
To: Mayor and Council

From: Senior Staff, Township of Springwater

Date: October 15, 2025

Subject: City of Barrie Final Boundary Adjustment Proposal

Report Highlights

- The purpose of this report is to provide Council with options regarding the City of Barrie's final boundary adjustment proposal.
- In mid 2024 the Minister of Municipal Affairs and Housing assigned the Office of the Provincial Land and Development Facilitator to work with the City of Barrie, the Townships' of Oro-Medonte and Springwater, and the County of Simcoe, to determine if additional land was needed to accommodate growth in the Barrie - Springwater-Oro Medonte area.
- In May 2025 the Township of Springwater and City of Barrie agreed on shared principles for a boundary adjustment framework.
- Throughout the facilitated process, Hemson Consulting Ltd., and sub-consultants were retained to prepare a Land Needs Assessment and related technical analysis.
- Following the outcome of facilitated plenary discussions, final technical memorandums were released by Hemson and their sub-consultants including:
 - Stage 3 Land Needs Assessment (Hemson);
 - Environmental and Constraint Mapping (North-South Environmental); and,
 - Conceptual Servicing (RV Anderson).
- The findings of the Land Needs Assessment determined that the City of Barrie needs 500 hectares (1,236 acres) of Community Land and 300 hectares (741 acres) of Employment Land in order for Barrie to meet long term growth needs.
- In September 2025 and based on the findings of the technical memo's, the City of Barrie made an updated offer to the Township of Springwater (a "final" offer) which includes an expansion area of 1,216 hectares (3,005 acres) and compensation consisting of:
 - \$15,000 per developable acre for a total of \$22,080,000.00;
 - \$850,000.00 for economic development initiatives within the Township of Springwater; and,
 - Cross-border servicing (water and wastewater) for Bayfield Corridor special projects.
- In accordance with Section 173 of the Municipal Act, a public meeting was held by the City of Barrie on September 29, 2025 and by the Township of Springwater

on October 8, 2025. All comments received by the public have been compiled and appended to this report. The County of Simcoe public meeting is scheduled for October 14, 2025.

- As such, it is now appropriate for Council to make a decision on whether to support or oppose the proposed Boundary Adjustment.

Recommendation

That the report from Township Senior Staff regarding the City of Barrie Boundary Adjustment Proposal, dated October 15, 2025, be received; and,

Option 1

That Council for the Township of Springwater accepts the City of Barrie's Boundary Adjustment proposal as presented and inform the Minister of Municipal Affairs and Housing of its decision; and,

That a by-law be presented at the October 15, 2025 regular meeting of Council for consideration.

or

Option 2

That Council for the Township of Springwater rejects the City of Barrie's Boundary Adjustment Proposal as presented and inform the Minister of Municipal Affairs and Housing of its decision.

Background

The purpose of this report is to provide Council with options regarding the City of Barrie's boundary adjustment proposal.

A final map of the proposal and the associated Framework Agreement are attached hereto as Appendix "A" and B", respectively.

The City of Barrie ("The City") is identified in the Provincial Planning Statement (2024) as a "Large and Fast-Growing Municipality" and is projected to grow to 298,000 persons and 150,000 jobs under the former Growth Plan (2020). In recent decades to accommodate rapid growth, the City has expanded its municipal boundaries into neighbouring municipalities; the former Township of Vespra in 1984, and the Town of Innisfil in 2009.

Facilitation Process

In June 2024, the Minister of Municipal Affairs and Housing assigned the Provincial Land and Development Facilitator to work with the City of Barrie, the Townships' of Oro-Medonte and Springwater, and the County of Simcoe, "to assist the municipalities in developing a mutually acceptable approach to enable growth in the area and achieve local and provincial priorities such as the creation of housing and opportunities for employment in the boundaries between Barrie/Springwater and Barrie/Oro-Medonte".

Through the facilitation process, the municipalities retained Hemson Consulting Ltd. in September 2024 to complete a Joint Land Needs Assessment Study ("Joint LNA") to determine if there is a need for additional employment and/or community lands in the Barrie—Springwater—Oro-Medonte area.

Stage 1-2 of the Joint LNA was completed in December 2024 and presented two options to address the growth issue:

1. **Maintain the existing City of Barrie boundaries** which would result in slowing growth in Barrie starting in the mid-2030s and require other arrangements to accommodate growth in Springwater and Oro-Medonte; or
2. **Adjust Municipal Boundaries** which would address Barrie's community lands shortfall, but require detailed evaluation of servicing, fiscal impacts, and environmental considerations.

Shared Principles

On May 7, 2025, at the regular meeting of Council, By-law 2025-042 was passed by Township Council and enacted the following:

1. That the Mayor be authorized and directed to engage in direct discussions with the City of Barrie and Province in order to expedite an economical, mutually satisfactory outcome and bring back an offer of agreement to Township Council for consideration in an open meeting; and
2. Notwithstanding any previous resolutions regarding the Barrie Boundary Discussions, this by-law shall take precedence.

Subsequent to the May 7, 2025 By-law, the City and Township developed several key shared principles for boundary adjustment discussions. Based on the shared principles, the City mapped and released publicly its initial boundary adjustment offer as part of a joint media release dated May 9th, 2025. The shared principles as per the media release include:

1. **City of Barrie boundary expanded in exchange for water and wastewater servicing** in the defined area and compensation aligned to the St. Thomas/Central Elgin agreement;

2. **Formation of a joint economic development committee** to support coordinated growth and investment strategies and dedicated economic development resources for the Township of Springwater;
3. **A collaborative approach to regional healthcare services** will be pursued to ensure accessible care across both municipalities;
4. **A property tax phase-in program** to ease the transition for affected property owners;
5. **Access to City of Barrie recreational facilities**, programs and waterfront parking passes;
6. **Confirmation of the Mayor of Springwater as a member on the Little Lake Conservation Trust**; and,
7. **A request for the Ontario Energy Board** to consider an alignment of the Alectra service area.

As stated above, the boundary adjustment proposal was modelled after the recent St. Thomas—Central Elgin boundary Adjustment Agreement which was executed in 2024. Notably in this agreement, the host municipality (Central Elgin) was compensated by the benefiting municipality (St. Thomas) for each developable acre of land transferred.

The May 9th, 2025 Joint Media Release, containing the Shared Principles and first formal boundary adjustment offer has been attached hereto as Appendix “C”.

Conclusion of the Land Needs Assessment

On June 2, 2025, the Office of the Provincial Land and Development Facilitator provided an update to the Township regarding the facilitation process. As part of the final phase of facilitation, the Municipalities were to develop a framework agreement to address the findings of the Phase 3 LNA, which was being finalized in parallel by Hemson.

Accordingly, Township staff participated in an ‘all-parties’ Plenary Session on June 23, 2025 as part of the facilitation process and provided technical comments on the May 9th initial boundary adjustment offer, cross-border servicing and other matters related to the shared principles.

As a result of the first Plenary Session, several revisions were undertaken to the proposed mapping as follows:

- The majority of lands located along Miller Drive and County Road 90 were removed from the proposal.
- Three (3) residential properties west of the northernmost point of Miller Drive were added to the proposal for garbage and snow removal efficiencies.
- Fourteen (14) residential properties along Dobson Road which are serviced by the Centre Vespra municipal water system were removed from the proposal.

- 667 and 697 Anne Street were removed from the proposal.
- The compensation payment per acre was negotiated upwards to \$12,500 per acre.

Phase 3 of Hemson's LNA was completed in early September 2025 and determined that for the City to meet its long-term growth needs, an additional **500 hectares (1235.5 acres) of Community Lands** and **300 hectares (741.3 acres) of Employment Lands** would need to be added to the City boundary. Additional technical memos were also completed by sub-consultants; RV Anderson which demonstrated the servicing feasibility of the proposal; and North-South Environmental which provided a policy and mapping analysis of the Natural Heritage and environmental constraints of the lands included in the proposal.

Building upon North-South's work, Hemson determined that neither Springwater or Oro-Medonte alone could fulfill the City's land needs, due to the environmental constraints present in both Townships which rendered a few hundred hectares of land unsuitable for employment or community lands.

A final Plenary Session was held on September 16, 2025, to establish a framework agreement and culminated in a final boundary adjustment proposal from the City of Barrie, largely based on revisions to the mapping discussed at the June 2025 Plenary Session.

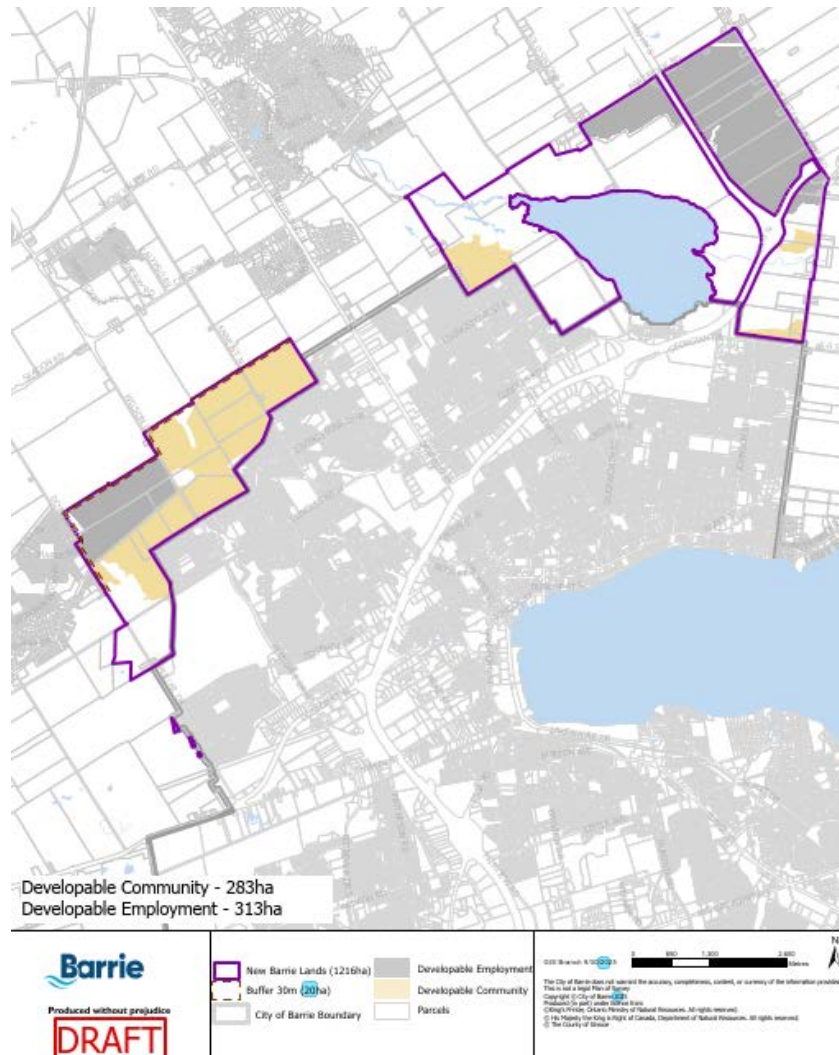
The final update memo from the Office of the Provincial Land and Development Facilitator and technical memos have been attached hereto as Appendix "D".

In addition to the above, at its meeting of October 8, 2025, Council requested the Township's Peer Review Engineer (Ainley Group) provide final review and comment related to the technical servicing information. It is anticipated these additional comments will be received and added to the October 15, 2025 agenda.

Final Proposal

As result of the work completed to date: the Hemson LNA, the shared principles, constraint mapping by North-South Environmental, and Plenary Sessions, a draft Framework Agreement has been prepared and the City's final boundary adjustment proposal has now been presented for Council's decision.

City of Barrie Boundary Adjustment Proposal – September 2025



Under the final proposal, 1,216 hectares (3,004 acres) of land would be transferred from the Township of Springwater to the City of Barrie. Through the technical memo prepared by North-South Environmental it was determined that 596 hectares (1,472 acres) would be suitable for development. Of this total developable hectarage, 313 hectares are intended for employment uses, while 283 hectares will be for community uses. As 500 hectares of community lands was stated to be required by the Hemson Stage 3 LNA, the City is proposing to acquire the remaining balance of community lands from the Township of Oro-Medonte.

Comprehensive land-use planning which will determine the configuration of employment and community uses would be conducted by the City following the adjustment and may be subject to some refinement. However, the City has included language in the

agreement that the lands generally located south of Partridge Road will be for employment uses.

Details of the final proposal, compared to the initially released May 9th, 2025 proposal are detailed in the table below:

Table A.

	May 2025 Proposal	September 2025 Final Proposal
Total Area	1,769 ha (4,373 ac)	1,216 ha (3,004 ac)
Developable Area	732 Ha 1,811 ac (<i>preliminary estimation</i>)	Community: 283 ha (699 ac) Employment: 313 ha (733 ac) Total: 596 ha (1,472 ac)
# of Properties	112	81
# of Residential Dwellings	56	42
% of Agricultural Land Base	2.5%	2.3%
# of Properties Owned by City of Barrie	9	9
Acres Owned by City of Barrie	652 ac	652 ac
Total Tax Revenue Loss (Township)	\$248,905.65	\$158,096.47
Total Tax Revenue Loss (County)	\$167,905.65	\$106,875.21

Compensation Details	\$7,500 per developable acre; and \$500,000 over 5-years for Economic Development	\$15,000 per developable acre; and \$850,000 over 5-years for Economic Development
Compensation Total	\$14,082,500 <i>(does not include value of cross border servicing)</i>	\$22,930,000 <i>(does not include value of cross border servicing)</i>

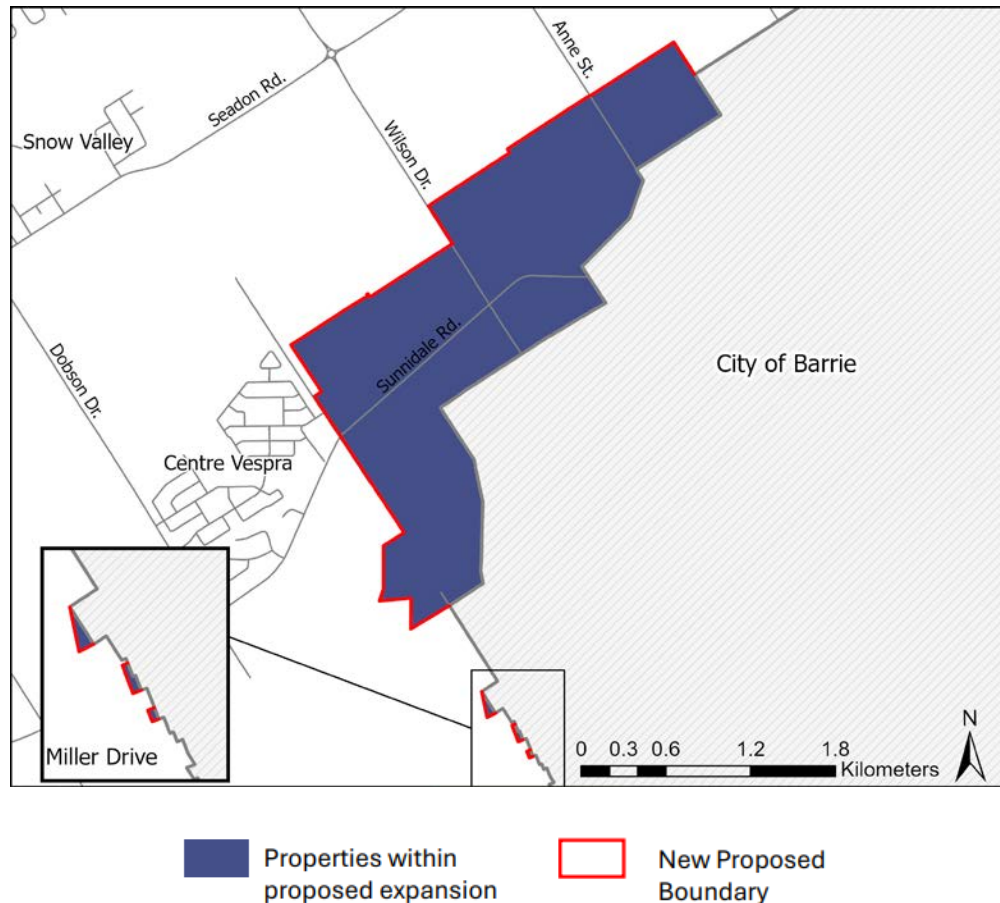
Below, staff have sorted the boundary adjustment proposal into two areas (East and West), for further in-depth explanation and analysis of the proposal.

West Area (Sunnidale / Wilson Drive)

The west area represents the lands bounded between the City of Barrie northern boundary and the Midhurst, Snow Valley and Centre Vespra Settlement Areas. This area is approximately 408 hectares (1,008 acres) in size and is made up of twenty-six (26) individual properties.

The West area mainly consists of large agricultural lots and is generally protected from development by the Township’s urban separator policies in Section 24.4 of the Official Plan. Despite these policies, this area has been subject to development pressures through Minister’s Zoning Order requests, including an MZO request which was endorsed by Council for a 500-unit community development at 731 Sunnidale Road. Other existing uses in the area include a private airport on Anne Street, and a small residential cluster at the north end of Miller Drive which is accessed through the City of Barrie. There are also known deposits of aggregate resources located in the southwest portion of this area south of Centre Vespra.

West Area Map



East Area (Little Lake Area)

The East Area consists of lands surrounding Little Lake as well as lands further east which are separated from the rest of the Township by Highway 400 and Highway 11. This area is approximately 808 hectares (1,996 acres) in size and is made up of fifty-five (55) individual properties.

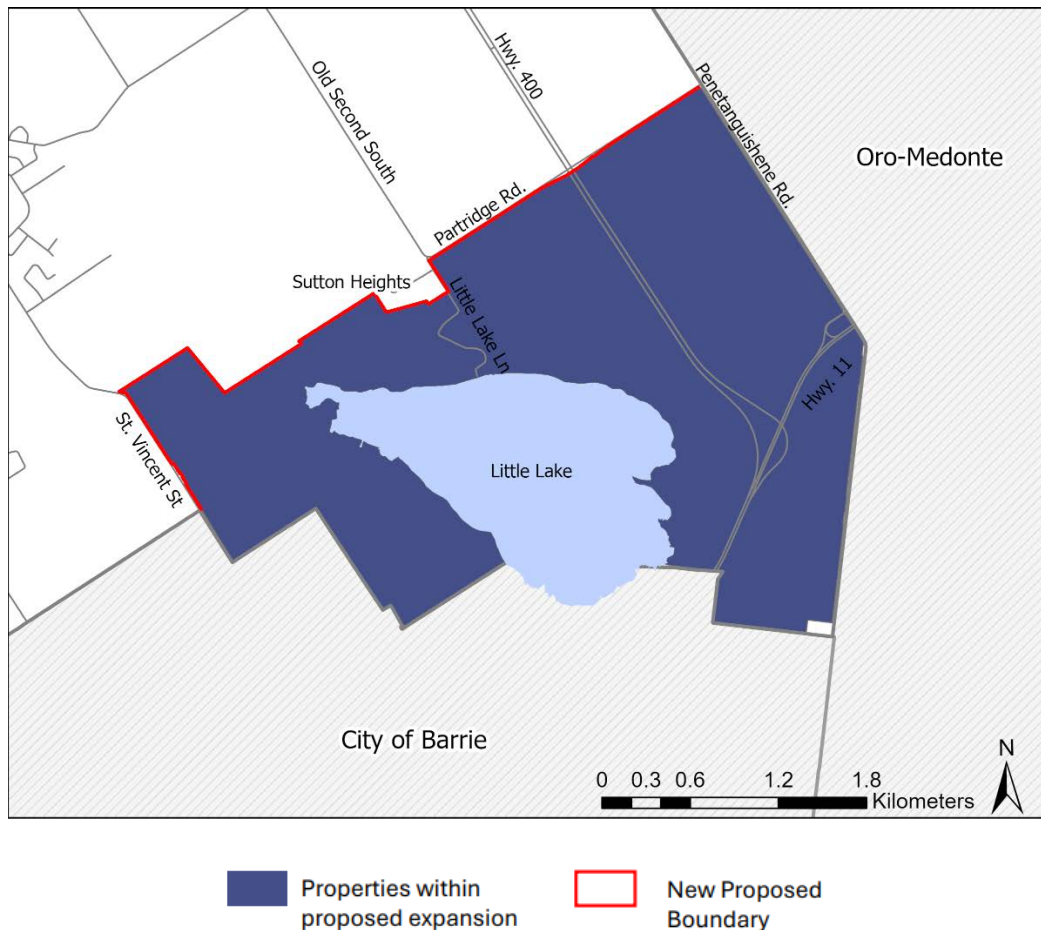
Large portions of the East area surrounding Little Lake are environmentally constrained by significant natural heritage features such as wetlands, watercourses, steep slopes and woodlands. Similarly, most of the lands east of Highway 400, but south of the Highway 11 interchange are also environmentally constrained. There are existing residential uses along Saint Vincent Street near the Barrie Country and Golf Club, as well as at the end of Little Lake Lane.

Since the early 2000s, the City has acquired lands adjacent to Little Lake to preserve them for future use. The City is now a major landowner in the area, holding nine (9) properties totalling 293 hectares (652 acres) of area. The City has stated through the

facilitation process that it intends to include the City-owned properties in a Conservation Land Trust, along with other City owned natural heritage resources such as the Sunnidale Arboretum and Ardagh Bluffs.

The Lands east of Highway 400 and North of Highway 11 consists of large agricultural lots and a few severed farmhouse lots. Due to the flat topography, highway access, and few environmental constraints, Hemson’s Stage 3 finding found this area the most suitable for employment uses. As such, the City has identified these lands in the framework agreement as being for employment lands.

East Area Map



It is important to note that no land use changes will occur as part of the boundary adjustment. Should any land be conveyed to Barrie as part a municipal restructuring, the City will update their planning documents (Official Plan, Zoning By-law, etc.) accordingly. The Township may also update their planning documents accordingly, in harmony with long term growth planning.

Tax Implications

The two areas combined (West and East) represent approximately \$158,096.47 in annual taxation for the Township, and \$106,875.21 annually in taxation for the County of Simcoe based on the 2024 assessment. In consideration of the lost tax revenue for the Township, the City has agreed to provide financial compensation which would offset the forgone revenue in the short-term and would unlock economic benefits and additional taxation for the Township and County in the medium to long-term.

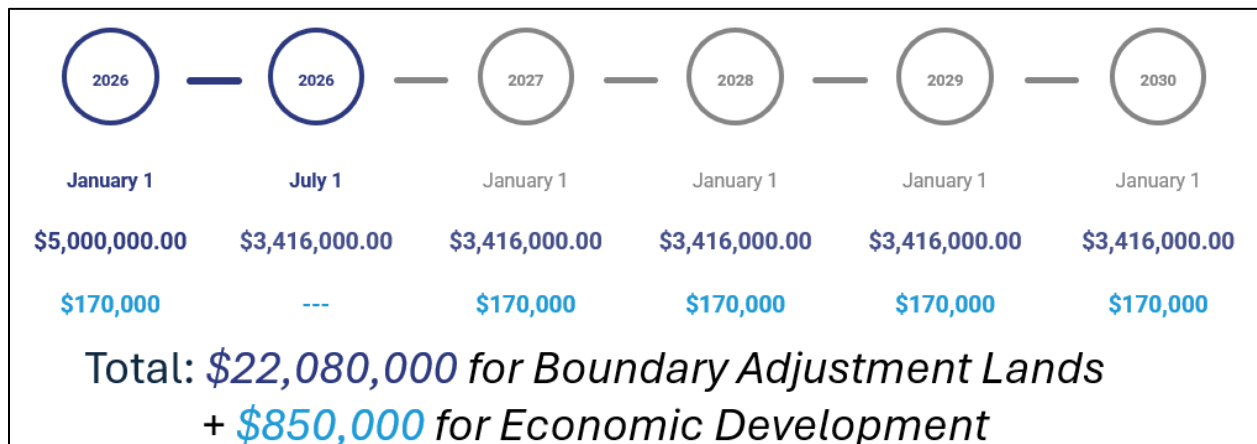
For the properties that are to be transferred to the City’s jurisdiction, it is proposed that any property tax impacts occurring as a result of the adjustment will be phased for up to twenty (20) years for agricultural land and five years (5) for all other land; provided that certain conditions are met.

Compensation

In compensation for the lands noted above, The City has agreed to compensate the Township at a rate of \$15,000 per developable acre of transferred land. As stated previously, North-South Environmental determined that 596 hectares (1,472 acres) of land in the adjustment area would be developable and suitable for either community or employment uses; resulting in a total compensation payment of \$22,080,000 over five (5) years. In addition to the per acre payment, \$850,000 split over five (5) years will be provided to the Township for economic development purposes.

The payment schedule as proposed is detailed in the Figure below:

Table B.



In addition to financial compensation, The City has also proposed to provide cross-border servicing to lands located in proximity to the Bayfield corridor, which will require a separate agreement if the boundary adjustment proposal is accepted.

Cross-border Servicing Area

The Township has received several development proposals within the Township's Bayfield Street North corridor located between the Midhurst Secondary Plan Area and City of Barrie.

On September 6, 2023, the Township received an application under the Township's newly established Minister's Zoning Order (MZO) Request Protocol (MZO-2023-001) for a Senior's Care Campus proposal at 727 Bayfield North by the Remington Group Inc.

Another MZO request within the corridor was received On November 1, 2023, for neighbouring 742 Bayfield Street North. This proposal (MZO-2023-002) brought forward by 2252841 Ontario Inc. proposed a 2,000 unit mixed-use community development (Paul Sadlon Communities).

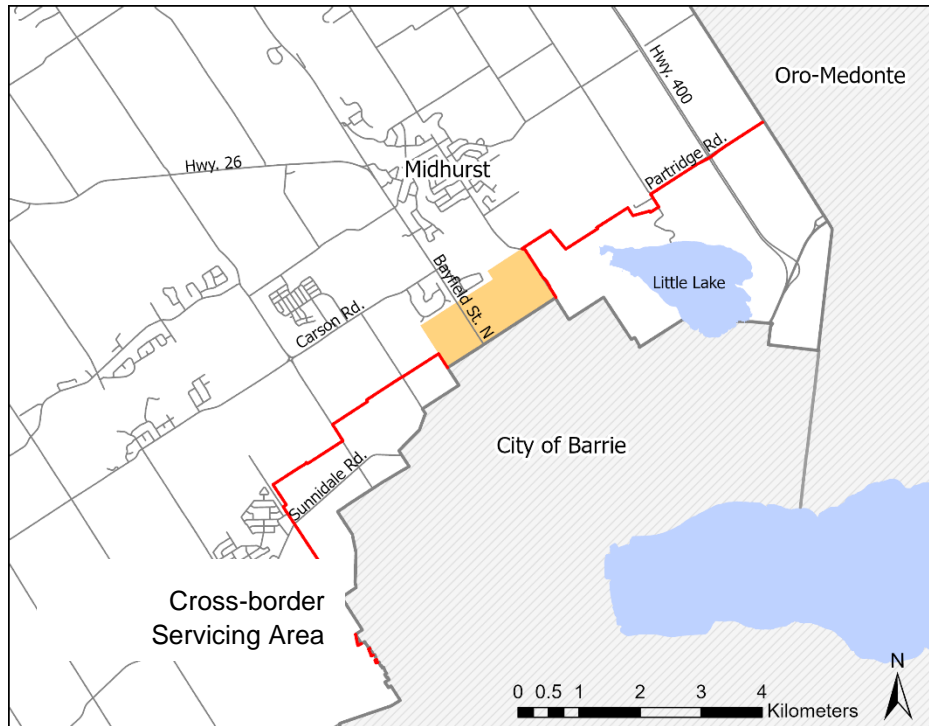
While both these proposals were unanimously endorsed by Council, both have a number of fundamental engineering considerations that would need to be addressed for a formal application to be successful. The main concern being that both proposals are located outside of any of the Township's Settlement Areas, and do not have available or planned access to full municipal services. The submitted Functional Servicing Reports for both proposals indicated preference for connecting to water and sewer services via the City of Barrie; but did examine connecting to the planned Ultimate Midhurst Wastewater Treatment Plant as a secondary option.

