Good Afternoon Jeff

On behalf of Lonybra Developments Inc. and Sean Homes, please find attached a Servicing Feasibility Assessment. The Servicing Feasibility Assessment analyzed servicing options from the Township of Springwater and the City of Barrie for the lands within the study area (annexation/cross border servicing area) and more specifically for the lands identified below:

1. 651 Bayfield Street
2. 831 Sunnidale Road
3. 508 Anne Street
4. 727 Bayfield Street

Related to Wastewater and Water servicing, the report concludes that the City of Barrie infrastructure provides the most effective servicing both in the immediate and long-term timeframe. We ask that this report form part of the record on this matter.

Regards

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File 425014

August 27, 2025

Jeffrey Schelling
Office of the Provincial Land and Development Facilitator

Re: Barrie/Springwater Growth Area
Servicing Feasibility Assessment

Dear Mr. Schelling:

In support of the ongoing negotiations between the City of Barrie (City) and Township of Springwater (Township) related to municipal boundary adjustments and cross-border servicing, Tatham Engineering Limited (Tatham) has been retained by Sean Homes and Lonybra Developments Inc. to assess the feasibility of servicing their lands located within the Township with municipal water and wastewater servicing. The lands owned by Sean Homes and Lonybra Developments Inc. encompass approximately 82.5 ha and consist of:

- 651 Bayfield Street North (Sean Homes)
- 831 Sunnidale Road (Sean Homes)
- 508 Anne Street (Sean Homes)
- 727 Bayfield Street North (Lonybra Developments Inc.

These lands are included within a larger area (approximately 500 ha) identified for potential municipal boundary adjustment and cross-border servicing and are depicted on Figure 1 dated August 2025, appended. Given the nature of the on-going negotiations, this assessment has been prepared to assess the servicing feasibility of the entire 500 ha area, herein referred to as the 'study area'.

Hemson Consulting Ltd. recently issued the *Joint Land Needs Analysis and Study – Stage 3 Initial Findings (*Stage 3 JLNA*)* memo, dated July 25, 2025. This memo updated the findings of their *Joint Land Needs Analysis and Study – Summary of Stage 2 Findings (*Stage 2 JLNA*)* memo, identifying that Barrie will require approximately 500 ha of Community Area land (primarily residential) to achieve the population growth forecasts to 2051. The study area depicted on Figure 1 reflects Scenario 2 of the Stage 3 JLNA memo, which proposes that up to approximately 470 ha of lands within Springwater could be utilized to achieve the population growth targets. These lands are generally located west of Little Lake and east of Dobson Road (directly adjacent to the City boundary). Lands east of St. Vincent Street (located around Little Lake) which have also been identified for potential annexation have not been included in this assessment as it is understood these lands are largely undevelopable, or will be utilized for future employment lands.

For the purpose of this assessment we have assumed the study area will be developed with a residential unit density of 22 units/developable hectare (uph). This is consistent with the densities outlined in the Hemson Stage 2 JLNA memo (range of 18 to 23 uph), as well as preliminary unit counts provided by several land owners of lands within the study area. Assuming a total developable area of approximately 500 ha, the estimated residential unit count for the study area is 11,000.

Given the location of the study area, existing and planned infrastructure within both the City and the Township have been reviewed.

1.0 EXECUTIVE SUMMARY

1.1 Wastewater Servicing

There is insufficient capacity within existing and planned Township wastewater infrastructure (including the future Midhurst Wastewater Treatment Plant (WWTP) and Centre Vespra/Snow Valley WWTPs) to service the additional +/- 11,000 units projected for the study area. Expanding the Centre Vespra/Snow Valley WWTPs to service the study area is not feasible due to limitations at the existing plants, while expanding the future Midhurst WWTP would require a significant increase to the planned capacity—a scenario that may not be feasible due to limitations of the effluent receiver, significant costs and timing implications. In contrast, based on *City of Barrie Wastewater Treatment Facility Annual Report 2024* and current City Master Servicing Plans, the City's Wastewater Treatment Facility (WWTF) is understood to have residual capacity under existing and future conditions to service the study area. Therefore, servicing the study area through the City's WWTF is expected to be the preferred solution for both immediate and long-term development.

