUP	Phone: 647 901 5137
Engineer Contact Name: Saul Rodriguez	Email: saul.rodriguez@ibigroup.com
All correspondence in respect to this request will be forwarded to: (check applicable) <input type="checkbox"/> Applicant <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Engineer	

*If a numbered company, also provide the name of a principal of the company.

PART 2: PROPERTY INFORMATION	
Property Address: (describe location if no civic address) 501 & 505 MAIN ST W	
Legal Description: PT LT 32 CON 3 , PTS 3 TO 7 7R1705; S/T MF100634 ; SHELBURNE PT LT 32 CON 3, PT 1 7R1705 ; SHELBURNE	
Property Area (Ha): 6.716	Adjoining Street Name(s) and Frontage (m): MAIN STREET W 29.1m
What is/are the existing use(s) of the property? (e.g. residential, industrial, commercial, institutional, agriculture, open space, other) INDUSTRIAL (LUMBER PROCESSING AND STORAGE FACILITY)	

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PART 3: EXISTING BUILDINGS & STRUCTURES

Are there any existing buildings or structures on the property? ☒ YES ☐ NO

If YES, please complete the following:

# of Existing Dwelling Units:	0
Existing Industrial Gross Floor Area (m ²):	5000+/-
Existing Commercial Gross Floor Area (m ²):	N/A
Existing Institutional Gross Floor Area (m ²):	N/A
Other Existing Gross Floor Area (m ²):	

PART 4: EXISTING AND PROPOSED SERVICING

(check all that apply)	Existing Non-Municipal / Private Servicing	Existing and Proposed Municipal Servicing
Water Supply:	<input type="checkbox"/> Private Well <input type="checkbox"/> Other Private Water Supply: _____	<input checked="" type="checkbox"/> Existing Municipal Watermain Connection <input type="checkbox"/> Proposed New Municipal Watermain Connection
Sanitary:	<input checked="" type="checkbox"/> Private Septic <input type="checkbox"/> Other Private Sanitary System: _____	<input type="checkbox"/> Existing Municipal Sanitary Sewer Connection <input checked="" type="checkbox"/> Proposed New Municipal Sanitary Sewer Connection

PART 5: PROPOSED DEVELOPMENT AND SERVICING REQUEST WORKSHEET

Please complete the table on the following page. Instructions:

For each of the Development Staging Areas (or Non-Urban Area) that apply to the subject property(ies), fill in all rows that apply based on development plans and engineering report/estimates, including:

A. Number of residential units by type and requested wastewater servicing in Litres per Second (L/S)

B. Non-residential Gross Floor Area (GFA) in Square Metres (m²) by type and wastewater servicing (L/S)

C. Total requested wastewater servicing (L/S) and expected timing of the total units, non-residential GFA and wastewater servicing (L/S) in the near-term (within 3 years), medium term (3 to 5 years) and long-term (5 to 10 years) construction horizons

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A. RESIDENTIAL:	OFFICIAL PLAN DEVELOPMENT STAGING AREA						NON- URBAN		TOTAL	
	STAGE 1		STAGE 2		STAGE 3					
	UNITS	L/S	UNITS	L/S	UNITS	L/S	UNITS	L/S	UNITS	L/S
Single & Semi-detached:			23	0.53					23	0.53
Townhouse:			51	0.89					51	0.89
Apartments (≤1 bedroom):										
Apartments (2+ bedrooms):			68	1.02					68	1.02
Other Residential Type(s): _____										
Residential Totals:			142	2.44					142	2.44
B. ICI / NON-RESIDENTIAL:	GFA	L/S	GFA	L/S	GFA	L/S	GFA	L/S	GFA	L/S
Industrial:										
Commercial:										
Institutional:										
Other Non-Residential Type(s): _____										
Non-Residential Totals:										
C. TOTAL SERVICING (L/S):										
NEAR TERM SERVICING REQUEST: (construction within 3 years)	UNITS	142	UNITS		UNITS		UNITS		142	UNITS
	GFA		GFA		GFA		GFA			GFA
	L/S	2.44	L/S		L/S		L/S		2.44	L/S
MED. TERM SERVICING REQUEST: (construction in 3 to 5 years)	UNITS		UNITS		UNITS		UNITS			UNITS
	GFA		GFA		GFA		GFA			GFA
	L/S		L/S		L/S		L/S			L/S
LONG-TERM SERVICING REQUEST: (construction in 5 to 10 years)	UNITS		UNITS		UNITS		UNITS			UNITS
	GFA		GFA		GFA		GFA			GFA
	L/S		L/S		L/S		L/S			L/S