Under the City's final proposal, lands consisting of the Bayfield Street North corridor would remain in the Township and would become a "Cross-border Servicing Area", that would have access to full municipal services (water and wastewater) via the City. This would allow for the above noted projects and others to move forward should the appropriate land-use designations be granted through an MZO or expansion to the Settlement Area Boundary.

As part of this arrangement, the City would collect Development Charges (DCs) for "Hard Services" being Water and Wastewater inline with the City's applicable DC rates. The Township would collect DCs for "Soft Services" such as libraries, recreation, and emergency services; as well as continue to collect the property taxes for this area.

Further details of the arrangement are to be refined through a separate agreement with the City following the boundary adjustment process.

Cross Border Servicing Area



Public Process

There have been several opportunities for members of the public to provide comments on the proposed boundary adjustment. Following Mayor Nuttall's presentation to Springwater Council on May 22, 2025 regarding the initial offer and proposed principles for a boundary adjustment agreement, a standing item was added to the Township Council Agenda for correspondence and information. The Township of Springwater website also has a "City of Barrie Proposed Boundary Adjustment" webpage with updates and relevant documents.

On September 29, 2025 the City of Barrie held their public meeting under Section 173 of the Municipal Act. Several Springwater residents spoke at that meeting.

The Township of Springwater further held a public meeting on October 8, 2025 to hear comments from residents. All comments received to date on the proposed boundary adjustment have been compiled and attached hereto as Appendix "E".

The County of Simcoe public meeting is scheduled for October 14, 2025.

Conclusion

The Provincial facilitation process has now been concluded, and a framework agreement has been prepared as directed by the Minister of Municipal Affairs and Housing. A public meeting has been held as required under Section 173(3) of the Municipal Act, 2001, S.O. and council may now make a decision on whether to support or oppose the proposal and framework agreement.

Once all Municipalities involved have made a decision, the proposal will be sent to the Minister who may, by order, implement the boundary adjustment proposal under section 173(4) of the Act.

Accordingly, staff have prepared the following options for Council's consideration:

Option 1

That Council for the Township of Springwater accepts the City of Barrie's Boundary Adjustment Offer as presented and inform the Minister of Municipal Affairs and Housing of its decision; and,

That a by-law be presented at the October 15, 2025 regular meeting of Council for consideration.

or

Option 2

That Council for the Township of Springwater rejects the City of Barrie's Boundary Adjustment Offer as presented and inform the Minister of Municipal Affairs and Housing of its decision.

Financial Implications

Financial Compensation Details

Compensation from the City of Barrie to the Township of Springwater is proposed to occur over a five-year term as follows:

Date	Boundary Adjustment	Economic Development	Total
January 1, 2026	\$5,000,000	\$170,000	\$5,170,000
July 1, 2026	\$3,416,000	\$0.00	\$3,416,000

January 1, 2027	\$3,416,000	\$170,000	\$3,586,000
January 1, 2028	\$3,416,000	\$170,000	\$3,586,000
January 1, 2029	\$3,416,000	\$170,000	\$3,586,000
January 1, 2030	\$3,416,000	\$170,000	\$3,586,000
Total	\$22,080,000	\$850,000	\$22,930,000

Budget and Property Tax Implications

As a result of the boundary adjustment, the Township will lose \$158,096.47 in annual taxation revenue based on current assessment values and 2025 taxation rates. Based on this lost revenue, the estimated tax increase on the average Springwater home assessed at \$497,000 is approximately \$17 annually based on 2025 rates.

However, the lump-sum front ending of the payment terms would allow Council, should Council consider doing so, the opportunity to invest the immediate compensation received in 2026 in a stable investment vehicle to generate sufficient returns to offset the lost \$158,096.47 in annual taxation the Township currently receives.

Strategic Priorities/Goals

The above initiative supports the following Strategic Priorities/Goals:

- Goal 1** - Leveraging growth to improve Springwater as a community.
- Goal 2** - Leveraging growth to improve Springwater’s economy.

Approvals

- Drafted by:** Evan Taylor, Junior Planner
- Submitted by:** Chris Russell, Director of Planning and Development
- Financial Implications Reviewed by:** Greg Bedard, CPA, CMRP, Director of Finance
- Approved by:** Renée Ainsworth, Dipl. M.A, AOMC, Interim Chief Administrative Officer

Version Code:

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SHARED/C - Council, Boards, By-Laws and Resolutions\C04 Reports to Council\Planning Department\2025\2025-10-15 - City of Barrie Boundary Adjustment (Options Report)

Attachments

Appendix “A” – Map of Proposed Boundary Adjustment

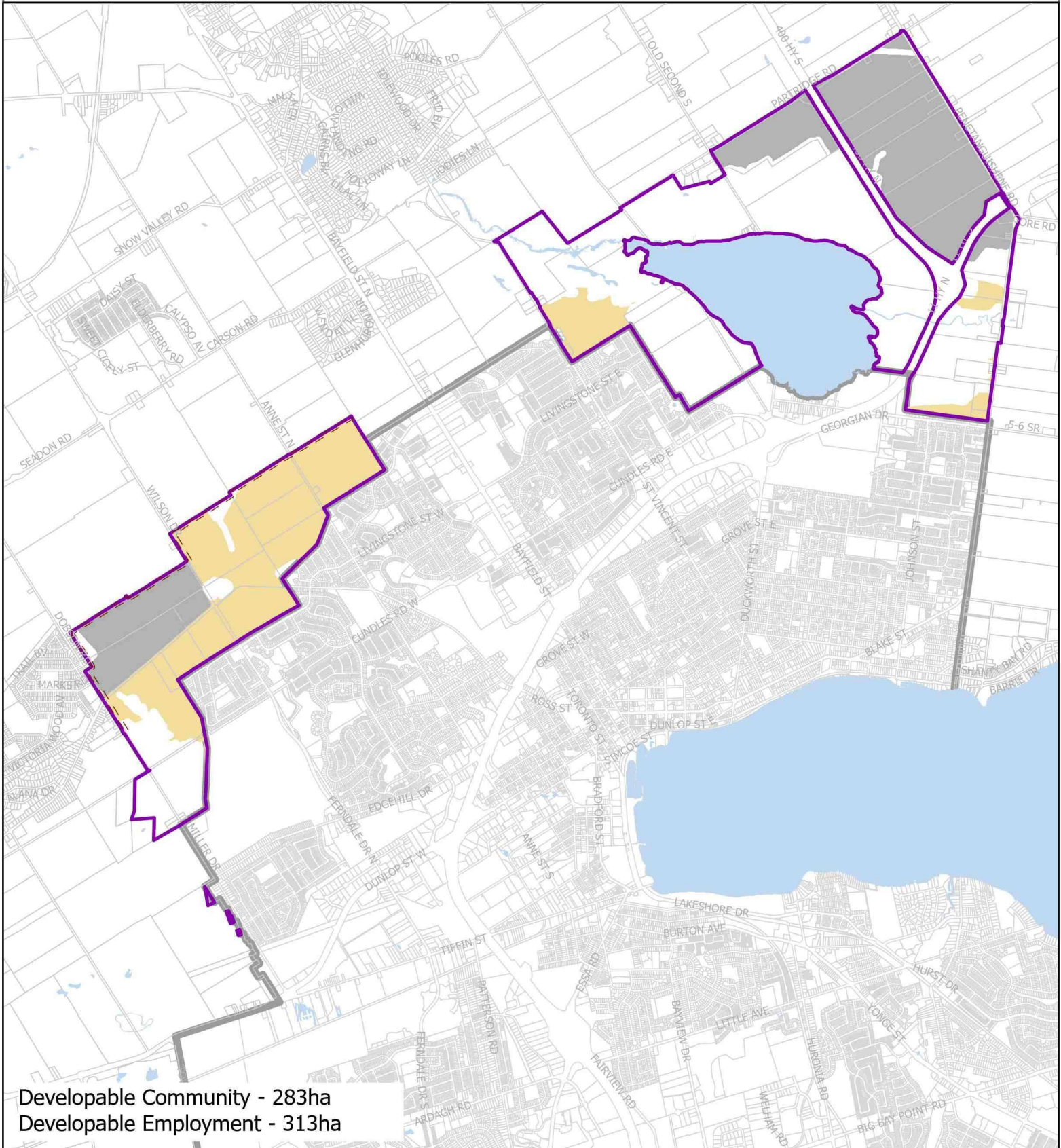
Appendix “B” – Draft Framework Agreement (Restructuring Proposal)

Appendix “C” – Joint Media Release: Shared Principles for Boundary Adjustment

Appendix “D” – Office of the Provincial Land and Development Facilitator Update and Consultant Technical Memos

Appendix “E” – Comments Received from the Public (Verbal and Written Submissions from October 8, 2025, Public Meeting)

Schedule A - Map of Annexed Lands



Developable Community - 283ha
 Developable Employment - 313ha



Produced without prejudice

DRAFT

- New Barrie Lands (1216ha)
- Buffer 30m (20ha)
- City of Barrie Boundary
- Developable Employment
- Developable Community
- Parcels

GIS Branch 9/30/2025



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This Boundary Adjustment Agreement made this day of September 2025

Between:

The Corporation of the City of Barrie (“City”)

And

The Corporation of the Township of Springwater (“Township”)

WHEREAS the City of Barrie [hereinafter “the City”, the Township of Oro-Medonte, the Township of Springwater [hereinafter “the Township”] and the County of Simcoe have engaged in discussions intended to develop mutually acceptable growth management solutions across their jurisdictions. To support this effort, the Minister of Municipal Affairs and Housing has tasked the Office of the Provincial Land and Development Facilitator to assist with discussions, to ensure alignment with Provincial priorities, including the creation of housing and employment opportunities.

WHEREAS the City and the Township have entered into this Agreement for the transfer of land located in the Township to the City by way of a restructuring proposal pursuant to sections 172 and 173 of the Municipal Act, 2001. S.O. 2001, Chapter 25 (the “Act”); and

WHEREAS a description of the lands to be annexed pursuant to this Agreement is attached as Schedule “A” to this Agreement; and

WHEREAS this document sets out the terms under which the City the Township and the County (collectively the “municipalities”) shall request that a restructuring order be issued, pursuant to which, certain lands within the jurisdiction of the Township shall be annexed to the geographical area of the City, and to agree upon compensation and other matters respecting the restructuring.

NOW THEREFORE in consideration of the mutual covenants and the terms and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby irrevocably acknowledged, the parties hereto agree as follows:

1. **Effective Date and Implementation**

1.1 The City and the Township have entered into this Agreement in order to set forth the terms under which they shall request that a Restructuring Order be issued, pursuant to which certain lands currently within the jurisdiction of the Township shall be annexed to the geographical area of the City, and to agree upon other matters respecting the development and growth of the two municipalities and surrounding region.

1.2 This Agreement, deemed to constitute a restructuring proposal, will be submitted to the Minister of Municipal Affairs and Housing (“the Minister”) for implementation effective January 1, 2026 or such other date that the Minister’s Restructuring Order provides for the subject lands to become annexed to the geographic area of the City (“the effective date”). The Minister is authorized by the municipalities to implement the provisions of this Agreement that the Minister has authority to implement. The municipalities agree that all of the provisions of the Agreement are binding upon them, whether contained in the Restructuring Order, or otherwise.

1.3 This Agreement shall constitute the overarching agreement between the parties and the parties acknowledge and agree that the implementation of this agreement shall require the parties to negotiate and execute further agreements which include, but are not limited to:

- Cross Border Servicing Agreement, if requested by the Township pursuant to s. 6.3 of this Agreement.
- Joint Economic Development Working Group Terms of Reference.

1.4 This Agreement is conditional upon the approval of the City and Township councils, and then the issuance of an Order by the Minister of Municipal Affairs and Housing implementing the restructuring proposal submitted by the parties and set out in this Agreement. In the event that either of the parties fails to execute this agreement by December 31, 2025 or the Minister fails or refuses to issue a Restructuring Order by January 1, 2026, then this Agreement shall automatically be terminated following which it shall be of no further force or effect, unless the parties agree otherwise.

2. **Definitions**

In this Agreement:

“Annexed Lands” means approximately 81 properties, with 1216 hectares within the geographical area depicted on the map in Schedule “A”, which lands shall be included in

the request to the Minister for a Restructuring Order and which Restructuring Order will provide for the annexation of the said lands into the geographic area of the City.

“Buffer Lands” means that portion of the Annexed Lands identified in Schedule “A” which the parties agree will not be developed at any time in the future and that are intended to create a buffer in the form of a linear park between the development occurring in the City and the rural Township lands. The Buffer Lands will be designated as parkland through the City’s Official Plan.

“County” means the Corporation of the County of Simcoe.

“Developable Land” means that portion of the Annexed Lands identified in Schedule “A” which the parties agree may be developed for residential, commercial or industrial purposes.

“Direct Costs” means legal and other consultant fees, plus a traceable proportion of Township staff time incurred and directly attributed to the work the Township may be required to undertake between the time this Agreement is executed and December 31, 2025 for purposes meeting the requirements of the Agreement and any related statutory obligations.

“Effective Date” means January 1, 2026.

“Little Lake Lands” means that portion of the City owned lands surrounding Little Lake, that are located in the Township and City, which Lands are identified on Schedule “G”.

“Minister” means the Minister of Municipal Affairs and Housing.

“Non-Developable Lands” means that portion of the Annexed Lands identified in Schedule “A” which the parties agree will be protected from development by law or policy and has been identified through the Hemson Land Needs Assessment as having high and moderate development constraints.

“Restructuring Order” means the restructuring order to be requested by the parties pursuant to the provisions of the Municipal Act, 2001 to implement the matters set forth in this Agreement.

3. Annexed Lands

3.1 The map describing the Annexed Lands is provided in Schedule “A” to this Agreement, which Schedule is an integral part of this Agreement.

3.2 Schedule “A” outlines the total area of the Annexed Land and describes the lands the parties agree consist of the Developable Lands, the Buffer Lands and the Non-Developable Lands.

3.3 The legal description of the Annexed Land is pending as of the date of this Agreement but is to be completed and agreed upon by the parties’ solicitors and submitted to the Minister without further approval by the Council of either party for inclusion within the proposed Restructuring Order of the Minister. It shall become Schedule “B”.

3.4 Schedule “C” is a map showing the existing Township and County roads within the Annexed Lands that will be transferred to the City.

3.5 Schedule “D1” is a map showing the proposed ward boundaries of the City resulting from the transfer of the Annexed Lands, and to be confirmed in the Restructuring Order as of the Effective Date.

3.6 Schedule “D2” is a map showing the proposed ward boundaries of the City resulting from the transfer of the Annexed Lands effective the day the new Council is organized following the 2026 municipal election, and to be confirmed in the Restructuring Order as of the Effective Date.

3.7 Schedule “E” is a map showing the proposed ward boundaries of the Township and County resulting from the transfer of the Annexed Lands, and to be confirmed in the Restructuring Order as of the Effective Date.

3.8 Schedule “F” is a map showing the extent of the Forbes Road at Highway 400 Economic Area referred to in Section 5.1 (a).

3.9 Schedule “G” is a map showing the Little Lake Lands.

4. Purpose and Objectives

4.1 The parties agree that it is within their mutual interests to negotiate the boundary adjustment of the Annexed Lands from the Township to the City in order to support the City’s residential and economic growth needs.

4.2 The parties also recognize the benefits of working together to support environmental sustainability and economic development in the Township, County and City as supported by this Agreement.

4.3 The parties agree that this Agreement is intended to address the following four priority objectives:

- a) to enable the long-term preservation and public use of lands in the vicinity of Little Lake (“the Little Lake Lands”);
- b) to ensure sufficient lands are available for residential growth and provide timely and cost-effective municipal service delivery for potential development within the Annexed lands with priority to lands that have been previously endorsed for Ministerial Zoning Orders;
- c) to prioritize the delineation and servicing of lands within the Township and the City that will create employment opportunities for the residents of the two signatory municipalities and broader region; and
- d) to create a buffer area along the Barrie-Springwater boundary to appropriately scale any future development and ensure an appropriate transition between the communities; such a buffer will also function as linear park and promote active transportation.

5. Collaboration Amongst City, County, Township and Province of Ontario

5.1 The parties to this Agreement shall collaborate with the County, Oro-Medonte and the Province of Ontario to secure financial and other investment in the broader region to support the creation of economic opportunity and employment. Specifically, the parties will prepare a joint request to seek investment in three (3) uniquely located opportunity areas for employment expansion immediately, in particular:

- (a) Forbes Road at Highway 400 (expansion to the Midhurst Settlement Area) identified on the map attached as Schedule “F”. The parties will consider the cost of servicing these lands which will include, as an option, the possibility that these lands be serviced by development located in Springwater.
- (b) Lands around the Lake Simcoe Regional Airport (specifically an airside development area that would complement the future employment lands along Highway 400 for larger employment areas). The proposed collaboration shall also include other initiatives related to the growth of the Lake Simcoe Regional Airport such as the Highway 11 and CR 127 interchanges, hydro upgrades, and other needed infrastructure to stimulate economic development.
- (c) Highway 400/Horseshoe Valley Road (lands southwest of Craighurst). The parties will explore this area as a priority location for the development of employment uses.

5.2 The parties will work together and include Oro-Medonte and Simcoe County, to create a Joint Economic Development Strategic Working Group to support coordinated growth strategies and investments. The terms of reference for this working group will be established within twelve (12) months of the issuance of the Restructuring Order and shall consider mechanisms to jointly fund the work.

5.3 The City will pay to the Township \$170,000 per year commencing on January 1, 2026, and ending on January 1, 2030 (\$850,000 total) without interest to be used exclusively for the purpose of funding economic development priorities.

5.4 The parties will work together with the County and Province to leverage existing assets suitable for regional healthcare services with the goal of achieving accessible care across both municipalities.

5.5 The City will create a seat for the Mayor of Springwater on the City's proposed Conservation Trust for Little Lake Lands and surrounding area, focused on the preservation of environmentally sensitive areas for community recreational use.

5.6 As of the Effective Date, the City will be responsible for providing all services currently provided by the Township and the County, including but not limited to road maintenance, garbage collection, police and emergency fire services to the Annexed Lands, and except for those services the County currently provides for the City as well as the Township, including long-term care, social services and social housing. The City will assume the cost of providing ongoing County services related the Annexed Lands after the Effective Date. The City will work with the County and Township to ensure a seamless transfer of responsibilities.

5.7 The Chief Administrative Officer (CAO) of each municipality shall designate a lead contact for transition related matters and parties will work together to identify opportunities to work together to transition governance, communications and municipal service delivery to ensure transition happens in the most cost-effective and efficient manner. Collaboration and information-sharing meetings will occur quarterly unless determined by the parties that they are needed more frequently, and the County will be invited to participate in meetings where matters related to the transfer of roads or County interests are discussed.

5.8 The City agrees that Township residents will have access to City recreational facilities paying the same fees and charges as though they were City residents.

6. Compensation

6.1 Whereas the parties acknowledge that the current assessment value of properties within the Annexed Lands results in annual tax revenue of approximately \$158,096.47 the parties agree upon the following terms and conditions set out in this Article for compensation.

6.2 The City shall pay the Township compensation based on Fifteen Thousand Dollars (\$15,000) per developable acre of Annexed Land, which shall be the full extent of compensation that the Township is entitled to in respect of the Annexed Lands.

6.3 Payment of Five Million Dollars (\$5,000,000) shall be made on January 1, 2026 and the remainder shall be paid in five installments divided equally and payable annually on July 1, 2026, and January 1, 2027, through January 1, 2030, with no consideration for interest.

6.4 The City has offered to enter into a cross-border servicing agreement with the Township to address the Township's needs related to the development of lands in the vicinity of the Bayfield corridor. At the Township' request, the parties agree that cross-border servicing will be dealt with in a future agreement which will determine matters, such as but not limited to, the capacity needs of the Township, the ability of the City to meet the Township's request, the timeline of servicing, location of connections, specific infrastructure requirements, responsibility for associated costs, and rates to be applied. All future agreements must adhere to the principle of full cost recovery by the City; this refers to all capital investment required to provide the servicing and ongoing operation and maintenance costs.

6.5 The City agrees to be responsible for all direct costs associated with the transfer of the Annexed Lands to the City from the Township, from the date the Township approves execution of this Agreement until December 31, 2025, including all consultants and legal costs incurred during the relevant time.

6.6 The City shall reimburse the Township for any such costs incurred as described in Subsection 6.5 above, by no later than 60 days of presentation to the City of invoices or proof of payment.

7. Assessment and Tax Collection

7.1 Any increase in the property taxes of the Annexed Lands that occurs solely as a result of this Agreement shall be phased in equal installments over twenty (20) years for agricultural land and five (5) years for all other land.

7.2 Notwithstanding subsection 7.1 above, the transitional phase-in provisions for taxation shall no longer apply if:

- (a) There is a change in ownership of the property (except between spouses or in the case of agricultural lands, as between parent and child where the transfer is for the purposes of succession planning). For purposes of this section, “child” means a child born within or outside marriage and includes an adopted child and a person whom a parent has demonstrated a settled intention to treat as a child of his or her family, or
- (b) A change in the use or character of an eligible property, or
- (c) A change in its classification under the Assessment Act.

7.3 All real property taxes levied or municipal fees and charges registered on title under any general or special Act and uncollected in the Annexed Lands that are due and unpaid as of the Effective Date shall be deemed on and after the effective date to be taxes, charges and rates due and payable to the City and may be collected by the City.

7.4 The Treasurer/Collector of the Township shall prepare and furnish to the Treasurer of the City a special collector’s roll for the Annexed Lands showing all arrears of real property taxes or special rates assessed against the lands in the Annexed Lands up to and including the Effective Date and the persons assessed for them.

7.5 On the first day of the month following the month in which the City has received the special collector’s roll from the Treasurer/Collector of the Township under subsection 7.4, the City shall pay to the Township an amount equal to all arrears of real property taxes or special rates assessed against the land in the Annexed Lands, including outstanding penalty and interest charges up to the Effective Date. Any tax arrears acquired by the City from the Township on the special collector’s roll in subsection 7.2 which are deemed to be uncollectable and written off by the Treasurer of the City, will be deducted from the City’s compensation to the Township under article 6 in the following year.

7.6 The City shall have authority to continue with any tax sale procedures that have been initiated by the Township and have not concluded by the Effective Date.

7.7 For the purpose of the assessment roll to be prepared for the City for taxation in 2026, being the year of annexation, the Annexed Lands shall be deemed to be part of the City and the Annexed Lands shall be assessed on the same basis that the assessment roll for the City of Barrie is prepared. The Township agrees that the assessment rolls for the annexed lands shall be provided to MPAC at its earliest opportunity and without waiting for this agreement to be executed, so to be as far in advance of MPAC’s keying cutoff date as

possible to ensure that the 2026 tax rolls are prepared based on municipal boundaries as of January 1, 2026.

7.8 Prior to November 1, 2025, the Clerk of the Township shall prepare and furnish to the Clerk of the City, in respect of the Annexed Lands, a schedule detailing any local improvement charges and/or other charges to facilitate billing of them by the City with payment of these amounts to be forwarded back to the Township to satisfy the original debt incurred.

8. Utilities Transfer

8.1 The City will work with Alectra Utilities Corporation (Alectra) and apply to the Ontario Energy Board for approval to align the provision of hydro services by Alectra with the new municipal boundaries. The Township agrees to cooperate in this process.

8.2 The City and the Township will each notify Enbridge Gas (Enbridge) in regard to the transfer of the Annexed Lands and the City will work with Enbridge to obtain any regulatory approvals that may be required. The Township agrees to cooperate in this process.

8.3 The City will work to ensure any other utility transfers that may be necessary for utility services are adjusted to follow the new municipal boundaries. The Township agrees to cooperate in this process.

9. Municipal By-laws and Official Plans

9.1 From and after the Effective Date, and subject to the provisions of this Agreement, the by-laws of the City shall apply to the Annexed Lands and the by-laws of the Township shall cease to apply to such areas except,

- (a) By-laws of the Township or County,
 - (i) That were passed under sections 34 or 41 of the Planning Act or a predecessor of those sections, or
 - (ii) That were passed under the Highway Traffic Act or the Municipal Act, 2001, or predecessors of those Acts, that regulate the use of highways by vehicles and/or pedestrians or that regulate the encroachment or projection of buildings, or any portion thereof, upon or over highways.
- (b) By-laws of the Township passed under sections 45, 58, or 61 of the Drainage Act or a predecessor of that Act;

- (c) By-laws of the Township passed under section 10 of the Weed Control Act or predecessors of that section; or
- (d) By-laws conferring rights, privileges, franchises, immunities or exemptions that could not have been lawfully repealed by the Council of the Township.

9.2 If the Township has commenced procedures to enact a by-law under any Act and that by-law applies to the Annexed Lands and is not in force as of the date of annexation, the Council of the City will determine whether or not to continue the procedures to enact the by-law to the extent that it applies to the Annexed Lands. Nothing in this section shall have the effect of restricting or limiting the jurisdiction of the City in relation to any planning matter that may hereinafter be considered.

9.3 The Official Plan of the Township and/or County, as it applies to any part of the Annexed Lands and approved under the Planning Act, becomes the Official Plan of the City with respect to the Annexed Lands and shall remain in force and effect until repealed or amended to provide otherwise by the Council of the City. Following the Effective Date, the Annexed Lands shall remain subject to the Township's Official Plan and Zoning By-law then in effect until changed by the Council of the City and approved or in force. Nothing in this Agreement shall impact the City's ability to determine land use matters in respect of the Developable Lands.

9.4 The City agrees that when updating its land use policies and by-laws, the Annexed Lands south of Partridge Road, will be designated for employment uses. Furthermore, the Township agrees that lands located north of Partridge Road to Forbes Roads will be used for Employment Uses within the Township and County of Simcoe.