1.2 Water Servicing

Major expansions of the Township's existing water supply, storage, treatment, and distribution systems would be required to service the study area. Alternatively, an entirely new water supply and distribution system could be constructed. These options would involve substantial investment and long lead times, all of which are subject to technical feasibility. In contrast, the City's water supply and distribution system has surplus capacity and existing infrastructure adjacent to the study area, enabling timely and cost-efficient service with minimal upgrades required for initial development phases. Therefore, servicing the study area through the City's water supply and distribution is expected to be the preferred solution to both immediate and long-term development.

1.3 Timeline and Phasing Implications

Servicing through the City will allow initial phases of development to proceed promptly via connection to existing infrastructure. Servicing through the Township would demand significant up-front infrastructure investment and would delay initial phases of development in comparison to servicing through the City.

2.0 SERVICING FEASIBILITY ASSESSMENT

2.1 Master Servicing Study Updates

The City and the Township are in the process of updating their Master Servicing Plans with respect to water and wastewater servicing. The Township (through their consultant, Ainley Group) has presented Public Information Centre (PIC) 1 and 2. However, their work to date has not considered future development or servicing of the study area.

Information related to the City's ongoing studies are not yet available. Therefore, our assessment is largely based on publicly available information, including previous Master Plan Servicing plans, annual water and wastewater reports, and our knowledge of these systems based on previous work in the area and discussions with municipal staff.

2.2 City of Barrie Population Growth Assumptions

The Hemson JLNA work completed to date acknowledges that Barrie will face challenges in meeting the forecasted housing demand within the City limits. The study states that a future municipal boundary expansion should include Community Areas to address forecasted housing demands. Therefore, and as further described in following sections, it is assumed that development within the study area will not increase the total planned population of the City, but rather provides a location for substantial residential development, which is required to achieve the City's growth target.

2.3 Background Documents

This assessment has been prepared utilizing the following background documents:

- Joint Land Needs Analysis and Study – Summary of Stage 2 Findings (December 2024), prepared by Hemson Consulting Ltd.;
- Joint Land Needs Analysis and Study – Stage 3 Initial Findings (July 2025), prepared by Hemson Consulting Ltd.;
- City of Barrie, Wastewater Collection Master Plan Update (July 2019), prepared by Cole Engineering Group Ltd.;
- City of Barrie, Wastewater Treatment Master Plan (July 2019), prepared by WSP Canada Inc.;
- City of Barrie, Water Storage and Distribution Master Plan Update (July 2019), prepared by WSP Canada Inc.;
- City of Barrie, Drinking Water Supply Master Plan (July 2019), prepared by WSP Canada Inc.;
- Township of Springwater, Class Environmental Assessment Study for the Midhurst Water, Wastewater & Transportation Master Plan: Phase 1 and 2 Report (Ainley Group – July 2009);
- Township of Springwater, Midhurst Water, Wastewater & Transportation (Phase 3 and 4) Environmental Study Report (Ainley Group – March 2020);
- Township of Springwater, Water and Wastewater Master Plan – PIC – Phase 1 (Ainley Group – June 2024); and

- Township of Springwater, Water and Wastewater Master Plan – PIC – Phase 2 (Ainley Group – July 2025).

2.4 Wastewater Servicing

The following sections summarize the wastewater servicing options for the study area.

2.4.1 Township of Springwater Wastewater Treatment

The Township currently provides municipal wastewater servicing via 4 WWTPs, servicing Elmvale, Snow Valley and Centre Vespra. In addition to these 4 WWTPs, and as further described below, a new interim WWTP has been constructed on Snow Valley Road to service the initial stages of the Midhurst Secondary Plan Area (MSPA), with a future plant to be constructed to service ultimate build-out of the MSPA. Due to the proximity to the study area lands, the Centre Vespra, Snow Valley and Midhurst systems have been reviewed.

