

STAFF REPORT

TO: Warden and Members of Shelburne Municipal Council

FROM: Val Kean, Director of Economic & Community Development

APPROVED BY: Warren MacLeod, Chief Administrative Officer

DATE: June 11, 2025

SUBJECT: **Housing Development – Sewer Services on Spa Road**

PURPOSE

For Council to consider a recommendation from the June 2, 2025, Economic Growth Committee meeting, to initiate discussions with the Town of Shelburne regarding a potential sewer connection across the municipal boundary to support proposed housing development on Spa Road in the Municipality.

RECOMMENDATION

The Economic Growth Committee recommends that:

THAT the Municipality send a letter to the Town of Shelburne to initiate discussions regarding the possibility of a sewer connection for the purpose of supporting housing development at PID 80111818, Spa Road.

BACKGROUND

In January 2025, the Municipality received funding through the Federal Housing Accelerator Fund to advance housing development under five designated housing initiatives. Implementation of these initiatives is being carried out in consultation with the Economic Growth Committee and other key partners, including community organizations and private sector developers. This collaborative approach is designed to maximize the impact of federal funding while promoting sustainable and inclusive growth.

One of the five housing action plan initiatives includes the development of a surplus lands strategy, which was reviewed by the Economic Growth Committee.

DISCUSSION

Over the past two years, the Municipality has committed to investing in projects that support population growth, economic development, and improved access to essential services such as healthcare. The Economic Growth Committee, composed of three Council members and four community representatives, was established to ensure transparency and encourage community-driven decision-making.

At the June 2, 2025, Committee meeting, members discussed surplus municipal properties and their potential to support economic and community development, including new housing opportunities. Staff presented three potential development sites, which were evaluated based on infrastructure availability, location, and growth potential.

All three sites—totaling approximately 130 acres—were deemed suitable for housing development, and staff were directed to explore next steps for each property. This report focuses on one site in particular: PID 80111818, located on Spa Road.

This 3.6-acre parcel, situated to the right of the Municipal Office entrance, offers strong development potential based on the following factors:

Logistics

- Greenfield, undeveloped land
- Significant road frontage
- No need for new road construction

Opportunities

- Close to the Town of Shelburne, schools, sidewalks, and a shopping mall
- Suitable for townhouses or row housing

Challenges

- No municipal services currently available on-site*
- Small parcel size (3.6 acres)

*The Town of Shelburne has existing sewer infrastructure on Spa Road. In 2023, the Municipality contacted the Town to explore shared utility services. However, at the September 5, 2023, Town Council meeting, a motion was ratified to deny sewer service to PID 80111818, and no opportunity for further discussion was offered at that time.

While the absence of sewer infrastructure within this area of the Municipality does not entirely preclude development, it does limit the achievable housing density. The Committee acknowledged and respected the Town's priority to reserve sewer capacity for development within its boundaries. Nonetheless, it was unanimously agreed that a stronger collaborative relationship between the two municipalities—particularly in the areas of housing and economic development—would benefit the wider community.

As such, the Economic Growth Committee passed the following motion on June 2, 2025:

Motion to Council:

THAT the Municipality send a letter to the Town of Shelburne to initiate discussions regarding the possibility of a sewer connection for the purpose of supporting housing development at PID 80111818, Spa Road.

BUDGET IMPLICATIONS

No budget implications have been determined at this time.

ATTACHMENTS

PID 80111818, Spa Road – Lot Location