9.5 During the period preceding the Effective Date, the Planning Staff of the Township shall ensure that their City counterparts are fully apprised of any and all development applications and other planning approvals (whether the same are merely anticipated, in pre-consultation or other informal discussions, or if a formal application has been made) affecting the Annexed Lands, with a view to ensuring that any ongoing planning processes may continue without undue delay from and after the Effective Date. Where responsibility to administer the provisions of any development-related agreements entered into by the Township is transferred to the City, all securities related to ensuring compliance with such agreements will also be transferred to the City.

9.6 Except as specifically provided for in this agreement, nothing of a general nature in this Agreement shall have the effect of restricting or limiting the jurisdiction of the City in relation to any planning matter that may hereinafter be considered.

9.7 From and after the effective date, by-laws of the City passed under the Development Charges Act, 1997, or a predecessor of that Act shall apply in the Annexed Lands until repealed or amended by the Council of the City.

10. **Assets, Liabilities, Rights and Obligations**

10.1 All real property, including any highway, street, fixtures, easements or restrictive covenants running with the land of the Township located within the Annexed Lands, shall vest in, and all liabilities associated with this real property shall be assumed by, the City on the Effective Date. All other assets and liabilities of the Township or County shall remain the assets and liabilities of the Township or County as the case may be.

10.2 Development charge reserve funds held by the Township and County that may be for purposes that would benefit the Annexed Lands, shall remain with the Township and County.

10.3 Any liability of the Township or County related to the Annexed Lands, in respect of:

- (a) causes of action relating to acts or omissions of the Township and County where such acts or omissions occurred prior to the Effective Date;
- (b) litigation commenced against the Township and County prior to the Effective Date for the Initial Phase;
- (c) any obligations or other arrangements of the Township or County under which any promise shall have been made to a third party in exchange for approvals or the inclusion of particular lands within the Annexed Lands;
- (d) debentures or other similar obligations that bind all of the assets of the Township or County; or
- (e) debentures or other similar obligations that bind assets of the Township or County including assets of the County within the Annexed Lands, but which are not limited to assets of the Township or County within the Annexed Lands;

shall remain liabilities and obligations of the Township or County respectively.

10.4 Without limiting the generality of subsection 10.1, any reserve fund, trust fund, or other account (“Funds”) of any nature held by the Township on the effective date, which is held for the sole purpose of maintenance, improvement or operation of any of the assets referenced in subsection 10.1, shall be transferred to the City on the effective date. To the

extent that such Funds are held by the Township for the purpose of the Annexed Land in accounts that apply to a broader area, a proportionate amount of the Funds shall be transferred to the City to be used for the benefit of the Annexed Lands.

10.5 To the extent that anything in this agreement or its implementation triggers the duty to consult First Nations, that duty shall be carried out by the City at the City's cost and expense.

11. Studies, Plans, Records and Data

11.1 The Township will transfer to the City any studies, plans, records, data, designs or similar material that it has prepared and whether internal or public in nature that relate to the Annexed Lands, including but not limited to:

- (a) Any condition assessments or inspection records or data of the roads/culverts/other assets, and all GIS data related to same that would have been used in managing those assets, collected by the Township or the County, from a maintenance management system or other.
- (b) Historical and active building permit information.
- (c) Inventory and any data on septic systems, private wells, municipal wells.
- (d) Records related to any Environmental Compliance Approvals within the annexed lands.
- (e) Inventory of registered second suites.
- (f) GIS data/files for addressing parcel fabric.
- (g) History/data on by-law enforcement and/or complaints, and any by-law exemptions that have been provided.
- (h) municipal drains located in the Annexed Lands that may be the subject of an assessment under the Drainage Act.

11.2 The Township agrees that, after the Effective Date, it will continue to cooperate with the City by providing such supporting information and documentation as is in its possession or under its control that is requested by the City to enable the City to respond to court actions or appeals brought to the Ontario Land Tribunal regarding the Annexed Lands.

12. Notice

12.1 Any notices required or permitted to be given pursuant to this Agreement shall be given to the City Clerk and the Clerk of the Township respectively, to be delivered by email, personally or by prepaid ordinary mail, as follows:

In the case of the City,

City Hall, 70 Collier Street

Barrie, Ontario

L4M 4T5

Attention: City Clerk

Email: Cityclerks@barrie.ca

and

In the case of the Township,

Township of Springwater

2231 Nursery Road.

Minesing, Ontario

L9X 1A8

Attention: Jennifer Marshall, Township Clerk

Email: Jennifer.marshall@springwater.ca

Where notice is given by prepaid ordinary mail, it shall be deemed to have been received five (5) days following posting; however, where notice has been given personally or by email, it shall be deemed to have been received immediately upon delivery. Either party may change its address by giving notice of such change in accordance with the foregoing.

13. Dispute Resolution

13.1 If a dispute arises with respect to any interpretation of this Agreement, the matter in dispute may be referred for resolution through mediation. The mediator shall be agreed upon by all parties. Before resorting to any of the formal dispute resolution mechanisms in

this Agreement, the staff of the municipalities and/or designated members of the municipalities' Councils shall first meet with one another to attempt to resolve any differences through informal means. Despite the foregoing, either party may invoke the formal resolution mechanisms if either it or the other party is unwilling to engage in such informal means of dispute resolution.

13.2 If a mediator cannot be agreed upon by all parties, or the dispute is not resolved through mediation, the matter may be referred to arbitration, to be conducted in accordance with the provisions of the Arbitration Act, 1991, except as provided herein.

13.3 Where a dispute is referred to arbitration under subsection 14.2, the decision of the arbitrator(s) shall be final.

13.4 The costs associated with the mediation or arbitration proceedings shall be shared equally between the parties.

13.5 The parties agree that this Agreement may be enforced by a court of competent jurisdiction.

13.6 The municipalities agree that if either party believes the Minister has failed to implement the parties' restructuring proposal(s) exactly in accordance with this Agreement, whether by failing to include an agreed upon matter, changing a matter agreed upon in this Agreement or by adding a matter or condition not contemplated by this Agreement or the parties, that party shall give written notice to the other parties and the Minister and the municipalities shall, following the dispute resolution provisions set out in section 13, reach an agreement or have the arbitrator determine how that matter should be resolved, or enter into an agreement amending this Agreement (the "Amending Agreement"). Accordingly, the municipalities shall together make a further proposal or proposals to the Minister for a further restructuring order to implement that Amending Agreement. The municipalities agree that they shall continue to follow this process until all parties are satisfied.

14. General

14.1 The parties acknowledge that they are municipal corporations and that their legal names are as set forth in this Agreement.

14.2 The terms and provisions of this Agreement shall be interpreted and applied in compliance with any applicable Provincial legislation, regulations, orders, and directives. In the event of an inconsistency between this Agreement and the provisions of any such Provincial legislation, regulation, order or directive, this Agreement shall be deemed to

have been automatically amended to the minimum extent required to eliminate such inconsistency.

14.3 The invalidity, illegality or unenforceability of any particular provision, article or sub-article in this Agreement shall not affect any other provision of this Agreement, and the balance of this Agreement shall remain valid and in full force and effect notwithstanding any such invalidity, illegality or unenforceability.

14.4 The failure of either party to require performance by the other of any provision of this Agreement shall in no way affect its right thereafter to enforce such provision. Nor shall the waiver or a breach of any provision by either party be taken or be held to be a waiver of any further breach of the same provision or the breach of any other provision of this Agreement.

14.5 In addition to the mechanisms specifically set forth in this Agreement for the implementation of the matters described in this Agreement, the parties shall generally cooperate with one another and perform such further and other actions, share information and give such further and better assurances in relation to this Agreement, as may be reasonably necessary to achieve the objectives of this Agreement.

14.6 Subject to the Municipal Freedom of Information and Protection of Privacy Act, both parties will at all times hold confidential information in strictest confidence as it does its own confidential information.

14.7 The headings in this Agreement are for ease of reference only and are not part of the text of this Agreement.

14.8 Time is of the essence of this Agreement and all parts thereof.

14.9 This Agreement shall be binding upon and shall enure to the benefit of the parties hereto and their successors and assigns.

14.10 List of Schedules

The following Schedules are an integral part of this Agreement:

“A” Map of Annexed Lands

“B” Legal Description of Annexed Lands

“C” Map showing Township and County roads within the Annexed Land to be transferred to the City

“D1” Proposed City Ward Boundaries within Annexed Lands

“D2” Proposed City Ward Boundaries within Annexed Lands effective the day the new Council is organized following the 2026 municipal election.

“E” Proposed reduced Township Ward Boundaries resulting from the Annexation

“F” Map showing the extent of the Forbes Road at Highway 400 Economic Area

“G” Map showing the Little Lake Lands.

14.11 This Agreement constitutes the complete and exclusive statement of the agreement between the parties, and supersedes all proposals, discussions, and all other communications or representations between the parties (whether oral or written), relating to the subject matter of this Agreement.

IN WITNESS WHEREOF this Agreement has been executed by the parties hereto under their respective corporate seals.

THE CORPORATION OF THE CITY OF BARRIE

Per: Alex Nuttall, Mayor

Per:

Wendy Cooke, Clerk

THE CORPORATION OF THE TOWNSHIP OF SPRINGWATER

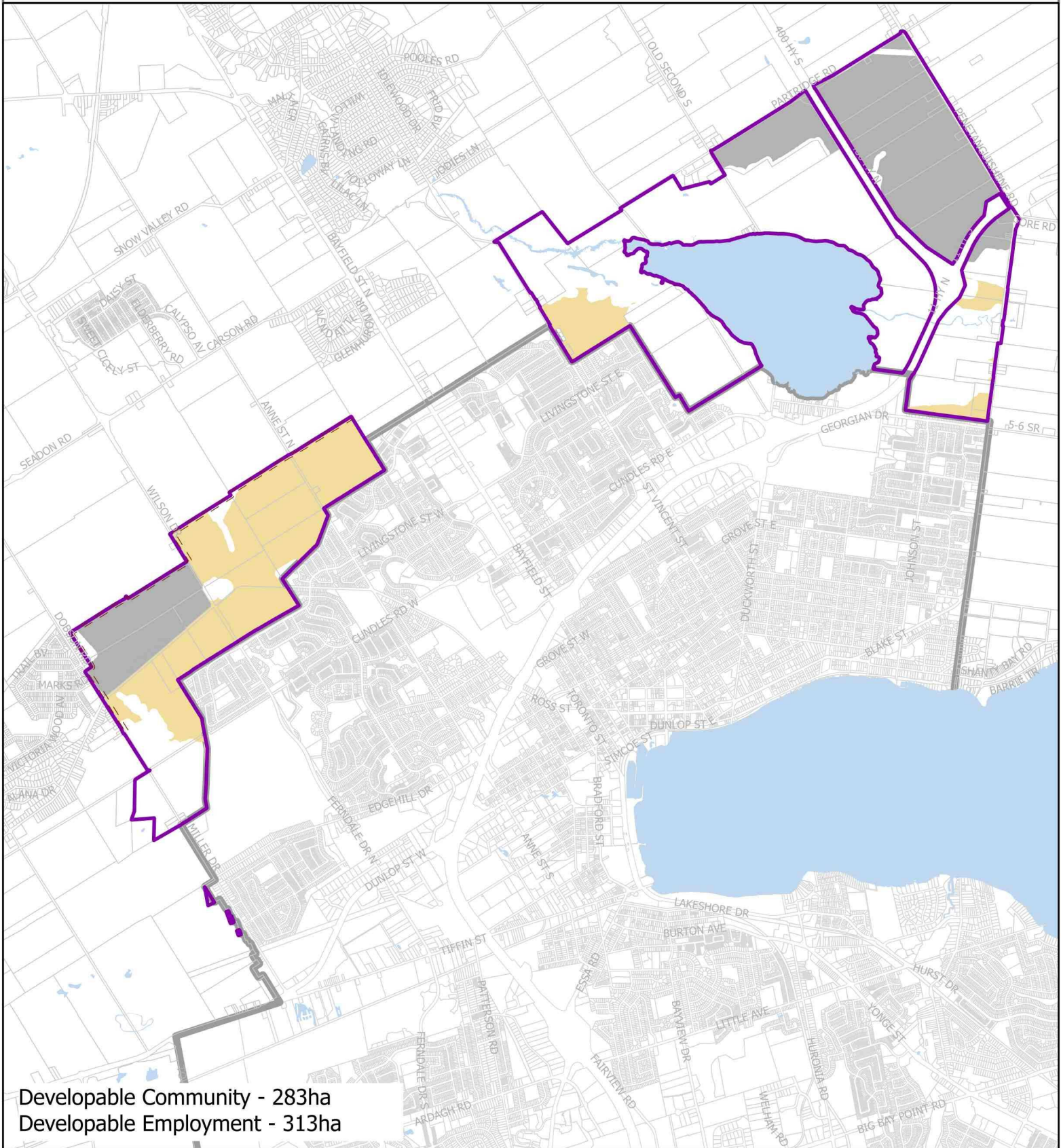
Per:

Jennifer Coughlin, Mayor

Per: Jennifer Marshall, Township Clerk

Draft

Schedule A - Map of Annexed Lands



Developable Community - 283ha
 Developable Employment - 313ha



Produced without prejudice

DRAFT

- New Barrie Lands (1216ha)
- Buffer 30m (20ha)
- City of Barrie Boundary
- Developable Employment
- Developable Community
- Parcels

GIS Branch 9/30/2025

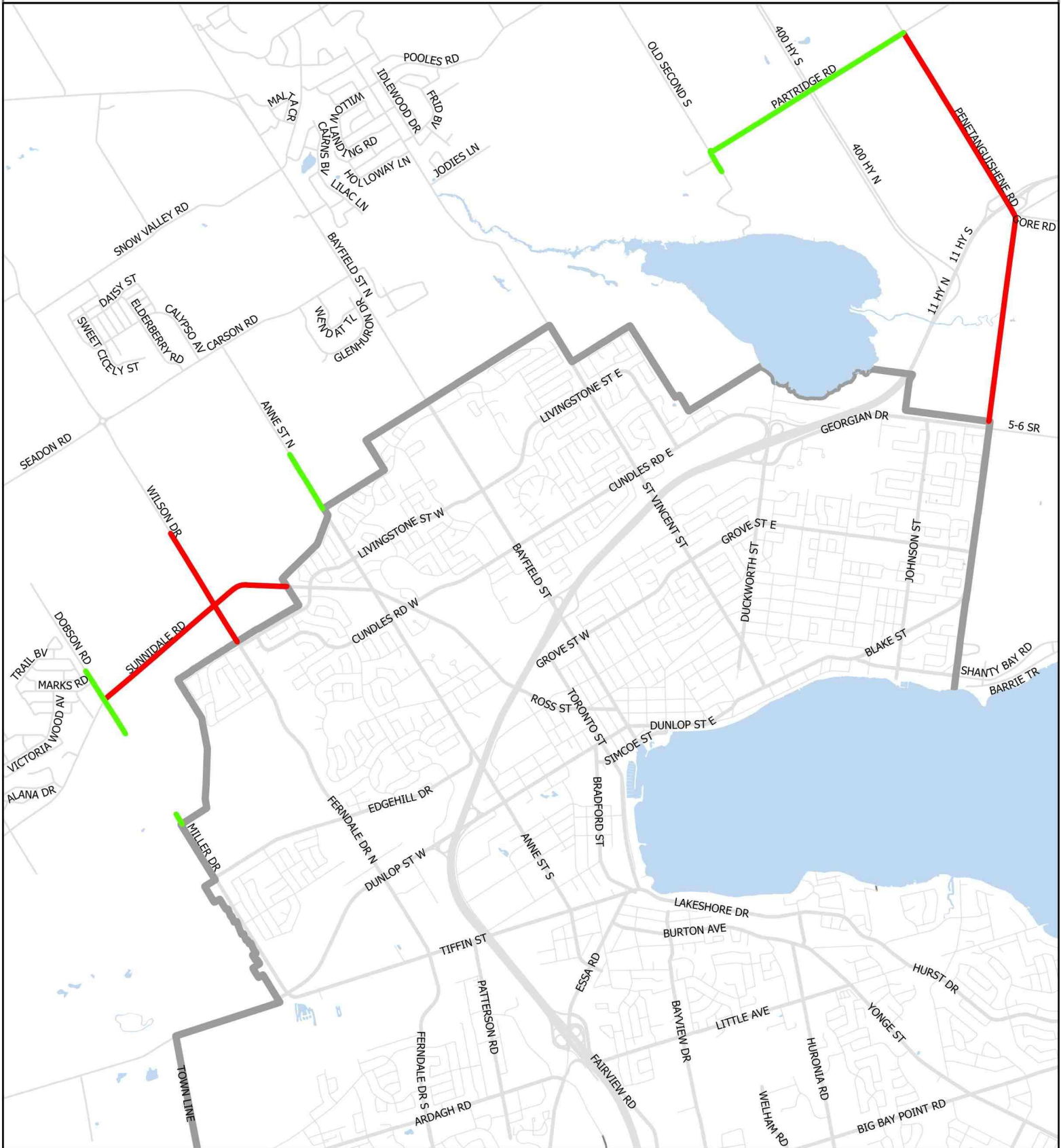


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Schedule "B" - Legal Description of Annexed Lands
To be added when available

Draft

Schedule C - Map Showing Township and County Roads Within the Annexed Land to be Transferred to the City



Produced without prejudice

DRAFT

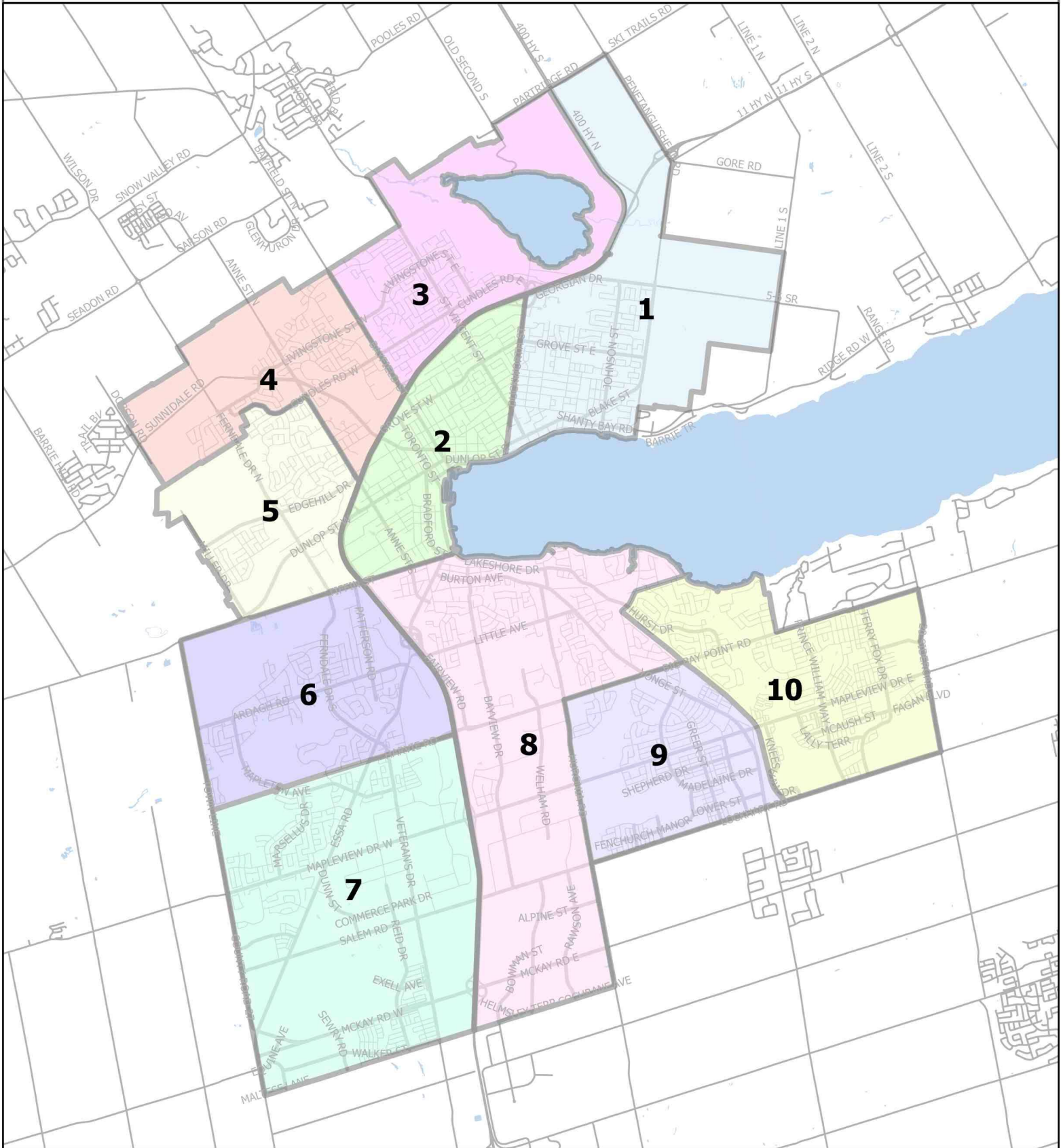
- Township Road to be Transferred to City
- County Road to be Transferred to City
- City of Barrie Boundary

GIS Branch 9/23/2025



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Schedule DI – City Ward Boundaries Including Annexed Lands (Effective January 1, 2026)



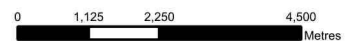
Produced without prejudice

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Ward Number

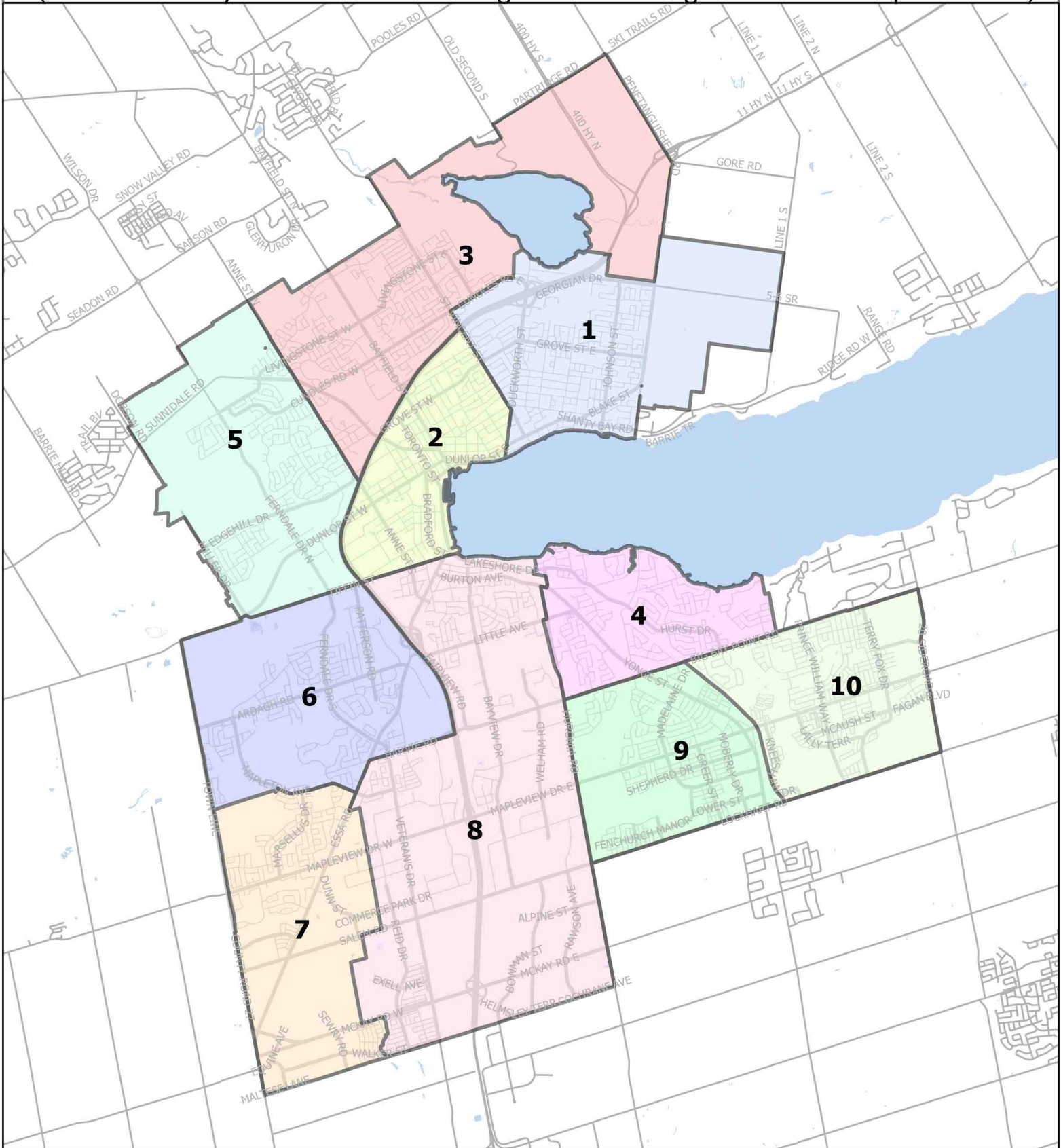
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GIS Branch 9/23/2025



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Schedule D2 – City Ward Boundaries Including Annexed Lands (Effective the day the new Council is organized following the 2026 municipal election)



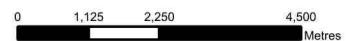
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Ward Number