As the Midhurst Water, Wastewater and Transportation Environmental Study Report (ESR) (Ainley – March 2020), completed in support of the MSPA and Township engineering standards utilize differing design criteria for per capita flows and population per unit (PPU), for the purpose of this initial assessment, we have estimated that on average each residential unit would generate the equivalent of 1,000 L/day of wastewater (equivalent to a PPU of 2.5 and a per capita flow of 400 L/day). This is generally consistent the ESR and Township criteria, and will be confirmed through further consultation and once the unit mix for the study area is confirmed.

Centre Vespra

The community of Centre Vespra is currently serviced via the Stonemanor WWTP, operating under ECA No. 1486-C6USSH. This system has a rated capacity of 844 m^3/day, with a residual capacity of approximately 422 equivalent residential units (ERUs). However, considering the recently approved MZO application on Barrie Hill Road (which proposes approximately 400 units), the remaining residual capacity following the build out of the MZO property would be approximately 22 ERUs. Raw sewage received at the plant is treated by sequence batch reactors (SBRs), while treated effluent is disposed through tile beds located at the facility. The ability to expand this system to service additional development may be feasible, however, is limited based on available space for new tile beds (in addition to ability to expand the physical plant and receive MECP approval). Given the magnitude of the study area, this system is not considered a viable option to service the study area under either the existing condition or an expanded plant scenario.

Snow Valley

The community of Snow Valley is currently serviced by the Snow Valley Highlands (SVEC) and Snow Valley Lowlands (Royal Oaks) WWTPs, operating under ECA No. 3351-B24JY4 and ECA No. 0990-AR5LMB, respectively. The SVEC WWTP has a rated capacity of 260 m^3/day, with a residual capacity of

approximately 43 ERUs (accounting for 100 units of planned development within Cameron Estates), while the Royal Oaks WWTP has a rated capacity of 260 m^3/day with a residual capacity of approximately 161 ERUs. Similar to the Centre Vespra WWTP, these facilities treat sewage via SBRs, with treated effluent disposed of throughout tile beds. However, due to space limitations at the existing plant locations, the beds are located through the surrounding settlement area. Therefore, due to the physical limitations of these facilities (i.e. minimal available space for additional subsurface disposal beds), it is not expected that either of these plants could be expanded to service any significant amount of new development. Therefore, these are not considered viable options to service the study area lands.

Midhurst

The historical settlement area of Midhurst is not currently provided with municipal wastewater servicing. However, as established through the ESR, the MSPA will be serviced by the future Midhurst WWTP which is expected to service:

- Neighbourhood 1 (Carson) and Neighbourhood 2 (Doran) of the MSPA;
- areas of existing Midhurst which are currently not provided with municipal wastewater, including the intensification contemplated within the Bayfield Street corridor (i.e. lands along Bayfield Street north of Carson Road and outside of our identified study area); and
- future growth in Snow Valley (in accordance with the Springwater Master Servicing Plan PIC 2).

The Midhurst WWTP (which will be located on Snow Valley Road, west of Wilson Drive) will be constructed in three phases:

- Interim Plant – an interim plant has been constructed (operating under ECA No. 8941-C8ML6V) with a rated capacity of 1,032 m^3/day (understood to be capable of servicing approximately 1,500 ERUs based on the TYLin report referenced below).
- Phase 1 – Phase 1 of the ultimate plant (for which construction has not yet commenced) is expected to have a capacity of 6,450 m^3/day (expected to service approximately 6,000 ERUs).
- Phase 2 – Phase 2 of the ultimate plant will be constructed as warranted based on timing of development. According to the ESR, the rated capacity of the Phase 2 plant will be 12,314 m^3/day (expected to service a total of approximately 12,000 ERUs).

The future Midhurst WWTP will discharge treated effluent into Willow Creek via forcemain outlet. It may be feasible to expand the future Midhurst WWTP beyond the Phase 2 capacity, however, the ultimate capacity is limited by the assimilative capacity of Willow Creek. In addition, the timeline for servicing through the future Midhurst WWTP is unknown (given Phase 1 construction has not yet commenced).