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PART 6: PLANNING INFORMATION		
Official Plan Development Stage Area: (See Official Plan Map Schedule 'B1', check all that apply)	Urban Area: <input type="checkbox"/> Stage 1 <input checked="" type="checkbox"/> Stage 2 <input type="checkbox"/> Stage 3	Other: <input type="checkbox"/> Non-Urban
Related Planning Applications: (check all that apply)	<input type="checkbox"/> Official Plan Amendment <input checked="" type="checkbox"/> Zoning By-law Amendment <input checked="" type="checkbox"/> Draft Plan of Subdivision / Condominium <input type="checkbox"/> Part-Lot Control Exemption <input type="checkbox"/> Consent <input type="checkbox"/> Minor Variance <input type="checkbox"/> Site Plan	
Status of Related Planning Applications / Approvals / Permits / Agreements: (check all steps completed and current status of applicable approvals, permits and agreements)		
INITIAL PHASE <input checked="" type="checkbox"/> Proposal / Concept <input checked="" type="checkbox"/> Pre-application Record <input checked="" type="checkbox"/> Submitted <input checked="" type="checkbox"/> Deemed Complete	REVIEW PHASE <input checked="" type="checkbox"/> Circulated <input type="checkbox"/> Public Meeting(s) Held <input checked="" type="checkbox"/> Comments Received <input type="checkbox"/> Comments Addressed	APPROVALS PHASE <input type="checkbox"/> Draft/Conditional Approval <input type="checkbox"/> In Appeal Period/Appealed <input type="checkbox"/> Development Agreement <input type="checkbox"/> Final Approval/Registered
MUNICIPAL AGREEMENTS / PERMITS <input type="checkbox"/> Municipal Site Alteration Permit <input type="checkbox"/> Pre-Servicing Agreement <input type="checkbox"/> Subdivision/Condominium Agreement <input type="checkbox"/> Site Plan Agreement <input type="checkbox"/> Deemed Complete		OTHER APPROVALS / PERMITS <input type="checkbox"/> NVCA Permit <input type="checkbox"/> MTO Building / Land Use Permit <input type="checkbox"/> County and/or MTO Entrance Permit <input type="checkbox"/> County and/or MTO Agreement <input type="checkbox"/> Environmental Compliance Approval (ECA) <input type="checkbox"/> Other: _____
Planning Objectives & Evaluation Criteria: (per Official Plan, check all that apply)		
For this servicing request, does the proposed/planned development: <input checked="" type="checkbox"/> Contribute to meeting the intensification target within the built-up area? <input type="checkbox"/> Contribute to achieving the density target in the designated greenfield area? <input type="checkbox"/> Include mixed-use, commercial, employment or institutional development on land designated for these uses? <input checked="" type="checkbox"/> Contribute to meeting the affordable housing targets of the Official Plan?		

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- ☒ **Include rental housing and/or housing designed to meet special needs?**
 (check all that apply)
☐ **Rental** ☒ **Seniors** ☒ **Accessible** ☐ **On-site support services**
☐ **Other special needs:** _____
- ☒ **Optimize the use of existing municipal infrastructure within the urban area?**
- ☒ **Represent a logical, cost-efficient extension of existing services within the urban area?**
- ☒ **Support active transportation (walking, cycling)?**
- ☐ **Support the use of transit and/or provide facilities for future transit services?**
- ☐ **Provide indoor community facilities such as schools or recreation facilities?**
- ☐ **Maximize parks and open space provision?**
- ☒ **Contribute to enhanced urban design?**
- ☒ **Contribute to a complete community and compact urban form?**

PART 7: SUPPORTING INFORMATION**Plans, studies and supporting justification:**

(check all that apply, attach any other relevant information to support the servicing request)

- ☐ **Development Concept Plan**
☒ **Draft Plan or Site Plan**
☒ **Functional Servicing Report**
☐ **Environmental Assessment(s)**
☒ **Planning Justification Report**
☒ **Environmental Impact Study**
☒ **Traffic Impact Study**
☒ **Other:** COVER LETTER

What are the servicing estimates based on?

(check all that apply, list information below)

- ☐ **Detailed Engineering Plans and Design Sheets**
☒ **Functional Servicing Report**
☐ **Preliminary Engineering Estimate**
☐ **Other:** _____

Engineering Report & Drawings:	Prepared by:	Date:
FUNCTIONAL SERVICING & STORMWATER MANAGEMENT REPORT	COLE ENGINEERING (NOW IBI GROUP)	JUNE 2020

Town of Shelburne

MUNICIPAL SERVICING REQUEST / RENEWAL FORM

PART 8: AUTHORIZATION

I (we), Shigetaka Kamata of the Town of Shelburne, in the
County/Region of Dufferin, do hereby authorize HEATH PURTELL-SHARP
to submit this allocation request on my (our) behalf. (GROUNDSWELL URBAN PLANNERS INC.)

Signature(s) of Owner(s):

DocuSigned by:

Shigetaka Kamata

CFED8BD321AD484...

Owner(s)

4/20/2021 | 1:46 PM EDT

Date

PART 9: AFFIDAVIT

I (we), HEATH PURTELL-SHARP of the CITY OF TORONTO, in the
(GROUNDSWELL URBAN PLANNERS INC) County/Region of _____, do hereby:

1. Petition the Town of Shelburne to approve or renew the subject servicing allocation;
2. Certify that I (we) have full legal right to request such action;
3. Understand that this Servicing Request/Renewal Form and related material and all attachments become official records of the Town of Shelburne and will not be returned, and that the information contained in the Form may be used in reports and other documents produced by the Town of Shelburne as a matter of public record;
4. Solemnly declare that all the statements contained in this Request/Renewal Form and any documents or plans submitted herewith are true and correct to the best of my (our) knowledge and knowing that it is of the same force and effect as if made under oath and by virtue of the CANADA EVIDENCE ACT.

Signature(s) of Owner(s) or Authorized Agent:

Owner(s)

Date

Heath Purcell-Sharp
Authorized Agent

APR 20, 2021

Date