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GIS Branch 9/23/2025

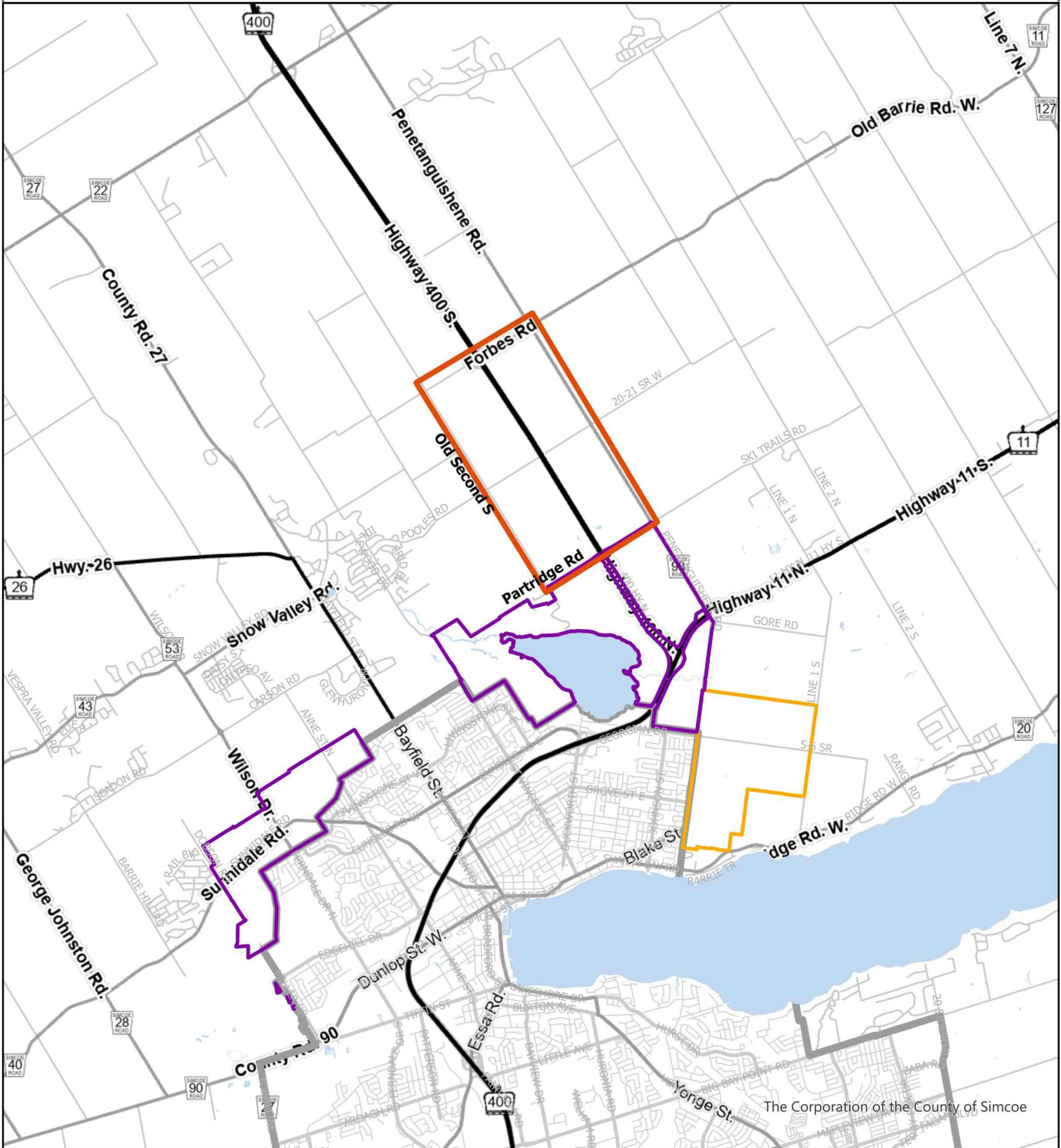


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Schedule "E" Proposed reduced Township Ward
Boundaries resulting from Annexation
To be added when available

Draft

Schedule F - Forbes Road at Highway 400 Economic Area



The Corporation of the County of Simcoe



Produced without prejudice

DRAFT

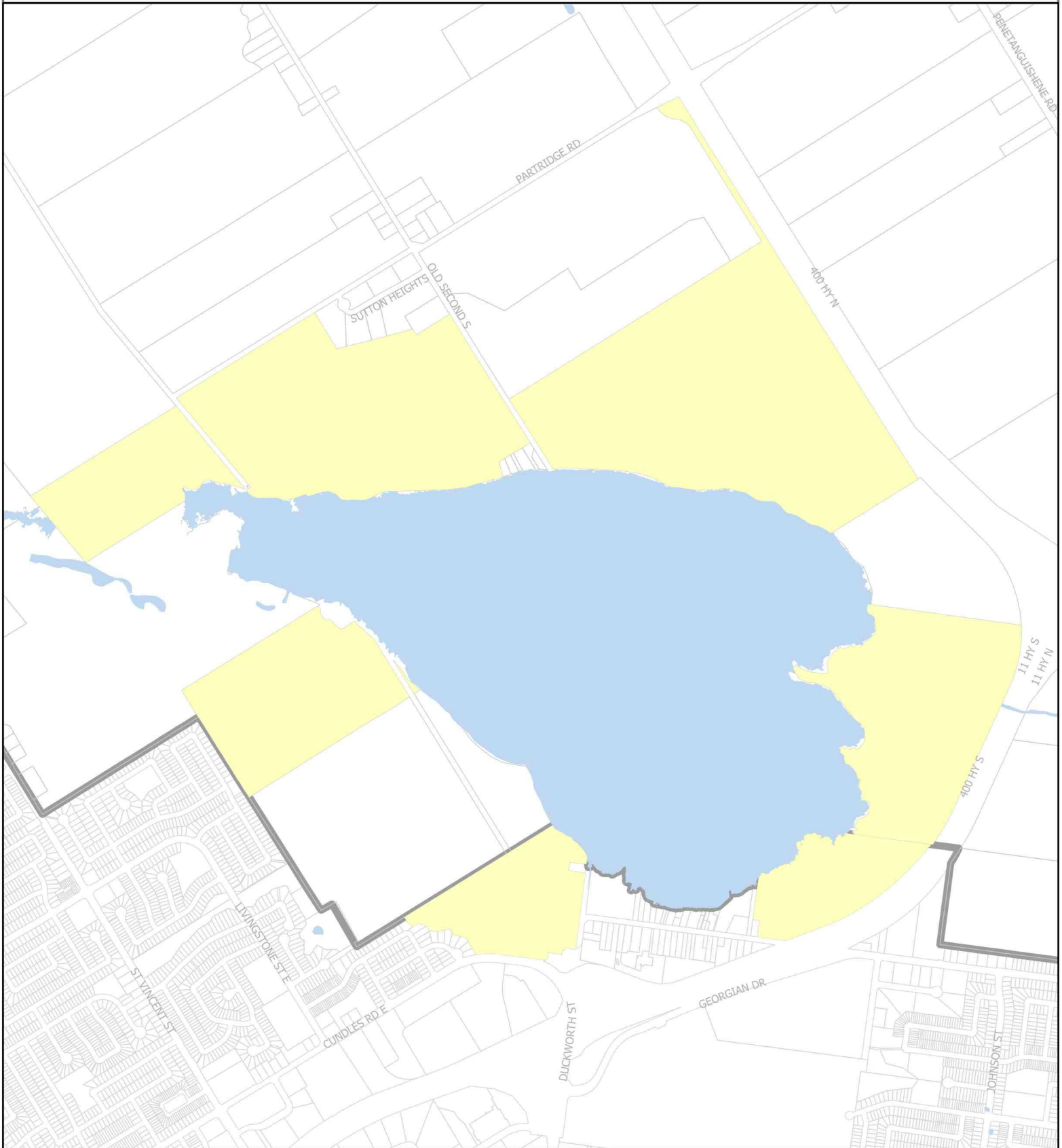
- New Barrie Lands - Oro
- New Barrie Lands - Springwater
- Future Study Area
- City of Barrie Boundary

GIS Branch 9/25/2025






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Schedule G - Map showing the Little Lake Lands

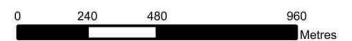


Produced without prejudice

DRAFT

-  City of Barrie Owned Lands (263.1ha)
-  Parcels
-  City of Barrie Boundary

GIS Branch 9/24/2025



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MEDIA RELEASE

Friday, May 9, 2025

City of Barrie and Township of Springwater Develop Shared Principles for Boundary Adjustment and Cross Border Servicing

Barrie, ON – The City of Barrie and the Township of Springwater met following direction from Springwater Council to resume discussions. The meeting focused on shared priorities and mutual commitments related to servicing and boundary adjustments that benefit both communities.

Mayor Nuttall and Mayor Coughlin met to develop the key principles of a framework reflecting a shared commitment to advance growth and collaboration. The meeting represents a critical step towards addressing the future need for residential and employment lands, supporting long-term economic growth and fostering collaboration for sustainable development in alignment with Provincial priorities.

Under the proposed principles, the City of Barrie has offered to extend municipal water and wastewater services to a portion of the Township of Springwater. In exchange for the servicing, the Township of Springwater would transfer supplementary lands to the City of Barrie for long-term residential and employment growth, as per the attached map. The proposed arrangement and associated compensation would be modeled similar to the St. Thomas/Central Elgin boundary adjustment agreement executed in 2024.

A key pillar of the framework is a commitment to environmental sustainability by confirming the Mayor of Springwater as a member of the Little Lake Conservation Trust which will ensure the long-term preservation and protection of these lands.

“Mayor Nuttall and I met to develop draft principles for a possible agreement between our two communities. These draft principles reflect discussions of Springwater Council this term and ensure overall benefit to Springwater Township. The principles include preserving and enhancing Little Lake conservation area, investments in Economic Development, cross border servicing and access to recreation for our residents. I agree with these proposed principles, and I am committed to bringing this back to Council and residents for discussion” stated Mayor Jennifer Coughlin, Township of Springwater.

“The development of these shared principles is a critical step forward on this important issue for our region,” said Mayor Alex Nuttall. “We are running out of shovel-ready employment lands, which limits our ability to attract new businesses and create high-quality jobs for residents. These principles not only secure space for long-term, sustainable growth, but also reflects our shared vision with Springwater for a prosperous future for the region. This opportunity for Barrie to determine the use of our water and wastewater capacity in exchange for additional supply of employment and residential land is mutually beneficial to Barrie and Springwater and I look forward to securing more employment lands to create more jobs for our area.”



MEDIA RELEASE

Friday, May 9, 2025

“Mayors know the needs of their communities best,” said Rob Flack, Minister of Municipal Affairs and Housing. “I commend the City of Barrie and Township of Springwater on working together to deliver better results for the people they serve. I look forward to our continued collaboration as our government strengthens local governance and gives municipalities the tools they need to get shovels in the ground for critical infrastructure projects, faster” stated Minister Flack.

“Throughout this process I have encouraged local dialogue. This kind of partnership between the Mayors of Barrie and Springwater is how communities move forward in the collective best interest,” said MPP Doug Downey. “By developing shared principles for growth and servicing, they’re creating a local solution that supports the broader goals of housing, job creation, and smart planning for the region. This kind of collaboration is exactly what we need to see more of across Ontario.”

Shared principles include:

- City of Barrie boundary expanded in exchange for water and wastewater servicing in defined area and compensation aligned to the St. Thomas/Central Elgin agreement;
- Formation of a joint economic development committee to support coordinated growth and investment strategies and dedicated economic development resources for the Township of Springwater;
- A collaborative approach to regional healthcare services will be pursued to ensure accessible care across both municipalities;
- A property tax phase-in program to ease the transition for affected property owners;
- Access to City of Barrie recreational facilities, programs and waterfront parking passes ;
- Confirmation of the Mayor of Springwater as a member on the Little Lake Conservation Trust;
- A request for the Ontario Energy Board to consider an alignment of the Alectra service area.

This matter will be brought forward to the Township of Springwater Council in the coming weeks.

-30-

Contact information:

Scott Lamantia, Manager of Communications, City of Barrie
<mailto:amantia@barrie.ca> 705-794-0517

Scott.Lamantia@barrie.ca.

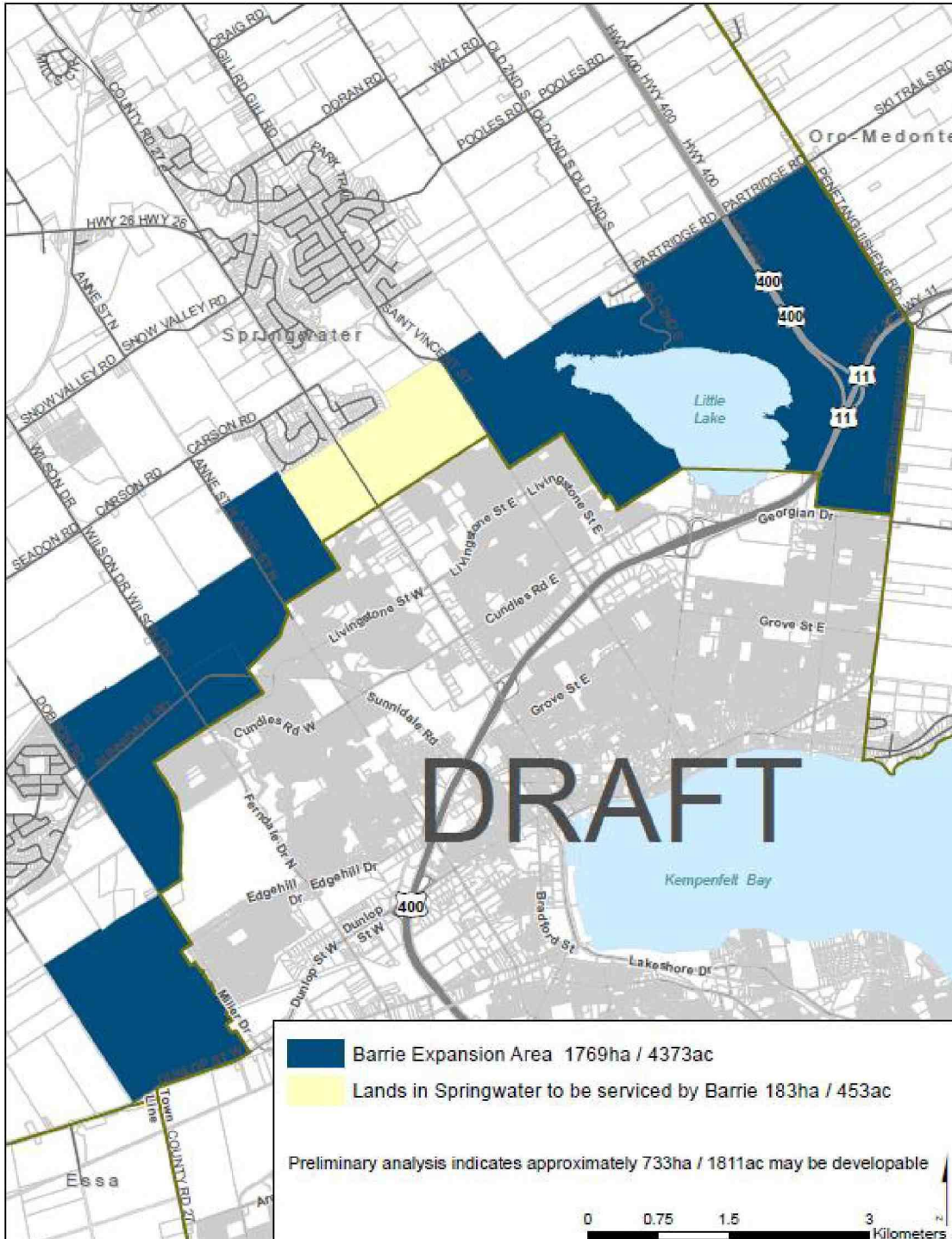
Jenna Reid, Communications Officer, Township of Springwater
<mailto:Reid@springwater.ca> 705-728-4784 ext. 2090

Jenna.Reid@springwater.ca.



MEDIA RELEASE

Friday, May 9, 2025



VIA EMAIL

October 15, 2025

File No. 121086

Township of Springwater
2231 Nursery Road
Minesing, ON
L9X 1A8

Attn: Trevor Harvey, CET, PMP
Director of Public Works and Infrastructure

Ref: **Barrie Boundary Adjustment Proposal
Joint Land Needs Analysis and Study – Stage 3
Plenary Session #2 – Engineering Analysis
Peer Review Comments**

Dear Trevor:

Further to your request, we have reviewed the *Joint Land Needs Analysis and Study – Stage 3 - Engineering Analysis*, prepared by R.V. Anderson Associates Ltd. (RVA) in relation to the Barrie Boundary Adjustment proposal. The following summarizes our high-level Peer Review Comments associated with the material for the Township's consideration.

While the RVA presentation slides address Water, Wastewater, Stormwater & Transportation, we are focusing our Peer Review on the Water, Wastewater & Transportation components only.

1. General Observations

- a) Additional background information should be included in relation to the three Scenarios being compared. Specifically, a summary of the developable area calculations, prepared by North-South Environmental and/or Hemson should be included along with information on the projected units, per capita flows, etc. for each Scenario.
- b) More background information and greater detail should be included in relation to the Opinion of Probable Costs, including unit costs and any assumptions associated with the specific cost estimates.

2. Water

- a) On Slide 4 (“Existing Water Supply Capacities”), the available capacity in Barrie’s Zones 1, 2N, and 3N is noted as 78,146 m³/day, while Slide 5 (“Future Water Demands and Planned Capacities”) identifies a required capacity of 147,403 m³/day under Scenarios 2 and 3. This clearly implies the need for a major future expansion of Barrie’s Water Treatment facilities.

However, on Slides 20 and 21 (“Scenario 2 – Opinion of Probable Costs”), no costs are identified for Water Treatment, and instead a note has been added indicating that treatment costs *can be considered as a percentage of future water treatment costs*. This acknowledges that such costs will exist, yet they have been excluded from the table.

As such, Water Treatment costs should be included for Scenarios 2 and 3, as their omission results in an inaccurate and misleading comparisons on Slide 23 (“Summary – Water and Wastewater Cost Estimate”) and Slide 41 (“Summary of Total Probable Cost”).

- b) On Slide 18 (“Scenario 1 – Opinion of Probable W&WW Cost”), Water Treatment costs of \$82 million are identified, along with \$76 million for vertical water supply works and \$27 million for vertical works related to employment land water supply. The combined total of \$185 million appears high for new wells, treatment, and pumping facilities when compared to the costs for the recently constructed facilities in Midhurst.

3. Wastewater

- a) On Slide 11 (“Existing Wastewater Supply Capacities”), the existing capacity of Barrie’s Wastewater Treatment Facility (WwTF) is identified as 76,000 m³/day, whereas Slide 12 (“Future Wastewater Flows and Planned Capacities”) projects a required capacity of 116,354 m³/day under Scenarios 2 and 3.

However, on Slides 20 and 21 (“Scenario 2 – Opinion of Probable Costs”), no costs are identified for Wastewater Treatment, and instead a note indicates that treatment costs “can be considered as a percentage of future wastewater treatment costs.” This acknowledges that such costs will exist, yet they have been excluded.

As such, Wastewater Treatment costs should be included for Scenarios 2 and 3, as their omission results in an inaccurate and misleading comparisons on Slide 23 (“Summary – Water and Wastewater Cost Estimate”) and Slide 41 (“Summary of Total Probable Cost”).

- b) On Slide 13 & 14 two Wastewater Pumping Stations are identified for Scenario 1, which seems reasonable, however on Slide 18 (“Scenario 1 – Opinion of Probable W&WW Cost”) it identifies a combined total of \$36 Million (\$20Million + \$16Million) for vertical Wastewater works which appears high for two pumping stations, when compared to the costs for the recently constructed facilities in Midhurst.

4. Transportation

- a) The Transportation Scenarios appear to differ from those used for Water and Wastewater. For example, Slide 33 (“Scenario 1 – Major Impacted Roads”) shows all Residential development located within what appears to be the Midhurst Secondary Plan area, with new industrial lands positioned between Highway 400 and Penetanguishene Road, extending south from Partridge Road to Hwy 11. This differs significantly from the Water and Wastewater Scenario 1.

As such confirmation is required that Scenarios 1, 2, and 3 for Water, Wastewater, and Transportation are all premised on the same overall quantum and geographic distribution of new development within each of the three Scenarios.

- b) Slides 36, 37 & 38 identifies a proposed “Barrie Bypass” extending from south of Barrie through Midhurst and connecting to Forbes near Highway 400. Further Slide 38 (“Capacities for Key Roadways / Potential Improvements 1/2”) identifies that this new two-lane roadway would need to be constructed for Scenario 1.

However, the Barrie Bypass is an outdated concept previously considered by MTO, that has been removed from current MTO projections due to significant environmental and land use challenges. In its place, MTO is advancing the widening of Highway 400.

Accordingly, all references and projected costs associated with the “Barrie Bypass” should be removed, as they no longer reflect current planning or engineering reality.

- c) If Scenarios 1, 2, and 3 assume the same level of overall growth, differing only by municipal jurisdiction, then traffic volumes and road improvement needs should be comparable across all Scenarios, as development of this magnitude should be viewed at a regional level. Consequently, the Opinion of Probable Cost for Transportation should not vary significantly between Scenarios.

5. Summary

In closing, while the RVA presentation contains a lot of useful information, there remain several areas where clarification and additional information/detail is needed to improve accuracy and transparency. In particular, Slide 42 (“Summary of Total Probable Cost”) compares total Water, Wastewater, Stormwater and Transportation costs for each Scenario in a manner that is misleading and may not fully account for certain excluded costs, such as Water and Wastewater Treatment for Scenario 2 & 3, which could be significant. These omissions could affect how the relative cost differences between Scenarios are interpreted.

It should also be noted that the undersigned raised many of these questions directly with RVA’s presenters during Plenary Session #2 on September 16, 2025, and provided contact information for follow-up. While some refinements have since been made, the majority of the issues raised at the session remain.

Should you have any questions please do not hesitate to contact the undersigned.

Yours truly,

AINLEY & ASSOCIATES LIMITED



J. A. Mullan, P. Eng.
President & CEO

Verbal Submissions:

Alex Lusty, Davies Howe LLP on behalf of the Midhurst Landowners Group advised of opposition to the process and referenced the written submissions received.

John Spring of 2438 County Road 92, Elmvale advised of opposition of the process and the impact to Springwater's tax revenue.

Mike Douglas of 746 St. Vincent Street acknowledged that annexation happens and encouraged Council to get the best possible outcome for the Township.

Chris Ellis of 321 Miller Drive advised of concerns related to servicing and tax increases.

Sean Mason of 3100 Steeles Avenue East, Markham advised he is a builder with lands in the Township and advised of his support for the annexation to bring various housing options to the Township, and advised of his development history with the Township.

Eldon Theodore on behalf of Sunnidale OP Inc., owners of 731 Sunnidale Road advised of applicant's commitment of creating affordable, attainable housing whether in Barrie or Springwater.

Jane Voorheis of 7 Black Forest Lane, Oro-Medonte advised of the opposition of the annexation and the process, including lack of consultation with Indigenous and environmental partners.

Jack Hanna of 22 Frid Boulevard, Midhurst advised of opposition of the annexation and stated preference of Springwater developing the land themselves.

Christine Nugent of 2687 County Road 92, Elmvale advised of opposition to the annexation process and lack of meaningful consultation of the public.

Greg Davidson of 6 Lawson Avenue, Elmvale advised of past decisions of Council and stated the importance of working together in negotiations.

Jason Sheldon of 100-7501 Keele Street, Vaughn on behalf of Lonybra Developments Inc. c/o The Remington Group who own 727 Bayfield Street

North which is set to remain in Springwater, advised that cross border servicing is needed for their senior's home development project.

Ron Sheardown owner of Barrie Welding and Machine at 39 Anne Street South advised of support of the annexation and advised of a request to the City of Barrie to incorporate the lands of Snowvalley Yorkwood in a boundary adjustment to be used for employment purposes.

Mike Campbell of 3 Anthony Court advised of support for the annexation and the need to participate in negotiations.

Mary-Lynn Atkinson of 49 Willow Landing sought clarification on if taxpayers or the developers will pay for the servicing of the Sadlon and Remington lands.

Janine Peck of 52 Idlewood Drive advised of the benefit of being at the table in negotiations and support for the process thus far.

Wendy Lingenfeller of 14 Stokes Drive advised of the benefit of being at the table in the negotiations.

Cameron Sellers of 10 Heatherwood Drive on behalf of the owners of 560 Anne Street North and advised of support for the annexation, stating the Proposal aligns with Provincial goals and the desire to be serviced by the City of Barrie.

Darren Vella, Innovative Planning Solutions of 647 Welham Road advised that as the former Planner for Springwater Township and as representative of developers in the Township, he supports the annexation for the landowners and advised that the Midhurst Secondary Plan expansion is not realistic.

Paul Sadlon Jr. of 866 St. Vincent Street advised of support for the annexation and the process of an MZO application to build attainable housing and community amenities.

Rick Crooke of 719 St. Vincent Street advised of support for the developers around him and support for the annexation and cross border servicing.

Council took a five-minute recess and returned at 8:16PM.

Hale Mahon of 33 Hillview Crescent advised that Springwater could develop within its borders.

Sandy McConkey of 2866 Old Orchard Road advised of concerns regarding comments stating that this matter is a land sale and advised that this matter is a provincial mandate and not a land sale.

Dave Strachan of 47 Findlay Mill Road advised of concerns of Barrie achieving the goal of development and suggested the province should be advised of this.

Brian Thorn of 1146 St. Vincent Street advised of opposition of annexation and concerns regarding the City of Barrie's plans for the lands.

John R Macdonald of 908 Concession 10 RR#3, Brechin advised of opposition of annexation and concerns with losing good farmland, the impact to future generations, urban sprawl and polluting the Lake Simcoe Watershed.

From: noreply@springwater.ca on behalf of Mark Dionne <[REDACTED]>
Sent: September 21, 2025 1:40 PM
To: Clerk's Department
Subject: Springwater's Future at Risk: Say No to the Propos

EXTERNAL EMAIL. Please check sender.

I'm writing to you today with a deep sense of urgency regarding the City of Barrie's proposed annexation of over 4,300 acres of land from our township. This is a critical issue that threatens the very identity and future of Springwater, and it's imperative that we voice our opposition.

While the proposal is framed as a mutual agreement with "compensation" for our township, we must not be misled. This deal is overwhelmingly in the best interest of Barrie, which desperately needs more land for its own growth and employment. The promises of extended water services, economic development funding, and a tax phase-in are a poor trade for the loss of a significant portion of our land, our resources, and our rural character.

Our mayor, Jennifer Coughlin, was elected to serve the people of Springwater. It's her responsibility to protect our community's interests, not to negotiate away our future to a neighboring city. This proposed boundary adjustment is a direct contradiction of that duty. It's a deal that benefits Barrie at our expense. If this annexation is allowed to proceed, it will be a clear failure of leadership. The people of Springwater should not stand for this. If Mayor Coughlin fails to protect our township from this land grab, we must demand her immediate resignation.

We elected our leaders to represent our values and to fight for our community. It's time they remember who they serve. I urge you to contact your elected officials and express your strong opposition to this proposal. Let's stand together and protect Springwater.

Sincerely,

Mark Dionne

Origin:
<https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.springwater.ca%2Fen%2Fnews%2Fnotice-of-public-meeting-to-discuss-proposed-boundary-adjustment.aspx&data=05%7C02%7Ckatja.awender%40springwater.ca%7C30e21689919d4e690b6408ddf935db66%7C9fd68ff896b04a5cba7bb82aa00e335b%7C1%7C0%7C638940731958190043%7CUnknown%7CTWfPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIiYiOilwLjAuMDAwMCIsIiAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=7GhTZ9d22KHqyhLzNVN80xCjiWRFhI4IQeiy82DT1v8%3D&reserved=0>

This email was sent to you by Mark Dionne<[REDACTED]> through <https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.springwater.ca%2F&data=05%7C02%7Ckatja.awender%40springwater.ca%7C30e21689919d4e690b6408ddf935db66%7C9fd68ff896b04a5cba7bb82aa00e335b%7C1%7C0%7C63894073195812747%7CUnknown%7CTWfPbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIiYiOilwLjAuMDAwMCIsIiAiOiJXaW4zMilslkFOljoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=JofMLka89%2BcWj2NQnaQf%2F%2FZMUBD2wisv%2Bmc4EvuK6oU%3D&reserved=0>.