We understand the MSPA proposes a total of approximately 10,000 units. Given the future WWTP will service portions of existing Midhurst, intensification of the Bayfield Street corridor and growth in Snow Valley, it is expected there will be minimal residual capacity to service a significant portion of study area without significant expansion of the plant beyond the Phase 2 capacity.

On behalf of Midhurst Landowners Group Ltd., TYLin recently prepared the *Midhurst Settlement Area Boundary Expansion – Wastewater Servicing* Memorandum (dated June 2, 2025), which assessed the capacity of the interim and ultimate WWTP to service lands outside of the MSPA. Ainley Group has completed an initial peer review of this memo on behalf of the Township, providing a presentation of their review to Council on July 2, 2025. The peer review provided many questions and comments related to the technical feasibility of the proposed expansions, and the lack of sufficient information. Based on Ainley Group's peer review, the feasibility of TYLin's expansion options is subject to a more thorough technical assessment. Therefore, the information presented in TYLin's memo has not been relied on.

In summary, utilizing the future Midhurst WWTP to service the study area is not expected to be a viable option based on the following:

- Significant expansion of the plant beyond the Phase 2 design capacity would be required to accommodate the study area, however, the ultimate design capacity of an expanded plant is unknown and would be subject to a significant and lengthy future study and approval process, and may be cost prohibitive.
- The timing of such an expansion (should it be technically feasible) would not be expected to occur within a reasonable planning horizon, delaying development within the study area (given that construction of the Phase 1 plant has not yet commenced).
- In addition to plant expansion beyond Phase 2 capacity, significant conveyance infrastructure (described further below) would be required to convey wastewater from the study area to the WWTP.

<u>New WWTP</u>

Due to insufficient existing and planned Township wastewater infrastructure, construction of a new WWTP to service the study area could be considered. However, this approach faces several technical and policy-related challenges, including, but not limited to:

- locating a sufficient outlet for treated effluent (i.e. watercourse);
- MECP unlikely to approve a new plant given the proximity of the planned Midhurst WWTP, and other viable servicing solutions through the City;
- additional long term operational and maintenance burden on the Township; and
- financially prohibitive.

2.4.2 City of Barrie Wastewater Treatment

The City is serviced by a sanitary sewer collection system ultimately discharging to the Barrie Wastewater Treatment Facility (WWTF). The Barrie WWTF has a rated average day flow (ADF) capacity of 76,000 m^3/day and a peak flow (PF) capacity of 156,000 m^3/day.

To expand the existing WWTF to accommodate planned growth in Barrie (2031 horizon and beyond), a Schedule C Class Environmental Assessment to design and re-rate the WWTF from 76,000 m^3/day (2031 wastewater flow projection) to 96,000 m^3/day (2041 wastewater flow projection) will be required. It is expected the treatment capacity will be increased by optimizing existing processes and components,

and/or plant expansion. Studies and upgrades are already underway to increase capacity to support population growth projections beyond 2031.

Available Capacity

Based on the *City of Barrie Wastewater Treatment Facility Annual Report 2024*, the 2024 average day flow treated by the WWTF was 52,200 m^3/day (operating at 69% of the plants rated capacity). Utilizing City design criteria of 300 L/cap/day and an average PPU of 2.5, the residual capacity (23,800 m^3/day) of the WWTF allows for development of approximately 31,700 additional units, while expansion to 96,000 m^3/day would allow for a total of 58,000 additional units to be serviced. Given the study area is expected to consist of approximately 11,000 units, there is understood to be sufficient residual capacity in the WWTF to service development within the study area.

Based on the Hemson JLNA work completed to date, it is understood the projected populations cannot be achieved within the current City boundary. Therefore, it is assumed the growth and development proposed in the study area lands will not increase the ultimate planned population of the City. As such, the current master plans and previously identified improvements to the WWTF to accommodate future growth are not expected to be significantly impacted by the development of the study area.

Accordingly, it would be expected that development within the study area could proceed within a reasonable timeframe with respect to wastewater treatment capacity.

