

## Here we grow again?

The Town of Shelburne has experienced periods of rapid population and housing growth over the past two decades.

Employment growth has been slower but has increased in recent years with the expansion of existing industry and a new industrial use in a previously vacant industrial building.

However, there is a shortage of residential intensification and greenfield residential land, with an approximately one-and-a-half to two-year supply remaining based on the annual average housing demand over the past five to 10 years.

A significant amount of land is available for employment uses, including industrial and commercial, and it is anticipated that this land base is sufficient to accommodate employment growth beyond the 20 year forecast period to 2036.

There are opportunities to address the shortage of residential intensification and greenfield development opportunities through the conversion of surplus of employment land for residential and mixed use development, and to establish new greenfield residential land through settlement area expansion on the west side of Shelburne bordering Melancthon.

The current population of Shelburne is estimated to be 7,850 to date. However with the conversion of surplus employment land to accommodate residential and mixed use development on the east and west side of Shelburne, the immediate shortage of residential intensification and greenfield land will be addressed to accommodate housing demands over the next five to 10 years, accommodating a forecast 2026 population of approximately 9,000 persons within the existing urban area boundary, in keeping with the 38 per cent intensification target and the greenfield density target.

With a settlement area expansion to add the remaining land within the Town's municipal boundary to the urban area for residential and mixed use development, the medium and longer-term shortage of residential greenfield land will be addressed to accommodate housing demands over the next 10 to 20 years, accommodating a forecast 2031 population of approximately 10,400 persons and a forecast 2036 population of approximately 10,750 persons.

The Town's Master Servicing Study provides servicing recommendations and identifies required infrastructure improvements to the west side land and the east side land proposed for mixed uses, as well as other areas of the Town that have recently been developed or are currently being developed for residential and other uses.

With this plan expected to be formally adopted by Shelburne Council, approval from Dufferin County will be required as well.

**By Michelle Janzen**