From: Leah Lecours-St.Louis <[REDACTED]>
Sent: September 23, 2025 9:36 AM
To: Clerk's Department
Subject: Concern Regarding Proposed Boundary Adjustment

EXTERNAL EMAIL. Please check sender.

Dear Mayor and Council,

I am writing to express my deep concern regarding the proposed boundary adjustment between the Township of Springwater and the City of Barrie. When we purchased our property, it was with the full understanding and intent that it was within the Township of Springwater. One of the key reasons we chose Springwater was the rural lifestyle it provides, including the lower property taxes, private well, and septic system that align with our expectations and financial planning.

The possibility of being absorbed into the City of Barrie raises serious concerns for us as homeowners. We do not wish to be subjected to significantly higher municipal taxes, mandatory connection to costly city services, or the loss of the character and autonomy that comes with living in Springwater. The change would not only impose a financial burden on our household but also alter the very reasons we chose to invest and make our home here.

We strongly urge Council and decision-makers to consider the voices of residents like us, who specifically chose Springwater for the benefits and values it offers. The proposed boundary adjustment feels like an erosion of our choice and our community identity.

We respectfully request that our property remain within the Township of Springwater and that Council oppose any restructuring proposal that would transfer our lands into the City of Barrie.

Thank you for your attention to this matter and for your service to the residents of Springwater.

Sincerely,

Leah Lecours-St.Louis and Scott Woods

307 Miller Drive, Barrie, ON, L4N 9X6

[REDACTED]



File #: 1212
Date: October 1, 2025

Midhurst Landowner Group
c/o Daniel Steinberg, Loopstra Nixon, Group Trustee
135 Queens Plate Drive, Suite 600
Toronto, ON, M9W 6V7

Dear Mr Steinberg:

**Re: Joint Land Needs Analysis and Study – Stage 3
Engineering Analysis**

The Midhurst Landowner’s Group (MLG) is represented by Geranium, Sundance Homes, The Sarjeant Company, Brookfield Residential, Countrywide, Rose Corporation, Ballymore Homes, Rosehaven, Harbour Equity and Paradise Developments, and their respective consulting engineer’s, SCS Consulting Group, TY Lin, Hutchinson Environmental Sciences, BA Group, Crozier, Aecom, Sabourin Kimbal & Associates, and Schaeffer & Associates. We are writing on behalf of the MLG in conjunction with TY Lin and Crozier & Associates to provide comments with regard to the September 16, 2025 presentation from RVA Anderson with regard to the water, wastewater and transportation components of their Engineering Analysis in support of the Joint Lands Needs Analysis and Study for the proposed Barrie/Springwater Growth Area.

The presentation provides an overview of information, but lacks the detailed background information to substantiate the conclusions provided, which are required to confirm the presented information. It is also noted that the information presented represents a “high level preliminary analysis and requires further study (e.g. MSP or Class EA) before the size, location and cost can be confirmed”. On this basis, careful consideration should be taken with regard to decision making based on this information without further assessment.

The June 21, 2019 sanitary servicing analysis of sanitary sewers at the City boundary prepared by Cole for the City of Barrie and included in the Barrie Wastewater Collection Master Plan identifies that the existing 250mm diameter sanitary sewer on Bayfield Street would require local upgrades in the downstream sewer and that the existing 250mm diameter sewer on Anne Street is at capacity under 2041 conditions. There are however no sewer upgrades identified on the Wastewater Distribution Network Overview (Scenario 2&3) figure at these two connection point locations. Can the detailed wastewater analysis be provided for review?

The proposed new sanitary sewers, forcemains and pipe upgrades are identified on a Scenario 1 and a Scenario 2&3 figure in the presentation. The lengths associated with the proposed sewer works are 14.3km, 10.2km and 11.2km. The lengths provided didn't appear to be visually consistent with the relative lengths provided in the tables of the presentation. Our rough measurement of the new and replacement sewer lengths from the PDF's in the presentation were 13.6km for Scenario 1 and 15.5km for the infrastructure show on the Scenario 2&3 figure. We note that these lengths differ considerably from the information provided in the tables of the presentation. This could impact the cost assessment. Can this be clarified?

It isn't clear if the water Projected Maximum Day Demand rate and sanitary Projected Flows included in the summary tables include the respective demand and flow rates for the three proposed scenarios. Can a separate table be provided to demonstrate the water demand and sanitary flow rates specific to the new growth areas associated with Scenarios 1, 2 & 3?

The Opinion of Probable Cost for both water and wastewater treatment have zeroed out the costs for Scenarios 2 & 3, noting that they should be considered part Barrie's total planned treatment expansion costs. Since any expansion of the Midhurst water and wastewater treatment facilities would be a similar expansion cost approach, likely carried in a future Development Charge (DC) By-law, the current DC related costs for the Barrie water and wastewater treatment infrastructure should be carried to provide a consistent comparison between the three scenarios.

The following information is contained in the 2023 Barrie DC Background Study. Indexing and inclusion of this information into the scenario comparison analysis should be considered.

Water: (Appendix D.3 – Table 1)

- The in-period DC eligible cost for Water Services for the 2023 to 2041 period is \$151.60 million. There are no Benefit to Existing or Post Period costs identified.

Wastewater: (Appendix D.4 – Table 1)

- The in-period cost eligible cost for Wastewater Services after reduction for Benefit to Existing and Post Period Benefit for the 2023 to 2041 period is \$368.25 million.

The transportation analysis in RVA's presentation is unclear on how the three scenarios assessed align with those considered for planning, water, and wastewater. Hemson's Land Needs Analysis identifies approximately 300 ha of employment lands and 500 ha of community lands (Blocks 2–6), which form the basis of the servicing assessments. However, the transportation component appears to apply different assumptions, creating inconsistencies in the areas evaluated and the scope of road improvements. Clarity is requested on how the scenarios were derived and whether they provide an appropriate basis



Re: **Joint Land Needs Analysis and Study – Stage 3
Engineering Analysis**

File #: 1212
October 1, 2025
Page 3 of 3

for cost comparison. Without alignment across disciplines, the combined cost estimates (e.g., Slide #41) risk being misleading and not reflective of a fair comparison.

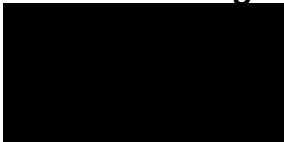
It is also difficult to understand why Scenario 1 produces materially higher costs than Scenarios 2 and 3, given all scenarios are premised on comparable growth in the same region. Transportation costs are typically assessed at a regional level, as growth impacts extend beyond the immediate area. Similar network improvements would therefore be expected under each scenario. It should be clarified whether planned improvements identified in the Midhurst Secondary Plan or the County of Simcoe's Transportation Master Plan have been accounted for, and further detail should be provided on the background assumptions supporting the road improvement recommendations.

We would appreciate if these comments could be considered in the Engineering Analysis and Study.

Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

SCS Consulting Group Ltd.



Steve Schaefer, P. Eng.
Principal



P:\1212 Midhurst Growth Study\Correspondence\Letters\Loopstra Nixon-sms-RVA Servicing Analysis Comments -2025 10(Oct) 01.docx

From: [Derek Wills](#)
To: [Clerk's Department](#)
Subject: Letter for October 1/25 Council Meeting
Date: Sunday, October 5, 2025 7:43:09 PM

EXTERNAL EMAIL. Please check sender.

Dear Springwater Clerk

Submitted by: Derek Wills
11 Neretva Street
Midhurst, Ontario L9X0M5

I am writing to express my displeasure with the minority view of Springwater's Council to continue to push for a boundary adjustment agreement, despite adequate evidence including an in-house legal opinion that proceeding is not in the best interests of the township or its citizens.

As I understand things, the aim of Barrie to acquire Springwater lands is primarily for residential and employment purposes. However there is no clear plan from the City of Barrie on how the lands will actually be developed. It seems like a "get the land now and we will deal with it later" situation. I feel for the current property owners who find themselves in the crosshairs.

When I look at Springwater from a residential perspective, and specifically Midhurst where I live, the establishment of both the Midhurst Valley and Midhurst Heights subdivisions in the Secondary Plan demonstrate that we are "punching way above our weight" in terms of new housing opportunities. When I drove through Midhurst Valley 3 weeks ago, I counted about 340 completed homes with about 20 of those for sale and only 2 houses currently under construction. Yes, only 2 houses are currently under construction. For a development that boasts 5000 homes when complete, there is a long way to go. And with Midhurst Heights promoting another 1500 homes (still without a single foundation poured in the ground), I have a hard time believing that the provincial government can justify shoving a boundary adjustment down our throats. However, that seems to be the story line that the minority share of Council wishes us to believe.

The problem with housing in this area is that builders are not building and buyers are not buying - at least at the current list prices. A great example is 56 Calypso in Midhurst Valley. Originally listed brand new at 1.209M in February 2025 then reduced to 1.179M in August and just sold for 1.050M. The builder taking a \$159K reduction sure demonstrates why houses are not getting built. I would be extremely interested to know how many of the 340 houses in this new Midhurst Valley subdivision have actually been resold or were originally purchased with the sole purpose of becoming rentals.

I recall in a spring council meeting the developer for Midhurst Heights saying that part of their plan for the sale of new homes was that they would appeal to existing Midhurst families wishing to downsize. Find me a family that lives in Midhurst that would actually do that. Their new 4-plex

plan with a small portion of that subdivision is quite simply a way to offset the reduced profit they know they will incur when the shovels hit the dirt. My message: Go back to Toronto and do what you're good at there and do not insult the intelligence of this community.

My biggest issue I have with the whole border adjustment is the servicing of the Bayfield corridor. Barrie claims in one of its proposals that this has a value of \$60M. I know there is an alleged plan for a senior's complex and a number of associated medical office opportunities in this area. However, I have the following questions:

1. What do the citizens of Springwater not know about the remaining development plans for this land?
2. Who owns that land and how much land value will they gain by having this serviced before they sell?
3. Why do we need Barrie to develop this and not Springwater?
4. What is the sense of urgency to get this done now?

I think there is a lot of political posturing going on by rushing to push this through before the next municipal election. It is clear this has become such a contentious issue that it has created a clear divide of Council where the use of strong mayoral power will be enacted that tilts the democratic process. Say what you want about Doug Ford and his logic for issuing this directive which was primarily focused on housing. I think Springwater (Midhurst) meets and exceeds the expectations of the provincial government as it relates to housing. The space has already been allocated and we cannot go back.

Springwater can attract new business just as easy as Barrie can with the added bonus of keeping the tax base here in our township where it belongs. We should be focusing our limited resources on how to do that and perhaps partner with Oro-Medonte on a plan where we will likely share similar values. Quite frankly I am tired of seeing our township bullied by outside forces.

Barrie would be much better served if they clean up its own homeless mess first with the cash it has earmarked in its proposals for the boundary adjustment.

From: [Landings of Willow Creek](#)
To: [Clerk's Department](#)
Subject: Support for Boundary Change
Date: Monday, October 6, 2025 11:10:32 AM

EXTERNAL EMAIL. Please check sender.

Comments for Meeting:

I am writing to express my support over the boundary change. I support Barrie taking over all the lands in the map of annexed lands you issued & sent to me..

Thanks,

Salvatore Catalano operating as Landings of Willow Creek
Owner of 424 Penetanguishene Rd Springwater ON

From: noreply@springwater.ca on behalf of Vanessa Catalano <[REDACTED]>
Sent: Monday, October 6, 2025 11:21 AM
To: Clerk's Department
Subject: Support for boundary change 400 corridor

EXTERNAL EMAIL. Please check sender.

I am writing to express my support for the proposed annexation of lands along the Highway 400 corridor from Springwater and Oro-Medonte into the City of Barrie.

My family owns property along highway 400 in the 400 corridor, I believe this annexation is an important step to ensure sustainable growth and economic development in the region.

The proximity of these lands to Barrie's existing infrastructure, including the hospital and Highway 400, makes them ideal for residential and employment development. This expansion would help create new jobs, support local services, and allow for efficient use of municipal resources.

Currently, much of this land is underutilized, and without city services it remains challenging to develop. Integrating it into Barrie would allow for proper planning, access to city water, and essential services that benefit both future residents and the broader community.

I respectfully urge the provincial government to approve the annexation, ensuring that growth in the region is managed effectively and responsibly. Thank you for considering my perspective.

Sincerely,

Vanessa Catalano

Origin:
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This email was sent to you by Vanessa Catalano [REDACTED] through <https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.springwater.ca%2F&data=05%7C02%7Cjennifer.marshall%40springwater.ca%7C77adcf828db4c4ab21a08de04ebed3a%7C9fd68ff896b04a5cba7bb82aa00e335b%7C1%7C0%7C638953608585098864%7CUnknown%7CTW>

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From: [Andrea Norton](#)
To: [Clerk's Department](#)
Subject: Public Meeting October 8 Submission
Date: Monday, October 6, 2025 3:30:00 PM

EXTERNAL EMAIL. Please check sender.

Andrea Norton
38 Park Trail
Midhurst, ON
L9X 0P6
October 6, 2025

Mayor and Councillors,

First, thank you for your dedication to public service and your efforts on behalf of the residents of Springwater Township. It is always important to listen to your constituents. A Public Meeting on such a significant decision is certainly warranted.

I have been following the process of the Barrie/Springwater/ Oro Medonte boundary adjustments for some time. Initially Barrie seemed to want to annex areas because of a need for more employment lands, but a December 6, 2024 report from the Hemson Group indicated Barrie has sufficient employment lands until about 2051. It lacked "shovel ready" parcels, but annexation would not solve that issue, since none of the lands in the proposed boundary shift are in serviced areas.

The Hemson report did indicate that Barrie would need more land available to meet their residential housing goals, since their projections reflect a density that would be greater than most areas in the GTA. The Hemson report indicated that Barrie would need between 265-630 hectares for residential communities depending on the density model they chose.

Now here we are: On the cusp of handing over 4 373 acres (1 770 hectares) to Barrie. The Warden of Simcoe County, Basil Clarke has twice voiced concern over the move toward annexation, once in December, 2024, and more recently, on September 25, 2025. I share his concern. Once the lands have been annexed, neither the Township nor the County have control over what happens on our borders.

These are my concerns:

- The proposed annexed land parcels are much larger than those in earlier discussions.
- There has been an apparent rejection of providing those lands with waste water services through the Midhurst infrastructure, in favour of an as yet undeveloped Barrie alternative.
- It seems that the current development goals of Springwater have been subsumed by a concerted effort to make a deal with Barrie.
- Barrie has not specified how these lands will be developed and will not do so until they are within their borders.

Springwater has the capacity and the planning to develop these lands under our own terms and within budgets similar to what Barrie would need to service these land parcels. It seems counterintuitive to hand over control of these lands, when the Township can manifest its own destiny.

Finally, my question: Will you, Mayor and Council, slow this process, take the time to reflect and come to a conclusion that supports a strong Springwater Township well into the future?

Andrea Norton



October 6, 2025

By E-Mail Only to *clerks@springwater.ca*

Township of Springwater
Administration Centre
2231 Nursery Road
Minesing, ON L9X 1A8

Attention: Jennifer Marshall, Clerk

Dear Mayor Coughlin and Members of Council:

**Re: Barrie Annexation Proposal
Use of Strong Mayor Powers**

We are counsel to the Midhurst Landowner's Group which is comprised of ten respected community builders, being: Sundance Homes, Countrywide Homes, Brookfield Residential, Geranium, Sarjeant Company Ltd., Rose Corporation, Ballymore Homes, Rosehaven Homes, Paradise Developments, and Silvercore Group (the "**MLG**").

The purpose of this letter is to clarify the limits of the use of Strong Mayor Powers as set out in Part IV.1 of the *Municipal Act* (the "**Act**") and provided to Springwater through *O. Reg 530/22*, Schedule 1 in the context of Barrie's Annexation Proposal.

As explained below, Strong Mayor Powers cannot be used to facilitate Barrie's Annexation Proposal.

The Law on Strong Mayor Powers

The focus of this letter is on three interrelated Strong Mayor Powers pertaining to by-laws, being:

- 1) The by-law veto power in s. 284.11 of the *Act*;
- 2) The by-law consideration power in power in s. 284.11.1 of the *Act*; and,
- 3) The related power to direct municipal employees as found in s. 284.3 of the *Act*.

These powers allow a Mayor to:

1. veto a by-law, provided reasons are given in writing, within two days of a by-law's enactment, and provided the veto is not subsequently overridden by a two-thirds majority of Council;
2. require a Council to consider a by-law, upon the provision of reasons for doing so, and if so introduced, allows that by-law to pass on a mere one-third of votes in favour; and,
3. require staff to assist the Mayor in these efforts by undertaking research and providing advice or implementing decisions arising from the veto or passage of a by-law under the Strong Mayors Powers.

The powers above only exist if provincial priorities are prescribed. The relevant regulation is *O. Reg. 580/22: Provincial Priorities* (the "**Priorities Regulation**"). The entirety of the Priorities Regulation reads:

1. The following are provincial priorities prescribed for the purposes of sections 284.10, 284.11 and 284.11.1 of the Act:

- 1. Building 1.5 million new residential units by December 31, 2031.*
- 2. Constructing and maintaining infrastructure to support housing, including,*
 - i. transit,*
 - ii. roads,*
 - iii. utilities, and*
 - iv. servicing.*

There are two aspects of the Priorities Regulation that are crucial to correctly understanding them. First, they only relate to the constructing of new residences; there is nothing about non-residential development. Second, the time window is limited to December 31, 2031.

The Annexation Proposal is About More than New Residences

As it stands, Barrie's Annexation Proposal includes 300 hectares of employment land that, based on certain assumptions, might be required by 2061. Though Barrie could change the intended use of the lands once control by Springwater has been lost, notionally the employment land component would be used for non-residential purposes.

As mentioned, the Priorities Regulation only enables Strong Mayor Powers to be used to advance new residences. Since Barrie's Annexation Proposal contains employment land the Strong Mayor Powers are not available.

Annexation Does not Help Springwater Build Homes

Setting aside the employment land component, if the Barrie Annexation were to proceed only over the residential lands (though this too could change later), it is not Springwater, but Barrie, that would gain new lands for housing.

Logically then, use of the Strong Mayors Powers by Springwater's Mayor to facilitate Barrie's Annexation Proposal is not rationally connected to building more homes in Springwater. Rather, it is about permanently transferring jurisdiction and control over land to a third-party in exchange for payment. This calls into question the jurisdiction of Springwater's Mayor to use Strong Mayors Powers in this context, even if the Barrie Annexation Proposal were only for residential land.

To explain further through a contrasting example, expanding the Midhurst Secondary Plan Area to provide housing would assist Springwater in meeting the housing priority as those lands would be within Springwater. Accordingly, the use of Strong Mayors Powers to expand Midhurst for housing would not suffer from the same jurisdictional issue as the Barrie Annexation Proposal.

Annexation is Outside the Province's Priority Period

The housing component of the Land Needs Analysis completed in support of Barrie's Annexation Proposal appears to project residential land needs to the horizon year of 2051. The employment land need analysis assumes a horizon year of 2061.

The 2051 and 2061 time periods stand in contrast to the time period of up to 2031 during which time the use of Strong Mayors Powers may, under the right circumstances, be available.

Given the disconnect between the timelines in the Land Needs Analysis and the timeline in the Priorities Regulation, there is no relationship between Barrie's Annexation Proposal and the stated Provincial Priorities which must be present for the Strong Mayor Powers to be available. Accordingly, the Strong Mayors Powers are simply not available in this context.

Directing Staff is not Permissible

In light of the foregoing, there is no authority to use Strong Mayor Powers to direct Staff to conduct research, provide advice, or implement a by-law arising from the use of either the veto or consideration powers related to the Barrie Annexation Proposal.

Efforts to direct Springwater employees to engage in the Barrie Annexation Process should cease immediately. Additionally, Mayoral Direction MDIR-2025-001, which directs Staff to facilitate discussions on Barrie's Annexation Proposal, should be repealed.

Strong Mayors Powers Cannot Veto or Table Annexation By-laws

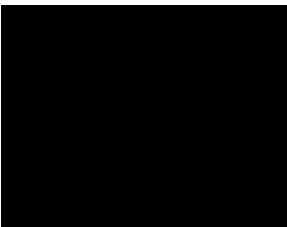
Similarly, the veto and consideration powers are not available in the context of Barrie's Annexation Proposal for the reasons explained above. While it is true that use of these powers is insulated from judicial review for unreasonableness pursuant to s. 284.14 of the *Act*, their use would not be immune from challenge on other grounds, for example, illegality.

We strongly recommend the repeal of By-law 2025-042, purporting to authorize the Mayor of Springwater to engage in discussions about Barrie's Annexation Proposal, and By-law 2025-068, relating to cross-border servicing in the context of those negotiations.

Concluding Remarks

We hope these comments have been helpful in framing the constraints that apply to the use of Strong Mayor Powers generally, and to Barrie's Annexation Proposal in particular.

Yours sincerely,
DAVIES HOWE LLP



Alex Lusty (he/him)

copy: Martha Greenberg, Deputy Minister, MMAH
Sean Fraser, Assistant Deputy Minister, MMAH
Tanzeel Merchant, Regional Director, MMAH
Hon. Doug Downey, MPP, Barrie-Springwater-Oro-Medonte
Andrea Khanjin, MPP, Barrie-Innisfil
Brian Saunderson, Member of Provincial Parliament, Simcoe-Grey
Jill Dunlop, Member of Provincial Parliament, Simcoe North
Dan Matheson, Chair, OPLDF
Jeffrey Schelling, OPLDF
Warden, Deputy Warden and Members of County Council
Clerk's Office, County of Simcoe
Mark Aitken, CAO, Simcoe County
Rob Elliott, General Manager, Engineering, Planning & Environment

Nathan Westendorp, Director of Planning/Chief Planner
Nancy Huether, Director of Economic Development and Airport Services
Mayor, Deputy Mayor and Members of Springwater Council
Clerk's Office, Springwater
Renee Ainsworth, CAO, Springwater
Chris Russell, Director of Planning, Springwater
Trevor Harvey, Director of Engineering, Springwater
Greg Bedard, Director of Finance/Treasurer, Springwater
Joe Mullan, Ainley Group, Springwater Peer Review Engineer
Mayor, Deputy Mayor and Members of Oro-Medonte Council
Clerk's Office, Oro-Medonte
Sean Binns, CAO, Oro-Medonte
Brent Spagnol, Director of Planning, Oro-Medonte
Clare Riepma, Chair, Lake Simcoe Region Conservation Authority
Rob Baldwin, CAO, Lake Simcoe Region Conservation Authority
Jonathan Scott, Chair, Nottawasaga Valley Conservation Authority
Jennifer Vincent, CAO, Nottawasaga Valley Conservation Authority
Midhurst Landowners Group, c/o Daniel Steinberg, Trustee
Brookfield Residential
Countrywide Homes
Sundance Homes
Geranium
Sarjeant Company Ltd.
Rose Corporation
Ballymore Homes
Rosehaven Homes
Paradise Developments
Silvercore Group

October 6, 2025

By E-Mail Only to martha.greenberg@ontario.ca

Deputy Minister Martha Greenberg
Ministry of Municipal Affairs and Housing
Province of Ontario
777 Bay Street
Toronto, ON M5E 2G5

Dear Ms. Greenberg:

**Re: Barrie Boundary Adjustment
Servicing Commentary**

We are counsel to the Midhurst Landowner's Group which is comprised of ten respected community builders, being: Sundance Homes, Countrywide Homes, Brookfield Residential, Geranium, Sarjeant Company Ltd., Rose Corporation, Ballymore Homes, Rosehaven Homes, Paradise Developments, and Silvercore Group (the "**MLG**").

We are writing to share the results of a peer review conducted of the Engineering Analysis completed by RV Anderson dated September 16, 2025 (the "**RVA Analysis**"). As you will see, the RVA Analysis, even for a preliminary assessment, is selective and omits crucial information which gives a misleading impression. The result of these shortcomings is that the RVA Analysis should not be relied on.

Please find enclosed:

- Correspondence from SCS Consulting Group dated October 6, 2025; and,
- Correspondence from TYLin dated October 6, 2025.

Together, these letters indicate that when it comes to the comparison of scenarios where servicing is provided by Springwater and Barrie:

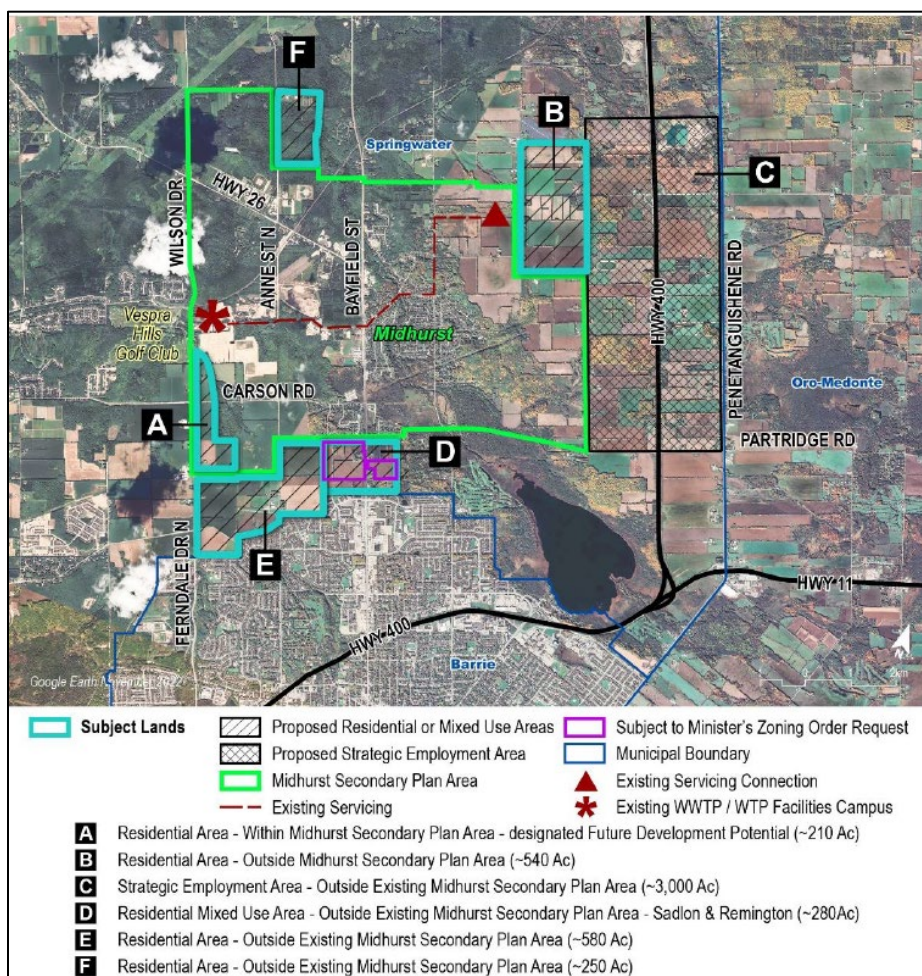
- There has been an inconsistent use of assumptions between options, for example, relating to water usage rates;
- No costs for water and wastewater treatment upgrades have been assumed for the Barrie scenarios, though there would be such costs;

- There has been a failure to denote the Midhurst WWTP as a facility on Slide 10 (showing only Barrie, Centre Vespra and Snow Valley); and
- There has been a failure to take into account the capacity of the new Midhurst water treatment facilities (referencing instead the water system that is servicing the existing Midhurst village area).