2.4.3 Wastewater Conveyance

Township of Springwater

For the purpose of comparing conveyance infrastructure requirements between City and Township options, conveying wastewater to the new Midhurst WWTP has been reviewed. We have identified the following “trunk” infrastructure which would likely be required to convey wastewater from the study area to the future Midhurst WWTP.

- At minimum, one SPS would be required to convey wastewater from the lands located in the vicinity of Miller Drive and Ferndale Drive to the Midhurst WWTP due to topographical constraints (i.e. low lying lands).
- One SPS would be required along the Bayfield Street North corridor as a gravity connection to the WWTP from Bayfield Street is not feasible. It is expected this SPS would be located in the vicinity of Bayfield Street North and Snow Valley Road intersection to service intensification in this area, should it occur.
- Bayfield Street trunk sewer (length expected to be 1.5 to 2.6 km, pending location of SPS described above.
- Potential Wilson Drive trunk sewer, SPS and forcemain, subject to phasing approach of study area lands (i.e. should the west lands proceed prior to the east lands, an alternative conveyance solution for these lands may be required).

The recently installed sewers within the Carson Road development (MSPA Neighbourhood 1) would not have been designed in consideration of a significant upstream catchment area, and, therefore, would have insufficient capacity to service the study area.

Due to the lack of existing wastewater infrastructure adjacent to the study area, initial phases of development could not proceed without construction of significant external infrastructure, resulting in a lengthier timeline for initial phases compared to servicing options through the City, regardless of WWTP capacity.

City of Barrie

To service the entirety of the study area via City wastewater service, it is anticipated that new wastewater conveyance infrastructure—or upgrades to existing systems—will be necessary. Key infrastructure requirements may include, but are not limited to, the following:

- New sanitary pumping station (SPS) (located within the study area, likely to be between Anne Street and Bayfield Street) to service areas that cannot drain via gravity sewers based on topographical constraints;
- Upsizing existing trunk sewers which would receive wastewater from the study area lands (to be determined through future master planning in collaboration with the City), some of which may include:
  - the Tiffin Street/Brock Street trunk sewer (which may receive a significant portion of wastewater from the study area). It is noted this sewer has previously been identified for upgrades by the City as per the 2019 Master Plans to account for future growth.
  - the Sunnidale, St. Vincent Street, Duckworth Street and Lakeshore trunk sewer (pending ultimate solution).
- Local sewer improvements or twinned sewers where required at upstream limits of the existing sanitary system which may be relied on to convey wastewater to trunk sewers.

Development of initial stages of the study area will be able to proceed with little or no modification to current infrastructure, since many downstream local and trunk sewers have residual capacity under existing conditions. This approach will be confirmed through additional analysis and consultation with the City.

2.4.5 Wastewater Servicing Summary

Based on this initial assessment, it is expected that servicing the study area through City wastewater infrastructure is the preferred option given the City's WWTF has substantial residual capacity and planned expansions to support future growth. This option also likely allows the initial phases of development to proceed in a timely manner, as existing local and trunk sewers could be utilized for immediate needs (pending determination of ultimate conveyance design). In contrast, servicing through the Township's future Midhurst WWTP (should expansion beyond Phase 2 capacity be feasible) would require extensive external infrastructure before any development could begin, resulting in longer timelines for development of initial phases in comparison to servicing through the City.

2.5 Water Servicing

The following sections summarize the water supply options for the study area.

2.5.1 Township of Springwater

Water supply, treatment and distribution within the Township is provided through nine groundwater systems, which cumulatively service approximately 12,800 people (4,260 residential dwellings). The remainder of the population (approximately 10,000 people or 3,000 residential dwellings) are privately serviced. Due to the location of the study area lands, the Centre Vespra/Snow Valley and Midhurst systems have been reviewed.

It is noted the full build out of the anticipated 11,000 units within the study area would require a maximum day demand (MDD) of approximately 22,000 m^3/day, or 255 L/s, based on the following design criteria:

- Per Capita Demand = 400 L/cap/day
- Average Residential Population Density = 2.5 PPU
- Maximum Day Factor = 2.0

Centre Vespra/Snow Valley

The Snow Valley and Centre Vespra settlement areas are provided with municipal water supply via an interconnected water distribution system (referred to as the Highlands and Lowlands systems). The combined systems have a rated supply capacity of 2,766 m^3/day. The system operates at approximately 86% of the total capacity, resulting in an estimated residual capacity of 387 m^3/day. This equates to approximately 190 ERUs (applying the design criteria described above).

Due to the limited residual capacity of the current system, substantial infrastructure enhancements would be necessary to accommodate the needs of the study area. These improvements would include the addition of new supply wells, storage reservoirs, treatment facilities, and booster stations. To meet projected demand, capacity of the system would need to increase by approximately 800%, effectively requiring the construction of a system equivalent in scale to an entirely new water supply and distribution network.

Existing Midhurst

The existing Midhurst Drinking Water System (MDWS) services approximately 3,232 persons with a total supply capacity of 6,479 m^3/day per the *Schedule 22 Summary Report: Midhurst Drinking Water System* (prepared by Ontario Clean Water Agency, 2023). Based on the 2023 historical data provided in this report, the MDD of the MDWS was 2,636 m^3/day which is consistent with data from 2020 which showed a MDD of 2,622 m^3/day. Therefore, there is a residual supply capacity of approximately 3,843 m^3/day, which is equivalent to approximately 1,900 ERUs. The existing water storage within Midhurst is currently insufficient and requires expansion to service additional growth. Due to the proximity of the existing

system (terminates +/- 1.0 km north of the study area within Bayfield Street North), it may be technically feasible to expand this system to service the study area lands through implementation of new supply wells, storage reservoirs, booster stations and water treatment systems. To meet projected demand, capacity would need to increase by approximately 350%, effectively requiring the construction of a system equivalent in scale to an entirely new water supply and distribution network. (similar to Centre Vespra/Snow Valley as described above).

Midhurst Secondary Plan Area

In support of the MSPA, two new water supply and distribution systems are required; one to service Neighbourhood 1 (Carson), and one to service Neighbourhood 2 (Doran). In accordance with the ESR, each system is designed to accommodate the ultimate population in each of the respective Neighborhood with regards to water supply and storage. The ultimate MDD for the Neighbourhood 1 system is 81 L/s (+/- 7,000 m^3/day), while the MDD for the Neighbourhood 2 system is 140 L/s (+/- 12,000 m^3/day) (applying a ppu of 3.0, MDF of 2.0 and 380 L/cap/day as per the ESR). Therefore, as designed, neither of these systems will have residual capacity to service the study area lands.

Similar to the existing Midhurst system, due to the proximity of the study area lands to the future Neighborhood 1 water system (+/- 1.0 km north within the existing and planned Neighbourhood 1 development), it may be technically feasible to expand the system to service some, or all of, the study area through installation of new supply wells, storage, treatment plants and booster stations.

Due to the location of Neighbourhood 2, connection/expansion of this system to service the study area is not viable.

New Water Supply and Distribution System

Given the lack of residual capacity within the existing or planned Township water supply and distribution systems, development of a new water supply and distribution system would likely be required to service the study area. This would require the construction of new supply wells, a water treatment plant, storage reservoirs and booster stations (provided there is sufficient supply within the underlying municipal aquifer and MECP approvals can be obtained).

Timelines/Phasing

Given that each of the aforementioned options necessitates substantial infrastructure expansion—including new supply wells, storage reservoirs, and treatment plants—the implementation timeline is expected to extend over several years. Consequently, initial development phases within the study area cannot advance until this essential infrastructure is in place.

2.5.2 City of Barrie

The study area is located immediately adjacent to existing City water distribution infrastructure (specifically Pressure Zones 2N and 3N). These zones are groundwater supplied (in addition to Zone 1),

with a firm capacity of 78,146 m^3/day. As per the City DWSMP, the projected 2026 MDD for the groundwater supplied zones is 45,580 m^3/day, resulting in a residual capacity of 32,566 m^3/day (equivalent to approximately 23,150 units, utilizing City design criteria of 225 L/cap/day, a PPU of 2.5 and a MDF of 2.5). In addition, there is a significant water storage surplus for these zones. Therefore, there is significant residual capacity within this existing system to service additional development.