As detailed in the attached letters, the result of these assumptions and omissions is that servicing *via* Barrie appears far less costly than it should while the Springwater scenario is made to have unreasonably exaggerated costs.

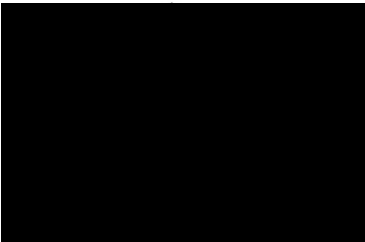
It is not in the public interest to make significant public policy decisions on the annexation of lands on the basis of the information contained in the RVA Analysis.

We request that a Midhurst Expansion scenario, which would see Springwater service a logical expansion of Midhurst as shown below, be considered as it is the more realistic Springwater servicing scenario. We question why this option was not considered.



We ask that the Province and all parties involved take the necessary time to investigate all servicing options and fully examine the probable scenarios.

Yours truly,
DAVIES HOWE LLP



Alex Lusty (he/him)

AL:AL
encls.: as above

copy: Sean Fraser, Assistant Deputy Minister, MMAH
Tanzeel Merchant, Regional Director, MMAH
Hon. Doug Downey, MPP, Barrie-Springwater-Oro-Medonte
Andrea Khanjin, MPP, Barrie-Innisfil
Brian Saunderson, Member of Provincial Parliament, Simcoe-Grey
Jill Dunlop, Member of Provincial Parliament, Simcoe North
Dan Matheson, Chair, OPLDF
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Warden, Deputy Warden and Members of County Council
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Midhurst Landowners Group, c/o Daniel Steinberg, Trustee
Brookfield Residential
Countrywide Homes
Sundance Homes
Geranium
Sarjeant Company Ltd.
Rose Corporation
Ballymore Homes
Rosehaven Homes
Paradise Developments
Silvercore Group



File #: 1212
Date: October 6, 2025

Midhurst Landowner Group
c/o Daniel Steinberg, Loopstra Nixon, Group Trustee
135 Queens Plate Drive, Suite 600
Toronto, ON, M9W 6V7

Dear Mr Steinberg:

Re: Joint Land Needs Analysis and Study – Stage 3
RV Anderson Engineering Analysis, September 16, 2025

We are writing on behalf of the Midhurst Landowner’s Group in conjunction with TY Lin and Crozier & Associates to comment on the September 16, 2025 presentation by RV Anderson with regard to their Engineering Analysis of the water, wastewater and transportation components for the Joint Lands Needs Analysis and Study for the proposed Barrie/Springwater Growth Area.

The Midhurst Landowner’s Group consists of Geranium, Sundance Homes, The Sarjeant Company, Brookfield Residential, Countrywide, Rose Corporation, Ballymore Homes, Melrose, Silvercore Group and Paradise Developments, and their respective consulting engineer’s, SCS Consulting Group, TY Lin, Hutchinson Environmental Sciences, BA Group, Crozier, Aecom, Sabourin Kimbal & Associates, and Schaeffer & Associates.

As a general comment, we note that while the RV Anderson presentation provides an overview of information, it lacks the detailed background information to substantiate the conclusions drawn and can therefore be misleading based on the omitted information.

RV Anderson notes that the information presented represents a “high level preliminary analysis and requires further study (e.g. MSP or Class EA) before the size, location and cost can be confirmed”. On the basis of these caveats, we caution that careful consideration should be taken with regard to decision making based on this information without further assessment. Given these caveats, it is inaccurate to conclude that Scenario 1 (the Springwater option) produces substantially higher costs than Scenarios 2 and 3 (the Barrie options). Please refer to correspondence by TyLin, dated October 6, 2025 for additional detail.

Water and Wastewater Servicing

The June 21, 2019 sanitary servicing analysis of sanitary sewers at the City boundary, prepared by Cole for the City of Barrie and included in the Barrie Wastewater Collection Master Plan, identifies that the existing 250mm diameter sanitary sewer on Bayfield Street would require local upgrades in the downstream sewer and that the existing 250mm diameter sewer on Anne Street is at capacity under 2041 conditions.

There are however no sewer upgrades identified on the “Wastewater Distribution Network Overview (Scenario 2&3)” figure at these two connection point locations. This detailed wastewater analysis should be provided for review.

The proposed new sanitary sewers, forcemains and pipe upgrades are identified on a Scenario 1 and a Scenario 2&3 figure in the presentation. The lengths associated with the proposed sewer works are 14.3km, 10.2km and 11.2km. The lengths provided don’t appear to be visually consistent with the relative lengths provided in the tables of the presentation. Our rough measurement of the new and replacement sewer lengths from the PDF’s in the presentation are 13.6km for Scenario 1 and 15.5km for the infrastructure shown on the Scenario 2&3 figure. We note that these lengths differ considerably from the information provided in the tables of the presentation. This would impact the cost assessment. This should be clarified.

It isn’t clear if the water Projected Maximum Day Demand rate and sanitary Projected Flows included in the summary tables include the respective demand and flow rates for the three proposed scenarios. In order to conduct an accurate assessment of the three options, a separate table should be provided that demonstrates the water demand and sanitary flow rates specific to the new growth areas associated with Scenarios 1, 2 & 3. See the TyLin correspondence for further detail.

For example, the Barrie Water Treatment Plant (WTP) capacity is noted as being 138,000 m³/day prior to 2026 however the Projected Maximum Day Demand is noted as being 147,403 m³/d. The presentation doesn’t address how the shortfall will be accommodated or if the Projected Maximum Day Demand includes the expansion area demand requirements. How can there be no WTP improvement requirements shown for Scenario 2&3 when there is a demonstrated shortfall in capacity?

The Opinion of Probable Cost for both water and wastewater treatment have zeroed out the costs for Scenarios 2 & 3, noting that they should be considered part Barrie’s total planned treatment expansion costs. Since any expansion of the Midhurst water and wastewater treatment facilities would be a similar expansion cost approach, likely carried in a future Development Charge (DC) By-law, the current DC related costs for the Barrie water and

wastewater treatment infrastructure should be carried to provide a consistent and fair comparison between the three scenarios. As presented, the costs for the Barrie options are understated.

The following information is contained in the 2023 Barrie DC Background Study, **therefore substantiating that there are relevant costs associated with the water and wastewater treatment of any proposed growth areas using these facilities.** The wastewater treatment costs currently carried in the City of Barrie DC Background Study are for currently planned growth in the City of Barrie. It is unclear in the presentation if the Expansion Area lands wastewater treatment requirements will be in addition to the Projected Flows identified in the report but it appears they would be in addition to the flows provided based on the footnotes in slide #5, in which case additional expansion would be required to what is already shown in the DC Background Study. In order to conduct a proper assessment of the three options, indexing and inclusion of this information into the scenario cost comparison analysis should be considered. Refer as well to the TyLin correspondence, dated October 6, 2025.

Water: (Appendix D.3 – Table 1)

- The in-period DC eligible cost for Water Services for the 2023 to 2041 period is \$151.60 million. There are no Benefit to Existing or Post Period costs identified.

Wastewater: (Appendix D.4 – Table 1)

- The in-period cost eligible cost for Wastewater Services after reduction for Benefit to Existing and Post Period Benefit for the 2023 to 2041 period is \$368.25 million.

Barrie's DC cost estimates, including water and wastewater are for the period 2023-2041 and do not reflect development requirements to 2061.

Transportation

The transportation analysis in RVA's presentation is unclear on how the three scenarios assessed align with those considered for planning, water, and wastewater. Hemson's Land Needs Analysis identifies approximately 300 ha of employment lands and 500 ha of community lands (Blocks 2–6), which form the basis of the servicing assessments. However, the transportation component appears to apply different assumptions, creating inconsistencies in the areas evaluated and the scope of road improvements. Clarity is requested on how the scenarios were derived and whether they provide an appropriate basis for cost comparison. Without alignment across disciplines, the combined cost estimates (e.g., Slide #41) are misleading and not reflective of an accurate and transparent comparison.

It is also difficult to understand why Scenario 1 (the Springwater option) produces materially higher costs than Scenarios 2 and 3 (the Barrie options), given all scenarios are premised on comparable growth in the same region. Transportation costs are typically assessed at a regional level, as growth impacts extend beyond the immediate area. Similar network improvements would therefore be expected under each scenario.

Furthermore, it should be clarified whether planned improvements identified in the Midhurst Secondary Plan and the County of Simcoe’s Transportation Master Plan have been accounted for, and further detail should be provided on the background assumptions supporting the road improvement recommendations.

Conclusions

As noted above, at a minimum, the following information is needed to before a fair and accurate cost comparison of the three scenarios can be completed:

- i) A detailed wastewater analysis showing the sewer upgrades needed for Scenarios 2 and 3 and the associated costs;
- ii) Detailed calculation of the lengths of linear infrastructure requirements for Scenarios 2 and 3;
- iii) Consistent application of principles when it comes to servicing the expansion lands; whether the lands are serviced by Barrie or Midhurst, there will be associated treatment costs; “zero-ing out” treatment costs for the Barrie options does not present a consistent cost comparison with the Springwater option.
- iv) Rationale for the materially higher transportation costs shown for the Springwater option; and
- v) Clarification on the extent to which planned transportation improvements in the Midhurst Secondary Plan and County of Simcoe Transportation Master Plan have been accounted for.

In conclusion, the September 16, 2025, presentation by RV Anderson, lacks detailed background information and is missing other key costs to substantiate the conclusions and therefore is misleading without the intended audience having all of the relevant information.

We would appreciate if these comments could be considered in the Engineering Analysis and Study.

Re: **Joint Land Needs Analysis and Study – Stage 3**
RV Anderson Engineering Analysis, September 16, 2025

File #: 1212
October 6, 2025
Page 5 of 5

Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

SCS Consulting Group Ltd.



Steve Schaefer, P. Eng.
Principal
sschaefer@scsconsultinggroup.com

P:\1212 Midhurst Growth Study\Correspondence\Letters\Loopstra Nixon-sms-RVA Servicing Analysis Comments -2025 10(Oct) 06.docx



October 6, 2025

PROJECT NUMBER 10449

The Midhurst Landowner Group
c/o Daniel Steinberg, Loopstra Nixon, Group Trustee
135 Queens Plate Drive, Suite 600
Toronto, ON, M9W 6V7

Dear Mr. Steinberg:

**Re: Joint Land Needs Analysis and Study – Stage 3
Water/Wastewater Engineering Analysis**

As Water and Wastewater engineer for the Midhurst Landowners Group (MLG), we respectfully submit this letter to advise of inconsistencies, and misleading information, in the September 16, 2025 presentation by R.V. Anderson (RVA) with regard to the water and wastewater components of their Engineering Analysis in support of the Joint Lands Needs Analysis and Study for the proposed Barrie/Springwater Growth Area. We have the following comments:

1. The water capacity information for Scenario 1 (the Township of Springwater) is based on the existing Midhurst Community and not the Midhurst Development (which is referred to as the Midhurst **Valley** Drinking Water System). As such the information is misleading, inaccurate and the comparison is not appropriate.
2. The City of Barrie's 2019 MSP **did not** include the proposed growth area. Therefore, assigning a zero cost for water and wastewater treatment to this area in Scenarios 2 and 3 is both misleading and inaccurate.
3. The presentation referenced different design criteria (Midhurst 2020 Class EA and Barrie's 2019 MSP) for the water demands and wastewater flow calculations which skews the servicing capacity assessment in Barrie's favour, which is not appropriate. We suggest using a uniform criterion when comparing the two systems.
4. The water demand analysis is flawed in that per the City of Barrie's 2019 MSP, surplus capacity is only available with intermixing of wells within the applicable pressure zones and/or including mixing of surface treated (lake) water. Though the MSP recommended to mix surface water supply with groundwater supply, it has the following drawbacks: (i) It does not maintain the City's current water supply strategy of separate surface water and groundwater zones. (ii) Public acceptance and customer complaints of mixing of surface water and groundwater supplies may be a potential concern due to aesthetic changes or water quality variation. (iii) Since the surface water supply and groundwater supply are operating under two different pressure zones,

combining them requires several modifications including installing pressure sustaining valves and revising the operational philosophies. As such, this is not practical and is not reflective of best practices.

5. RVA does not factor in “feasibility considerations” for Scenarios 2 and 3, which would be required as in Scenario 1 (Slide 19) such as the completion of a Class EA, Assimilative Capacity Study, Phosphorous, and Hydrogeological Assessment. This is inappropriate and misleading.
6. Scenarios 2 and 3 have not factored in the additional loading of the proposed growth area into the Lake Simcoe Watershed (that would otherwise have flowed into the Nottawasaga Watershed). Nor have they demonstrated how the requirements of the Lake Simcoe Protection Plan (LSPP) have been met.
7. Scenario 1 for Water Infrastructure (Slide 7) referenced three (3) booster pumping stations and additional storage facilities. The proposed design for the Midhurst WTP includes below-grade reservoirs and high lift pumps which should be part of the WTP not a separate infrastructure.

We do not agree with the Opinion of Probable W&WW Cost prepared by RVA, as presented on slide 23 of the RVA presentation and as reproduced below in Table 1.

Table 1 - RVA's Summary

Infrastructure	Scenario 1	Scenario 2	Scenario 3
Treatment (WTPs, WWTPs)	\$235,000,000	\$0	\$0
Vertical (BPS, Storage, SPS)	\$139,000,000	\$85,000,000	\$79,000,000
Linear (Trunk Sewers and Watermains only)	\$72,000,000	\$67,000,000	\$59,000,000
Total Cost	\$446,000,000	\$152,000,000	\$138,000,000

RVA’s Summary of costs, which they note, represents a “high level preliminary analysis and requires further study (e.g. MSP or Class EA)”, with approximately 50% contingency added to all costs, does not apply a fair and consistent set of assumptions for the three Scenarios which understate the Barrie Scenarios 2 and 3 and overstate the costs for Springwater Scenario 1.

Furthermore, the use of a 50% contingency means that RVA’s estimate of \$235MM for treatment and \$139MM for the vertical for Scenario 1 would include a contingency of at least \$128MM for Scenario 1. This significantly skews the costs as RVA has zeroed out the treatment components for Scenarios 2 and 3 and as such, not subject to the same 50% contingency.

It is misleading and inappropriate to say there are no treatment costs if the lands are serviced under Scenarios 2 or 3. At a minimum, the current DC related costs for the Barrie water and wastewater treatment facilities (Hemson, Oct. 2023) should be used for comparative purposes as referenced in the SCS Letter dated October 1, 2025.

Table 2 below, factors in the 2023 Barrie DC Background Study in-period costs for water of \$151MM (Appendix D.3 – Table 1) and wastewater of \$368MM (Appendix D.4 – Table 1) for the period 2023-2041 for Scenarios 2 and 3. As RVA has carried a 50% contingency on all cost estimates, a similar 50% contingency has been added to the DC numbers for comparison purpose.

Table 2 - RVA's Summary - Revised

Infrastructure	Scenario 1	Scenario 2	Scenario 3
Treatment (WTPs, WWTPs)	\$235,000,000	\$780,000,000*	\$780,000,000*
Vertical (BPS, Storage, SPS)	\$139,000,000	\$85,000,000	\$79,000,000
Linear (Trunk Sewers and Watermains only)	\$72,000,000	\$67,000,000	\$59,000,000
Total Cost	\$446,000,000	\$932,000,000	\$918,000,000

*Includes RVA 50% contingency.

We note that the proposed growth area is located within the Township of Springwater, not the City of Barrie. Consequently, the planned capacity outlined in Barrie’s 2019 MSP would not have accounted for lands outside the City’s municipal boundary.. The City’s Master Servicing Plan currently indicates that available capacity will be utilized by 2031. We therefore emphasize that assigning a zero treatment cost to Scenarios 2 and 3 is both inaccurate and misleading.

Furthermore, all the wastewater treatment plants on Lake Simcoe will be required to be upgraded to meet provincial nutrient standards pursuant to the Lake Simcoe Protection Plan. The City of Barrie is currently undertaking extensive upgrades to its WWTF to meet these provincial nutrient standards, support the city's growth, and replace aging infrastructure. Therefore, the costs above for Scenario 2 and 3 could be significantly higher than shown. Moreover, these costs do not reflect the servicing requirements to 2061.

Please contact the undersigned if you have any questions or require any additional information.

Sincerely,

T.Y. Lin International Canada Inc.



Jega Jeganathan P.Eng.
Senior Project Manager

From: John G <[REDACTED]>
Sent: Wednesday, October 8, 2025 11:51 AM
To: Danielle Alexander <danielle.alexander@springwater.ca>
Subject: Barrie Boundary Adjustment

EXTERNAL EMAIL. Please check sender.

Good morning Danielle,

We are strongly opposed to this boundary adjustment proposal and deeply concerned about the erosion of Municipal democracy.

Negotiations have, for the most part taken place behind closed doors since January 2019, keeping residents and taxpayers in the dark. This is not leadership in a democracy.

This has been framed by the City of Barrie and some Springwater council members as a win for Springwater residents. I don't agree.

Springwater is capable of developing these lands themselves, we are giving away valuable farmland to the City of Barrie in exchange for a parking pass downtown and access to Recreation facilities, no thanks.

"Strong Mayor Powers" has created a power imbalance on our Council. Residents have seen no attempt by our Mayor to seek compromise amongst Council members, this is not leadership, this is the Mayors personal agenda.

How many lawsuits will the Township of Springwater potentially face if Council approves this plan? Have Council members received any legal advice concerning lawsuits that residents are also not aware of?

Is there an appeals process should this proposal pass?

Speaking with other Springwater residents over the past week, many are unaware of this public meeting and the Boundary proposal.

This is concerning and highlights the poor attempt by staff to inform residents.

This is a legacy project which we cannot support.

Regards

John and Amanda Geist,
Hillsdale

From: Darlene <[REDACTED]>
Sent: October 8, 2025 1:27 PM
To: Katja Awender
Cc: Darlene
Subject: Annexation and 308 Miller Drive, Springwater Township

EXTERNAL EMAIL. Please check sender.

Dear Mayor Coughlin and Members of Council, Springwater Township:

We are the owners of the 308 Miller Drive property in Springwater township and understand that the City of Barrie is looking at annexing land up to our laneway only.

We are respectfully requesting that our property be included in the proposed City of Barrie boundary expansion.

The City of Barrie services both the road maintenance (snow removal) and waste management (garbage/recycling) on Miller Drive yet our taxes are paid to Springwater Township for the services provided by Barrie staff. If annexed Barrie would receive our taxes for their services.

It makes it very difficult to get concerns addressed because we are stuck in between two municipalities in taking responsibility. Example: Our driveway was torn up by the City of Barrie plows and needed repairing as our home was on the market. Finally (after 2 years of back and forth) the Township of Springwater had it recently repaired.

No parking issues are frustrating: citizens have to call Springwater for their no parking infractions or Barrie depending on what side of Miller Drive (from Edgehill up Miller Drive) the vehicle is illegally parked.

A 911 call depends upon whether you are Springwater or Barrie, yet Barrie Police are closer to the residents on Miller Drive.

Dumping of Garbage on Miller Drive is also the same scenario and the call to Barrie or Springwater Township depends on what side of the road people dumped their furniture or garbage.

Our property has 34.9 acres of land and has been for sale for 2.5 years (on and off the market). We are not trying to cash in on the annexation but for the benefit of Barrie to grow we are on the boundary line between Barrie and Springwater.

We would like to be considered in the annexation plan for Barrie's future growth.

Respectfully submitted,

Darlene Duiker

Update from the Office of the Provincial Land and Development Facilitator

Re: Facilitated Process for Joint Land Needs Analysis and Study in and around the City of Barrie

September 24, 2025

Overview of Facilitation Process - The City of Barrie (“Barrie”), the Township of Oro-Medonte (“Oro-Medonte”), the Township of Springwater (“Springwater”) and the County of Simcoe (“the County”) have been engaged in without prejudice and confidential facilitated discussions. The intent of these discussions has been to develop mutually acceptable growth management solutions across their jurisdictions.

To support this effort, the Minister of Municipal Affairs and Housing tasked the Office of the Provincial Land and Development Facilitator to assist with discussions, to ensure alignment with Provincial priorities, including the creation of housing and employment opportunities. At the outset, each municipality tasked the head of Council and deputy head of Council, supported by Chief Administrative Officers and municipal staff, to engage in these discussions. A consulting team was retained to provide supporting technical analysis to the participating municipalities.

The first stage of facilitated discussions between all parties began in mid-2024 and concluded with the completion of a high-level land needs assessment, as described below.

At the commencement of the next stage of the discussions, earlier this year, the Minister of Municipal Affairs and Housing advised of his expectation that the parties achieve a framework agreement by September 30th.

Since then, the Office of the Provincial Land and Development Facilitator has:

- Met regularly with each municipal negotiating team;
- Conducted a series of bi-lateral meetings with Barrie and each of the Townships, and the County; and
- Chaired a half-day plenary session on June 24th, 2024 and a full-day plenary session on September 16th, 2025 with all negotiating teams and the consultant team.

Facilitated discussions have now concluded.

The matters discussed during the process will now inform a draft restructuring proposal that will be the topic of a Public Meeting at a Barrie General Committee meeting on September 29th, 2025. Details of the proposal will be made available on September 25th, 2025 (<https://www.barrie.ca/planning-building-infrastructure/boundary-expansion-discussions>).

The proposal will be considered for approval at the October 1, 2025 Barrie General Committee and Council meetings, after considering comments received as part of the Public Meeting and engagement process.

This Public Meeting, and similar Public Meetings to be scheduled by both Townships and County in October, are opportunities for the public to consider the restructuring proposal which will be considered Barrie's final proposal to its neighboring municipalities following sixteen months of facilitated discussions. Each of Springwater, Oro-Medonte and the

County will consider the restructuring proposal for approval in accordance with section 173 of the Municipal Act. If approved by all municipalities, the Minister of Municipal Affairs and Housing may implement the restructuring through issuance of an order.

A. Initial Study released December, 2024: Are Additional Urban Lands Required to Accommodate Growth in Barrie?

In December 2024, Hemson Consulting (“Hemson”), the lead consultant on the consulting team, delivered an assessment of the long-term need for additional residential and employment lands in Barrie, Springwater, and Oro-Medonte. This assessment was cost-shared by all four municipalities and all parties were provided opportunities to engage with Hemson on the form and content of its assessment.

Key findings from the needs assessment produced by Hemson in December, 2024 include:

Employment Area

- Barrie, Oro-Medonte, and Springwater collectively have sufficient designated Employment Area to 2051.
- However, Barrie faces a short-term shortage of “shovel-ready” employment parcels and a shortage of employment land by 2061.
- Additional Employment Area may be needed in Springwater at full build out of the Midhurst Secondary Plan.

Community Area

- Oro-Medonte and Springwater have sufficient Community Area land to accommodate growth to 2051.
- Barrie does not have enough Community Area land to meet its 2051 population forecast based on expected densities.

Future Expansion of Barrie Boundaries

- Future municipal boundary expansions, if required, should integrate both Community and Employment Areas. Future growth projected for Barrie may require up to 930 hectares of developable land (630 hectares for Community Areas, 300 hectares for Employment Areas).
- The full report produced by Hemson may be viewed at (<https://www.barrie.ca/media/13242>).

B. Next step: Identifying Locations and Servicing Needs for Additional Urban Lands

In March 2025, Hemson began further analysis of options to accommodate future growth projected within Barrie. This work was supported by RV Anderson, North-South Environmental, and Orland Conservation. Building on the initial findings, this phase addressed two key questions:

1. Where can additional urban land be accommodated?

- Appropriate greenfield lands
- Existing lands designated for urban uses in Springwater and/or Oro-Medonte
- A combination of both

2. What are the infrastructure needs and environmental constraints?

- Evaluation of servicing needs (water, wastewater, stormwater, transportation, electricity, and natural gas)
- Identification of environmental features and constraints

It is important to note that as land supply in Barrie diminishes, growth in Barrie will slow, while growth in the Townships and the County will exceed current forecasts and ability to support/service growth.

C. Initial Findings regarding Location and Servicing Needs of Additional Urban Lands released in July, 2025

Initial findings of the consultant team, released at the end of July, may be viewed at

(<https://barrie.legistar.com/LegislationDetail.aspx?ID=7507088&GUID=12474c8a-c902-4f00-95e1-8f66c158fbc&Options=&Search=>). The key findings of this work included:

- The land need identified in Hemson’s December 2024 report was refined. Current estimates suggest Barrie requires approximately **500 developable hectares for Community Area** and at **least 300 developable hectares for Employment Area**—totalling approximately 800 hectares. This is slightly lower than the upper range identified in Hemson’s December 2024 report.
- The **preferred location for future Employment Area expansion was identified as being lands along both sides of Highway 400**, starting at the Highway 400/Highway 11 interchange and extending north toward Forbes Road. This area could accommodate Barrie’s 300-hectare Employment Area land need through to 2061, contribute to County needs for its Northern Regional Market Area, and address longer-term needs in Springwater.
- Three (3) options were identified for accommodated future Community Area (Residential) expansion of approximately 500 hectares. These options included accommodating this growth within the Midhurst Secondary Plan area, along the Barrie boundary with Springwater, or along the Barrie boundary with Oro-Medonte; and
- The **Barrie servicing system has sufficient capacity to meet future water demands and wastewater flows to accommodate the additional land need** identified in the Hemson December, 2024 study, as refined in July 2025.

D. Analysis of Servicing Needs and Environmental Mapping of Additional Urban Lands

The last stage of the consulting team’s technical analysis is summarized in three presentations attached to this memorandum. These presentations were shared with the parties engaged in the facilitation process at a full-day Plenary Session held on September 16, 2025.

Environmental mapping and constraint analysis for potential Community and Employment Area expansion lands was completed by North-South Environmental. This analysis informed the delineation of “non-developable” lands.

Servicing requirements and costing, including water, wastewater, transportation, stormwater, as well as electrical, and natural gas were assessed by RV Anderson. This work also considered the options for servicing proposed development along Bayfield Street immediately north of the current Barrie/Springwater boundary (“Block 5”). Impacts on sensitive receiving waterbodies (e.g. Lake Simcoe and Willow Creek) were also assessed.

E. The Elements of a “Framework Agreement”

In parallel to the work undertaken by the consultant team, confidential and without prejudice discussions have been ongoing throughout the summer continuing at the September 16th Plenary Session. These discussions centered around the following themes and will inform a draft restructuring proposal that will be advanced by Barrie at the end of September:

- i. Fairness for Affected Property Owners** – For example, the framework contemplates that any property tax impacts occurring as a result of restructuring be phased over a lengthy period – up to twenty (20) years for agricultural landowners.