In addition to the surplus supply and storage capacity, there are numerous planned upgrades to reinforce and improve the existing system, resulting in increased pressures and levels of service throughout the City.

As the current water distribution system extends to the northern boundaries of the City and is located adjacent to the study area, it is feasible to construct extensions of the existing watermains along Bayfield Street North, Anne Street North, Sunnidale Road, and Ferndale Drive North. These extensions would facilitate a direct connection to the existing distribution system, thereby supporting the servicing needs of the study area.

Based on our knowledge of the existing system, including water pressures and available flow at the limits of the City, an additional booster station would likely be required to service a portion of the study area to maintain preferred pressures. This servicing solution and the extent of any required upgrades to the existing system can be confirmed through detailed assessments and hydraulic modelling, which would be expected to be completed in collaboration with the City.

Given the above, initial phases of development within the study area could likely proceed immediately without the need for significant infrastructure upgrades.

Therefore, providing the study area with water servicing through existing and future City infrastructure is the preferred solution, requiring minimal upgrades compared to servicing through the Township.

2.5.3 Water Servicing Summary

The current and anticipated water supply and distribution systems within the Township lack sufficient capacity to adequately serve the study area. Providing service to this area via the Township would necessitate substantial upgrades to existing infrastructure or the development of a completely new water supply and distribution network, including new supply wells, a water treatment facility, storage reservoirs or towers, and booster stations. This would entail considerable costs, as well as an extensive process of investigation, design, approval, and implementation.

Based on publicly available information, we understand the City's water supply and distribution system (which extends to the southern limits of the study area), has sufficient supply and storage to accommodate the vast majority, if not all, development of the study area. The existing infrastructure allows phased expansion of water services without major new investments without the need for significant investment in

new infrastructure. This approach enables timely development of much of the study area, pending confirmation through detailed water system modelling to be completed in future planning stages.

3.0 CLOSING

There exists an opportunity to develop 500 ha. of land in the Township of Springwater to accommodate approximately 11,000 new residential homes as a logical extension of the City of Barrie's urban boundary as a means to meet the Province's mandate of building more homes faster. There is a lack of capacity in Springwater's existing and planned water and wastewater infrastructure. However, these lands can be serviced in a logical, timely and cost-effective manner through an expansion of Barrie's water and wastewater infrastructure.

Due to the proximity of existing City infrastructure, initial phases of development would likely be able to proceed immediately, without the need for as significant external infrastructure improvements. In contrast, servicing through the Township would require significant external linear infrastructure to service initial phases, as well as expansions to the Midhurst wastewater treatment plant and water supply systems, which may not be technically feasible or financially viable.

Should you have any questions, we would be pleased to meet to further discuss the findings of our assessment.

Yours truly,
Tatham Engineering Limited

Nick Millington, P.Eng.
Director, Manager – Land Development
NM/BFS:klc

Bryan F. Stanton, P.Eng., Consulting Engineer
Vice President

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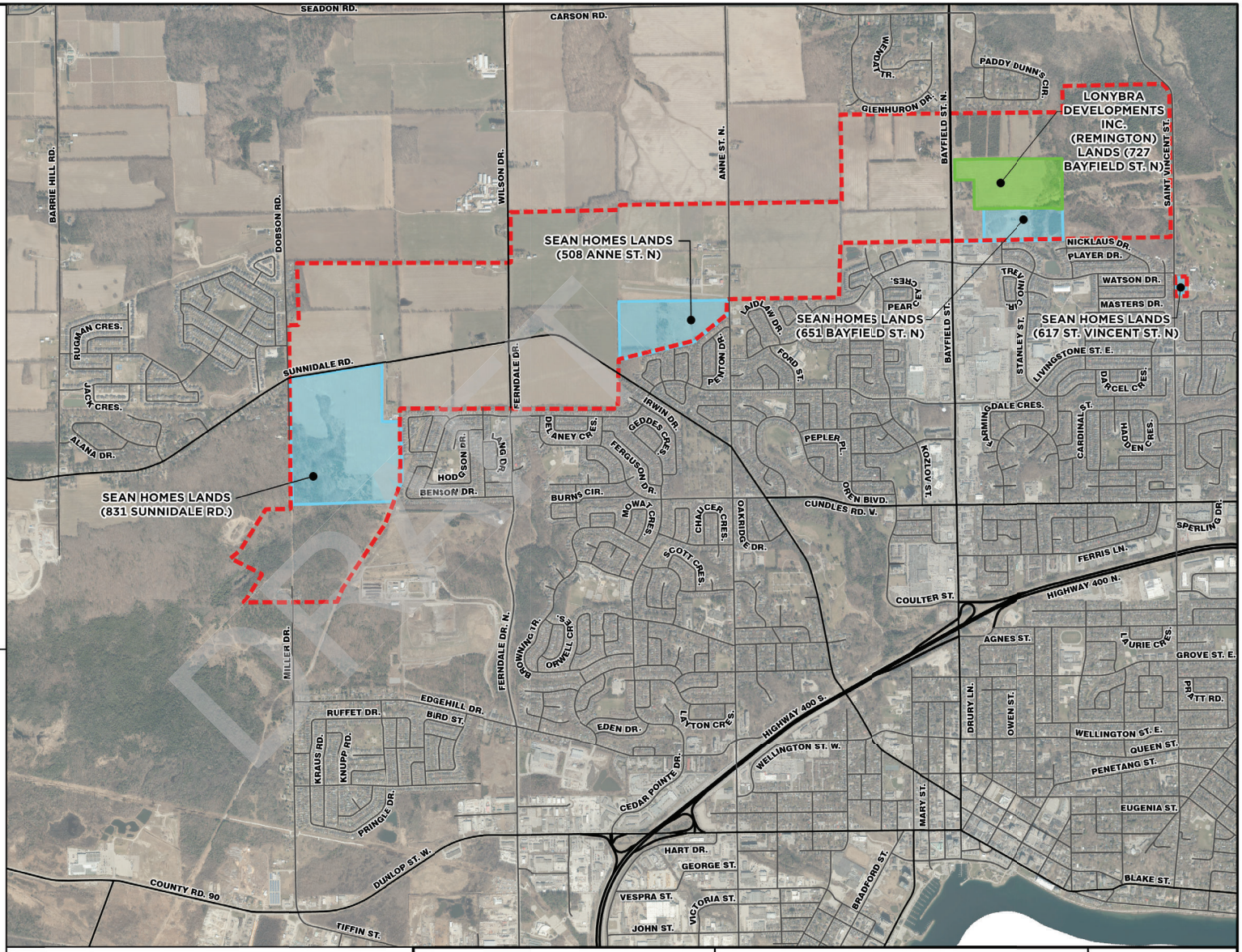
NOTES:
1. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N
2. CONTAINS INFORMATION LICENSED UNDER THE OPEN GOVERNMENT LICENSE – ONTARIO.
3. ADDITIONAL LANDS EAST OF ST. VINCENT STREET N HAVE BEEN IDENTIFIED FOR POTENTIAL ANNEXATION. HOWEVER THESE LANDS HAVE NOT BEEN ASSESSED AS IT IS UNDERSTOOD THE AREA IS MAINLY UNDEVELOPED OR WOULD BE UTILIZED AS EMPLOYMENT LANDS.

LEGEND

APPROXIMATE STUDY AREA AS IDENTIFIED IN LETTER FROM MICHAEL PROWSE (CITY OF BARRIE CAO) TO MAYOR COUGHLIN (TOWNSHIP OF SPRINGWATER) DATED JUNE 26, 2025



TATHAM ENGINEERING

BARRIE-SPRINGWATER GROWTH AREA STUDY AREA LANDS

DWG. No. **FIG.1**

SCALE: 1:25,000	DRAWN: AO	DATE: AUG. 2025	JOB NO. 425014