- ii. Environmental Stewardship and Protection** – The framework includes a plan for the long-term preservation and public use of lands in the vicinity of Little Lake. The City of Barrie currently owns approximately 650 acres of land in this area. Consideration has also been given to the creation of a buffer area along the proposed Barrie-Springwater boundary to appropriately scale future development. This area could also serve as a linear community space and promote active transportation as well as provide ecological and natural heritage feature linkages. Existing natural buffer areas between Oro-Medonte and Barrie were also considered.
- iii. Maintaining Adequate Supply of Land for Community/Residential uses** – In considering the location and configuration of parcels for community (ie. residential uses) consideration was given to surrounding uses, location of natural heritage and environmental features and availability and cost of servicing. The restructuring proposal will include a quantity of lands within both Springwater and Oro-Medonte for the additional urban land needs of Barrie.
- iv. The Creation of Employment Land to Support Job Creation and a Strong Local Economy** – As noted in the interim findings released earlier this summer, lands along the Highway 400 corridor south of Partridge Road were identified for potential new employment lands, including 300 hectares for the City of Barrie. The Township of Springwater has also identified, through its own Growth Management Study, land south of Forbes Road at Highway 400 for possible employment uses. These lands could play an important strategic role that aligns with provincial interests in securing employment opportunities for the broader community and northern Ontario. To that end, the framework also contemplates the creation of a Joint Economic Development Strategic Working Group to co-ordinate strategy and investment in employment lands

mentioned above but also including lands around the Lake Simcoe Regional Airport and employment lands southwest of Craighurst at Horseshoe Valley Road and Highway 400. All four municipalities understand the importance of regional co-operation in maximizing the employment opportunities in this study area.

- v. **Ensuring Adequate Compensation for Loss of Tax Revenue and Opportunity** - Existing tax revenues derived from lands included in the restructuring proposal were considered. In the case of Oro-Medonte, the Township currently receives approximately \$125,000 in annual property tax revenue, inclusive of County and educational taxes. In the case of Springwater this figure has been reported to be approximately \$258,000. In determining overall compensation, the parties also considered opportunities for cross-border servicing, the value of any allocation of water supply or wastewater treatment associated with cross-border servicing and the costs of infrastructure delivery for the additional urban lands which will largely be incurred by the City of Barrie and partially recovered through imposition of development charges.

- vi. **Unlocking Near-term Opportunities for Community Development** – The lands that formed part of the study area included four (4) applications for priority zoning through issuance of a Ministerial Zoning Order, three located in Springwater and one in Oro-Medonte. The proposed restructuring proposal is intended to create certainty for the proponents of these projects. In the instance of one of these proposed developments, at 727 Bayfield Street North, for example, the proposed construction of a life lease seniors building, palliative care hospice, medical offices and long-term care facility would, once complete, result in approximately 300 jobs for the broader community.

F. Next Steps – Restructuring Proposal and Public Engagement

As noted above, the City of Barrie has scheduled a public meeting on September 29th. As part of the Public Meeting package, the agreements with each of the Township of Springwater and the Township of Oro-Medonte and a commitment to the County. Details of those agreements will be made available on the City of Barrie website on September 25th.

Should the restructuring proposal be approved by Barrie Council, copies of the proposal will be sent to each Township and the County of Simcoe. The Minister of Municipal Affairs and Housing will also receive the proposal.

Section 173 of the *Municipal Act* (“the Act”) provides that the receiving municipalities must hold a public meeting and each Council of the three receiving (3) municipalities must then consider the proposal for approval.

The Township of Springwater will receive the proposal, if approved by Barrie, at a public meeting on October 8th, 2025 and both the Township of Oro-Medonte and the County of Simcoe intend to schedule meetings for mid-October, with dates to be confirmed. Further information about these meetings will become available on the websites of these municipalities.

Should the restructuring proposal receive support of all parties, the Minister of Municipal Affairs and Housing may implement the restructuring proposal, by issuance of an order, in accordance with the requirements of the Act.

As noted above, facilitated discussions concerning a framework agreement have concluded. The Office of the Provincial Land and Development Facilitator will, however, continue to be engaged with the

parties throughout the public meetings and, should the proposal be approved by the Minister, during the process of implementation.

The Office of the Provincial Land and Development Facilitator would like to express its sincere thanks to Warden Clarke, Mayor Coughlin, Mayor Nuttall and Mayor Greenlaw, and their respective Council colleagues and municipal staff, for their participation and valuable contributions throughout the facilitation process.

The Office of the Provincial Land and Development Facilitator would also like to thank the members of the consultant team, led by Hemson Consulting, for their thorough analysis and support during the facilitation process.

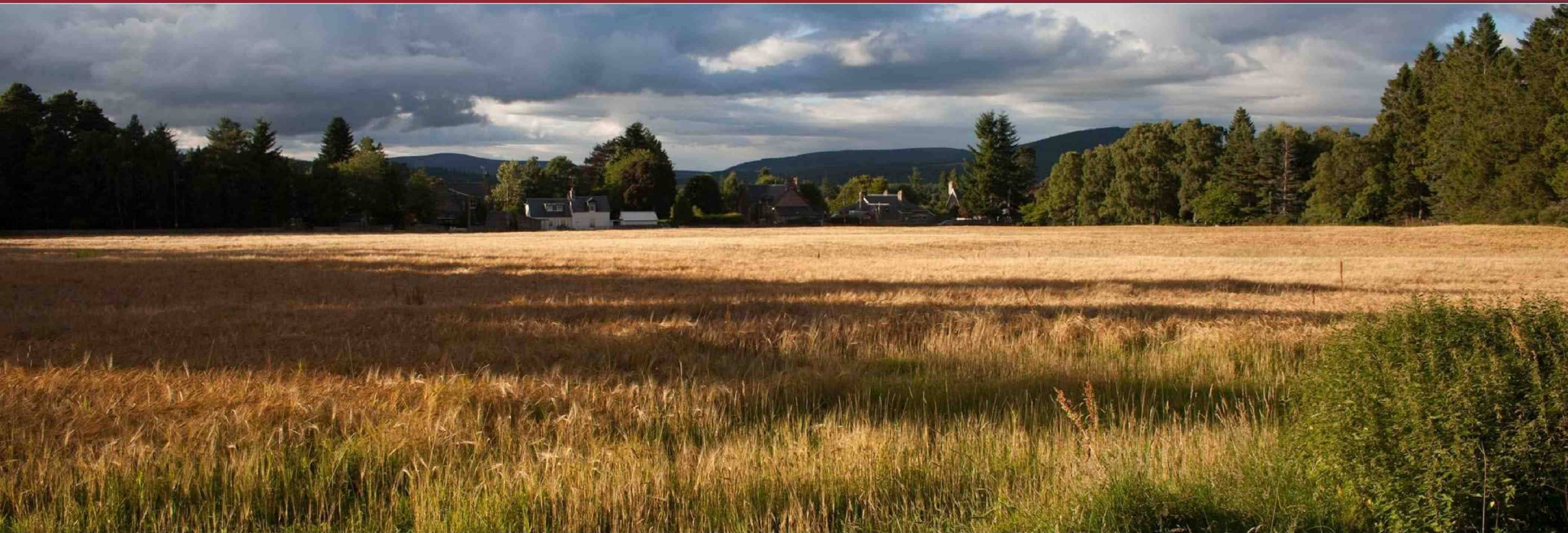
Attachments –

Stage 3 Presentation materials prepared by:

- 1) Hemson Consulting
- 2) North-South Environmental
- 3) R.V. Anderson Consulting

JOINT LAND NEEDS ANALYSIS AND STUDY – STAGE 3

Plenary Session #2 (Planning Analysis)



September 16, 2025



Plenary Session Agenda

Task	Leader	Time	Topics
Introduction and Review of Objectives	OPLDF	10 min	Expectations, schedule
Planning Analysis	Hemson	20 min	Forecasts, land needs, growth scenarios
Natural Heritage Assessment	Hemson & North-South Environmental	50 min	NHS constraints
Break		10 min	
Servicing Analysis	RV Anderson	90 min	Water, wastewater, roads, stormwater infrastructure
Lunch Break			
Review of Draft Framework Agreements	City of Barrie	90 min	Agreement terms & conditions, mapping
Breakout Sessions/Discussions		60 min	
Next Steps and Recap	OPLDF	30 min	

Two Parallel Tracks Since June Plenary

- **Track 1 – Consulting Team**

- Following the approved schedule, work plan, and scope
- Forms the core of today's presentations

- **Track 2 – Municipal Negotiations**

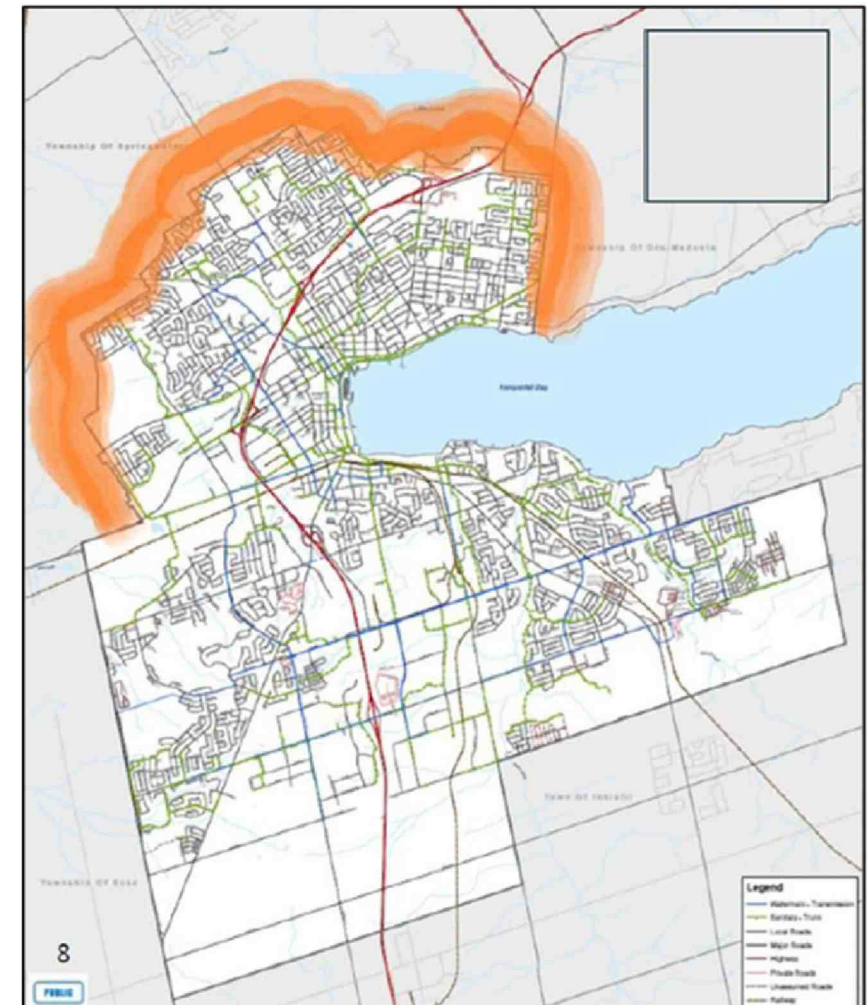
- Bilateral discussions among municipalities
- Consulting team has not participated—only informed of outcomes affecting analysis

- **Note:** Some maps and visuals may not fully align with current negotiations or agreements. They are intended to present a clear, consistent analysis, even if not fully reconciled with ongoing discussions.

Recap of Stage 3 Study Objectives

1. Analyze where additional urban land can be accommodated with Study Area
2. Assess infrastructure needs and environmental constraints

Land Type	Developable Land Need
Community Area (Housing)	~500 ha
Employment Area	minimum 300 ha
Total Estimated Land Need	minimum 800 ha



Source: City of Barrie, Township of Oro-Medonte, Township of Springwater, & County of Simcoe

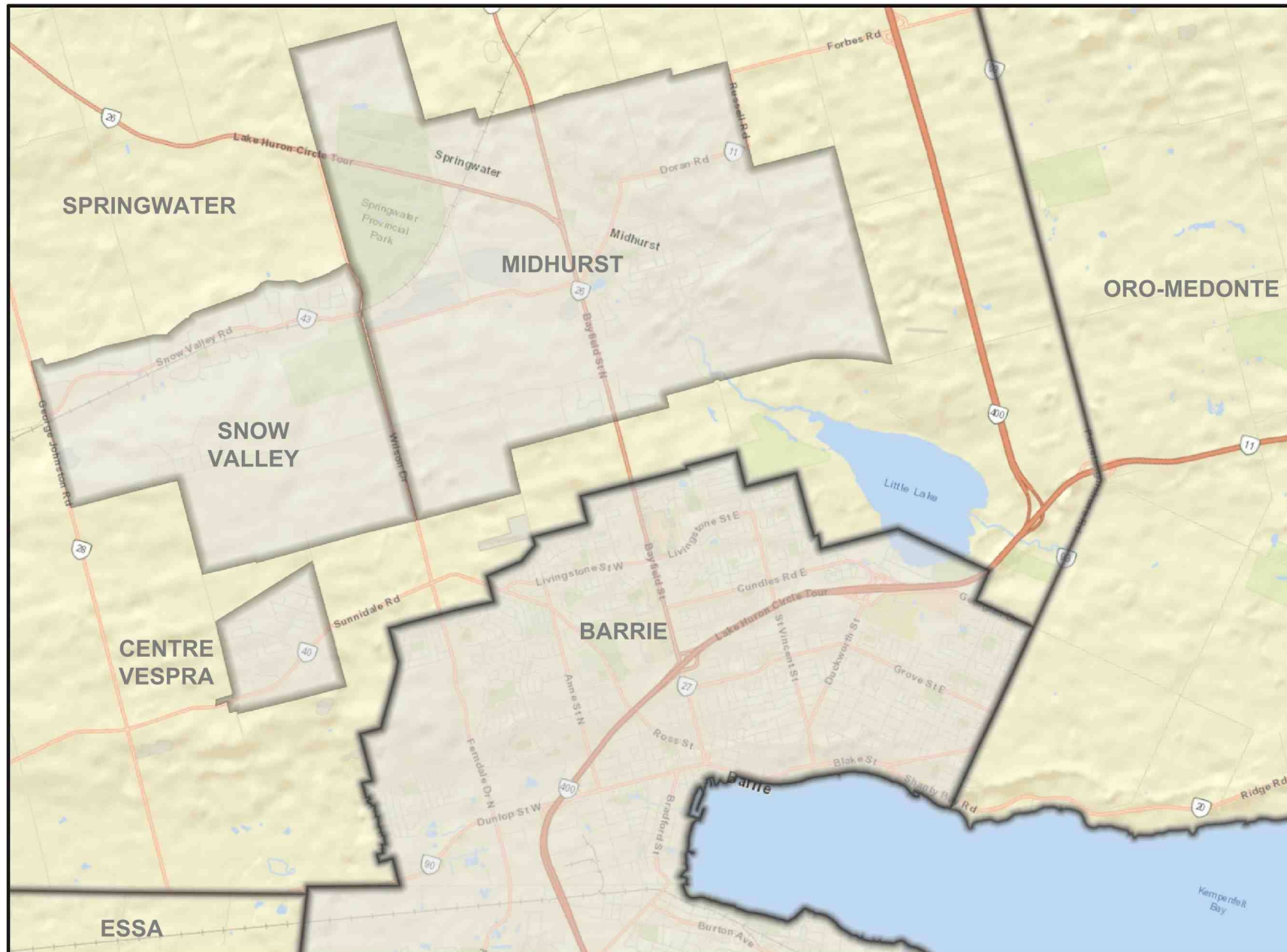
Three Key Premises

- Barrie's Official Plan 2051 forecasts of population (298,000) and employment (150,000) represent good planning
- Without additional urban land, Barrie's growth will slow
- If Barrie's growth slows, the spillover to the County is real—but where it goes is uncertain

Key Questions for All Four Municipalities

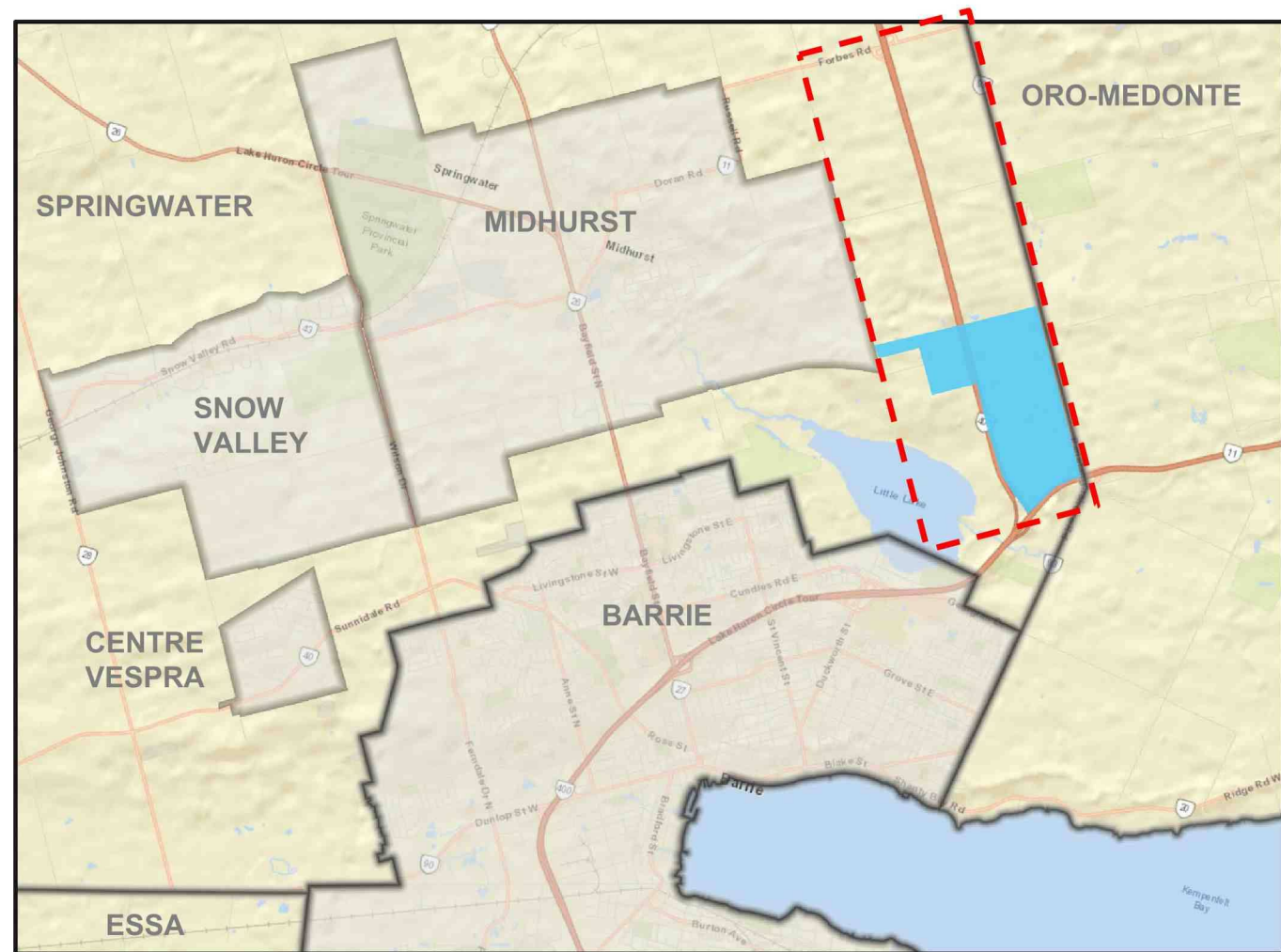
- Does Barrie need to grow?
- How fast can Midhurst grow?
 - New town vs. established city
 - Historical growth pattern
 - Varying plans/forecasts
- How might we plan for employment areas on a regional basis, meeting the needs for all municipalities?

Current Urban Areas in Study Area



One Area for New Employment Land Stands Out

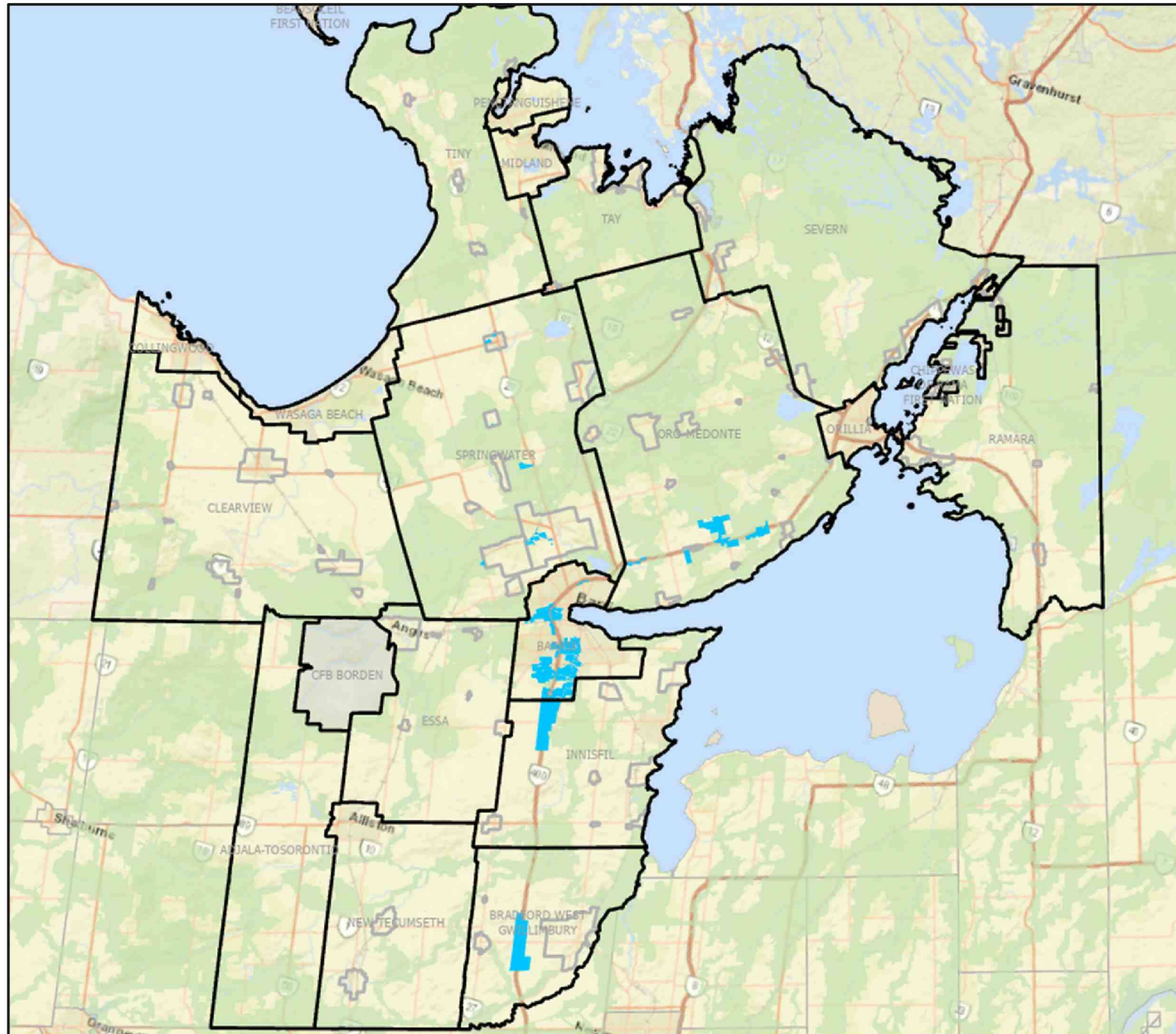
- Regional approach to planning for employment lands
- Blue block could address long-term Barrie employment land needs
 - to 2061
 - minimum 300 developable ha
- Remaining red-dashed area could help address County and Township of Springwater long-term employment land needs



Planning Merits of ~300 ha Employment Area

Employment Area Site Selection Criteria	East of Highway 400	West of Highway 400
Advantages		
Direct highway access	Yes – especially with intersection at Partridge Rd	Yes – especially with intersection at Partridge Rd
Flat topography	Yes	Yes
Supports land-extensive users & emp. clusters	Yes	Yes, but not to the same extent as East side
Easy to manage/avoid land use conflicts	Yes	Yes – with buffering for potential land trust lands
Access to supply chains and markets	Yes	Yes
Access to labour	Yes	Yes
Ability to serve rural businesses	Yes	Yes
Visibility from arterial roads	Yes	Yes
Access to rail lines/airport	No rail; 15-min drive to Simcoe Regional Airport	No rail; 15-min drive to Simcoe Regional Airport
Lack of physical features could inhibit development	Yes	Yes
Uncertainties		
Compliments planned Employment Areas nearby	Potentially Oro-Medonte to the east	Potentially Oro-Medonte to the east
Could attract target employment sectors	Uncertain	Uncertain
Opportunity for servicing	See RVA Presentation	
Disadvantages		
Close to other Employment Areas	No	No
Existing uses can be leveraged	No – one radio tower; active farms & farmhouses	No – 1 active farm & farmhouse

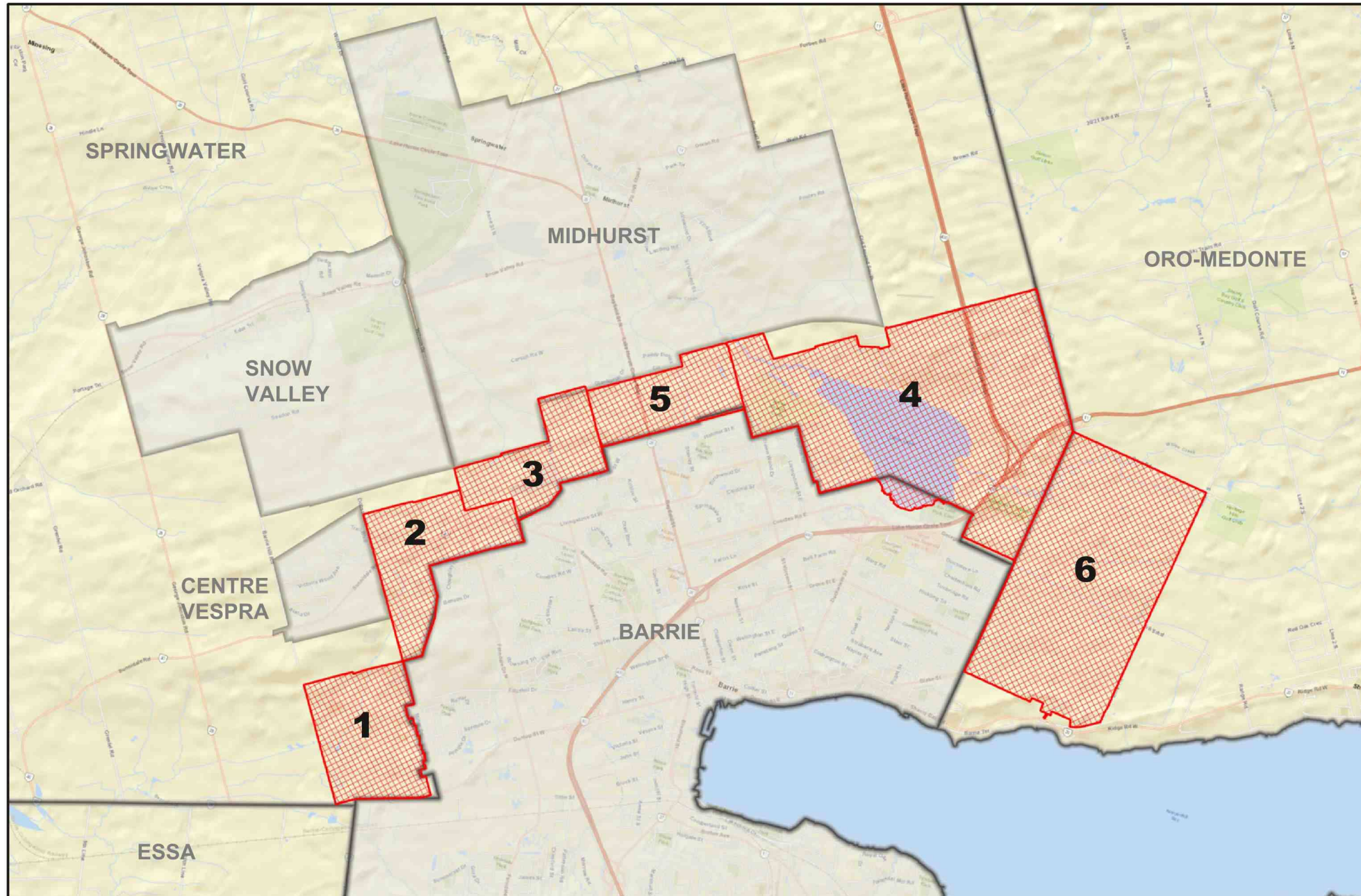
Regional Context for Employment Land Analysis



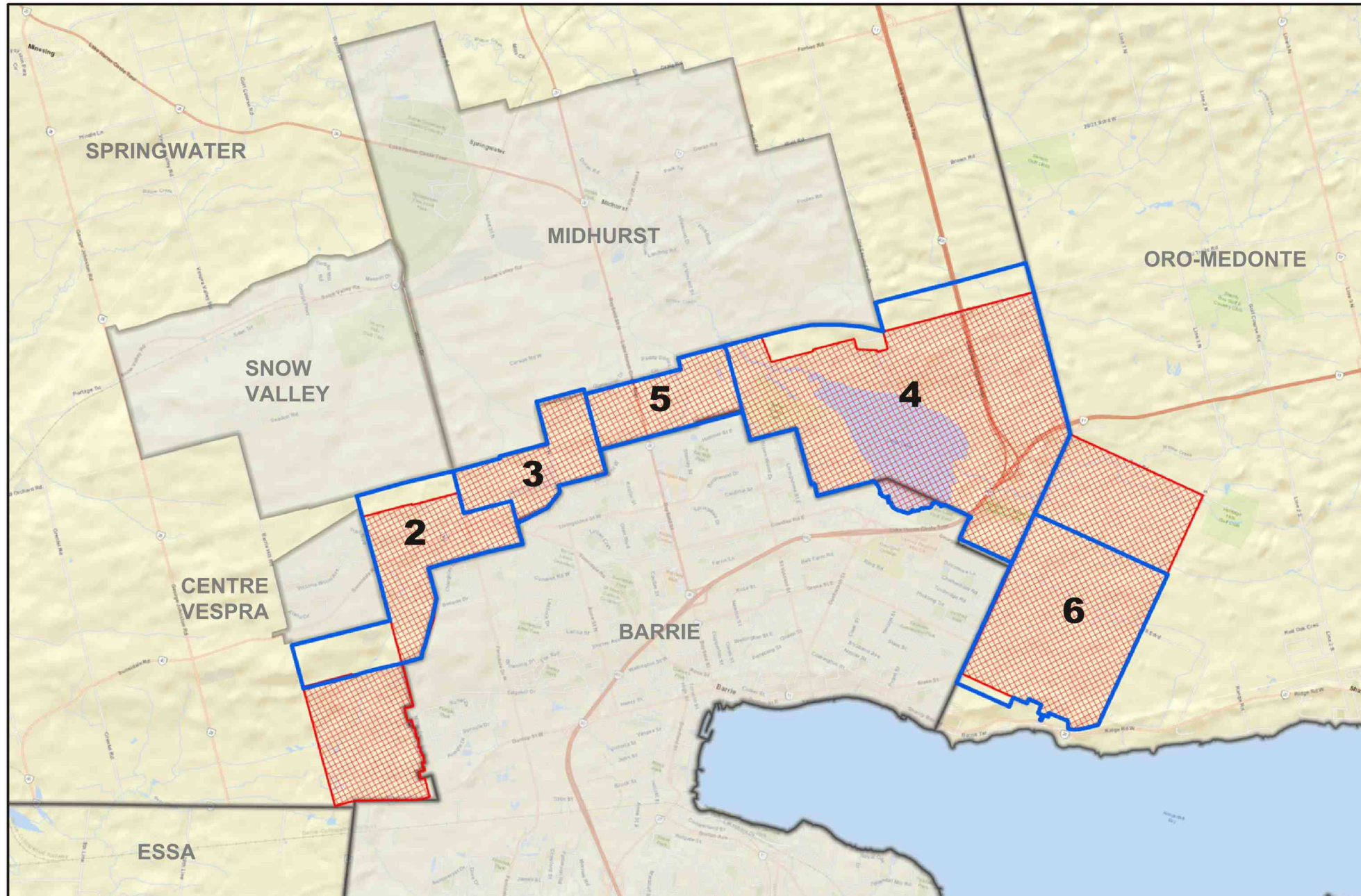
There Are More Options for Housing: Three Scenarios for Accommodating ~500 Hectares

Scenario	Area	Developable Land
Scenario 1	Midhurst Secondary Plan	~250 ha
Scenario 2a	Barrie/Springwater (All Blocks)	~500 ha
Scenario 2b	Barrie/Springwater (Block 5—Bayfield Corridor—remains in Springwater)	~430 ha
Scenario 3	Barrie/Oro-Medonte	~280 ha

Community Area – Land Blocks (June Plenary)



Community Area – Updated Land Blocks



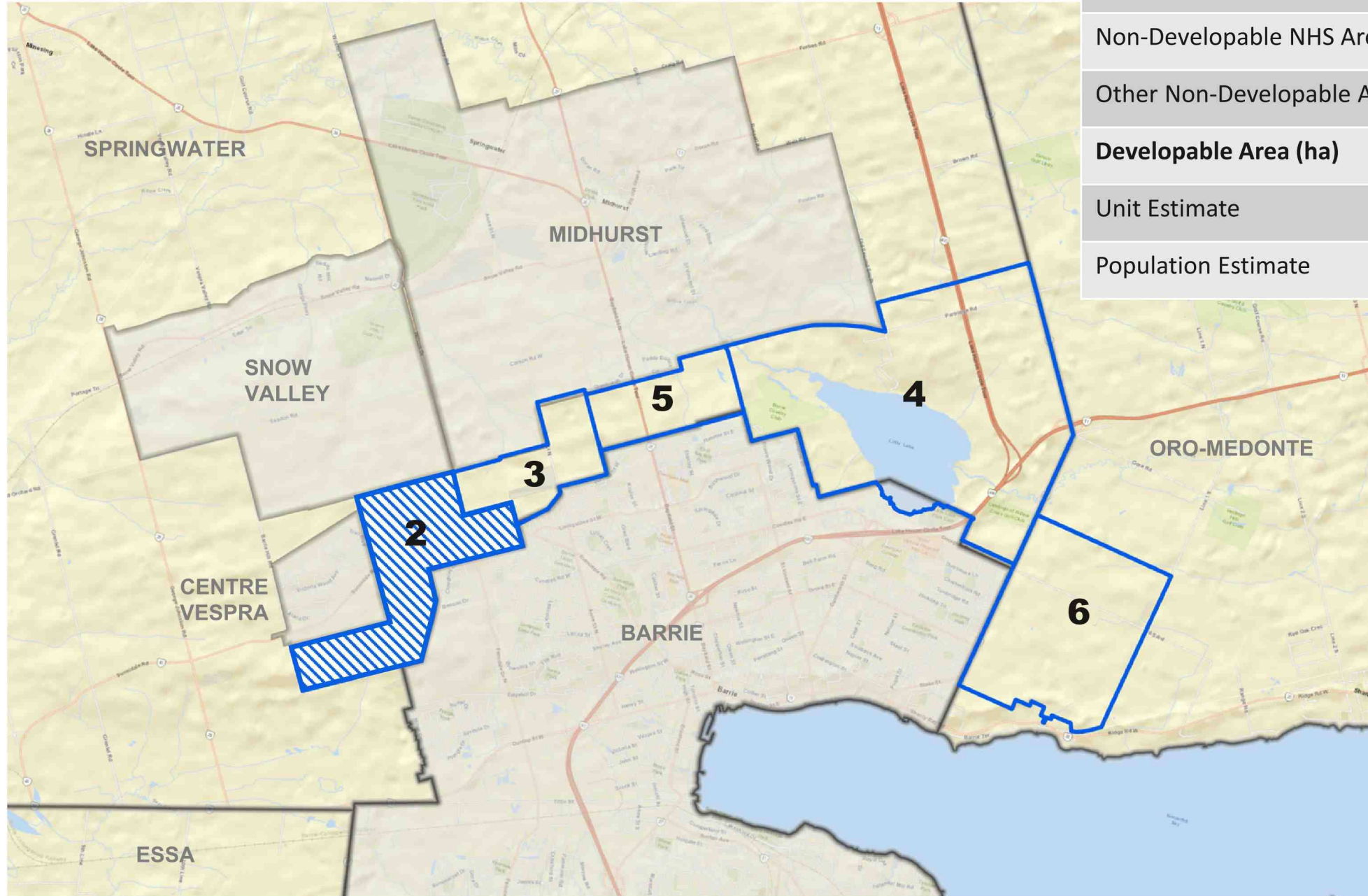
Block by Block Summary

Block	Total Land Area (ha)	Non-Developable NHS Area (ha)	Other Non-Developable Areas (ha)	Developable Area (ha)
2	382	149	n/a	233
3	192	13	n/a	179
4	1,226	825	75	326
5	183	106	n/a	77
6	533	256	n/a	277
Total	2,516	1,349	75	1,092

Other Non-Developable Areas in Block 4: Highway 400 right of way; Highway commuter lot; Barrie Country Club; Sutton Heights subdivision

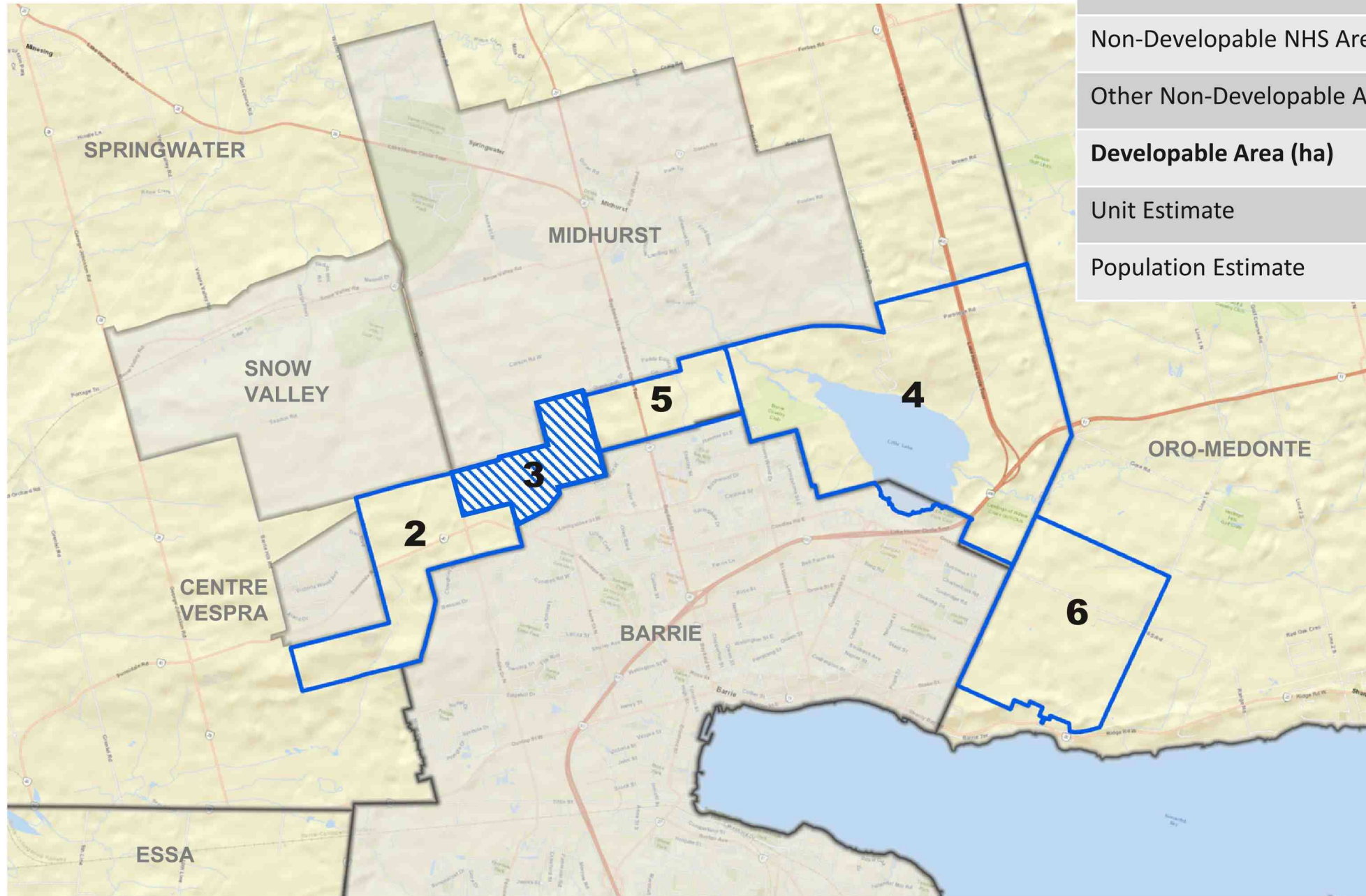
Note: Does not account for any “Community Buffer”

Block 2 Analysis



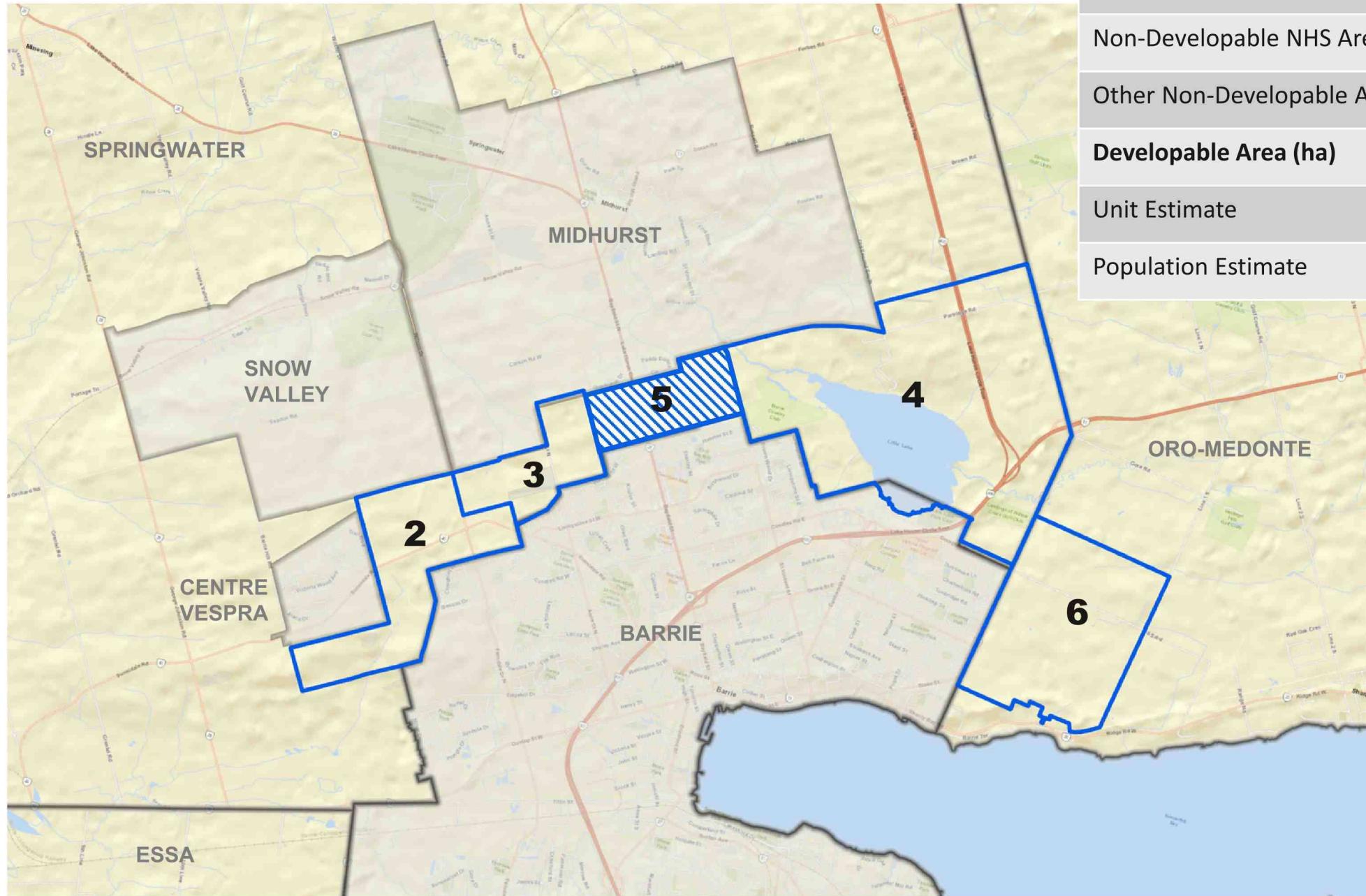
Springwater – Block 2	
Total Area (ha)	382
Non-Developable NHS Area (ha)	149
Other Non-Developable Area (ha)	0
Developable Area (ha)	233
Unit Estimate	4,430
Population Estimate	12,770

Block 3 Analysis



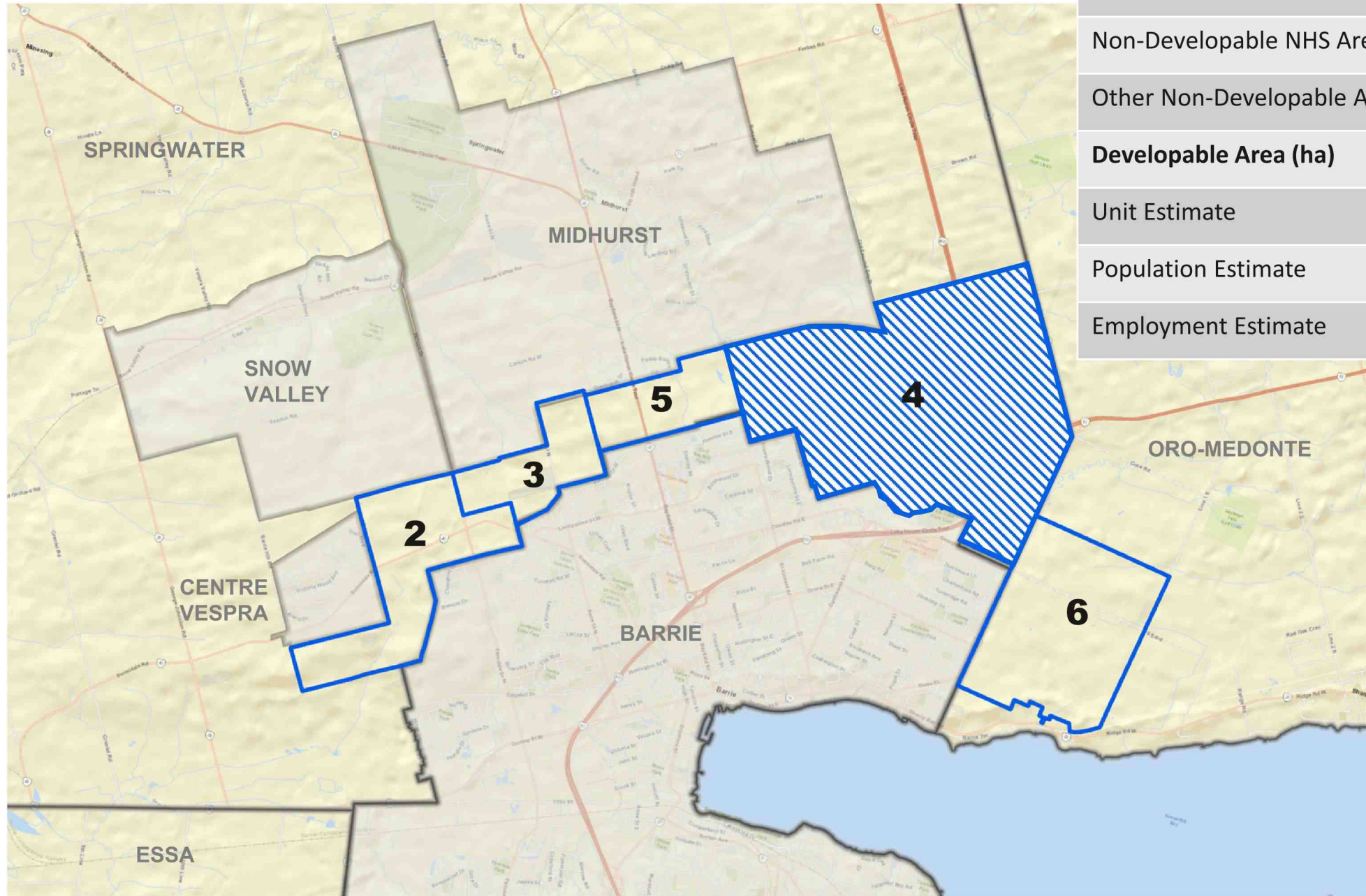
Springwater – Block 3	
Total Area (ha)	192
Non-Developable NHS Area (ha)	13
Other Non-Developable Area (ha)	n/a
Developable Area (ha)	179
Unit Estimate	3,470
Population Estimate	10,010

Block 5 Analysis



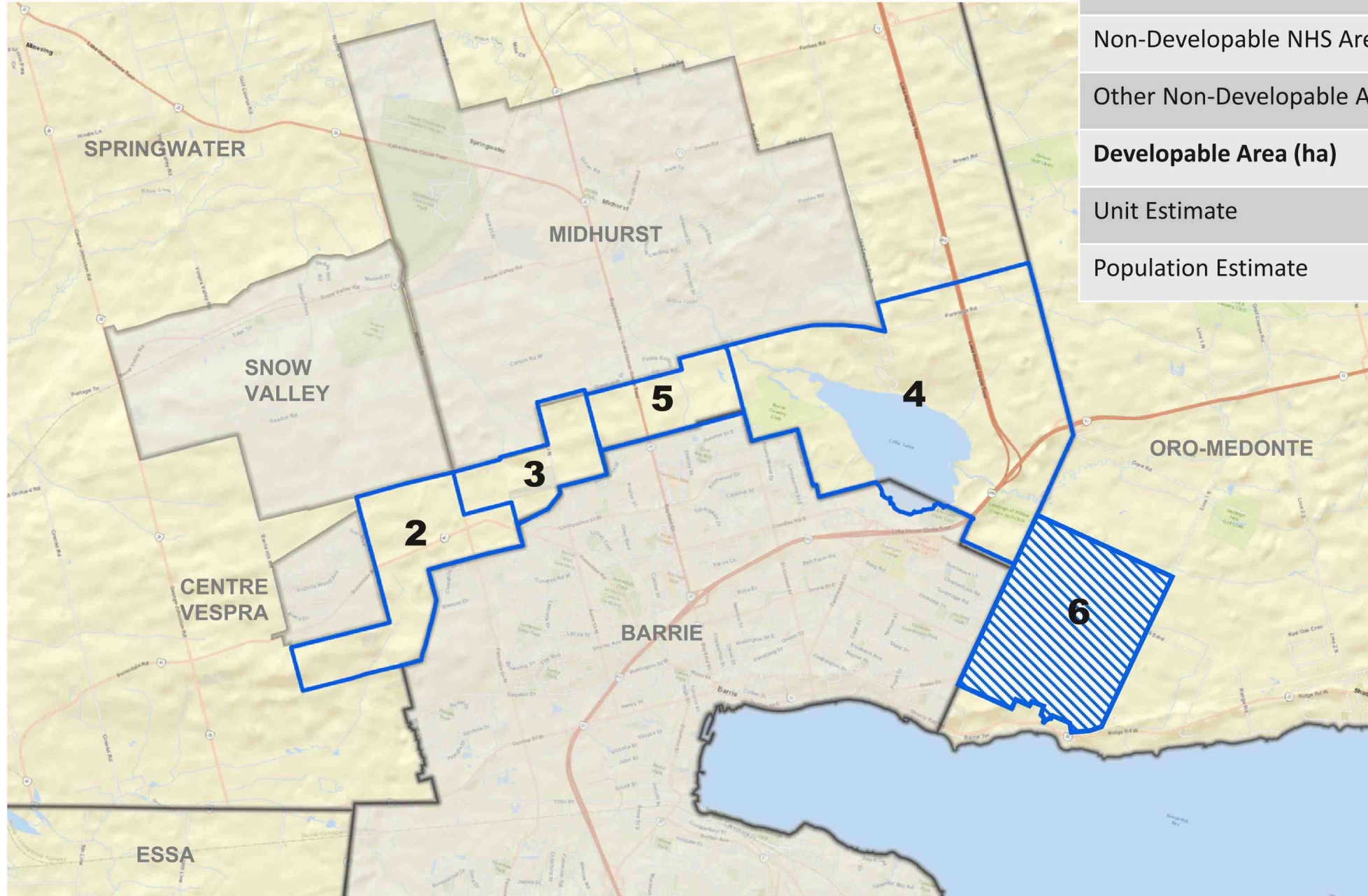
Springwater – Block 5	
Total Area (ha)	183
Non-Developable NHS Area (ha)	106
Other Non-Developable Area (ha)	n/a
Developable Area (ha)	77
Unit Estimate	1,540
Population Estimate	4,460

Block 4 Analysis



Springwater – Block 4	
Total Area (ha)	1,226
Non-Developable NHS Area (ha)	835
Other Non-Developable Area (ha)	75
Developable Area (ha)	326
Unit Estimate	200
Population Estimate	570
Employment Estimate	9,980

Block 6 Analysis



Oro-Medonte – Block 6	
Total Area (ha)	533
Non-Developable NHS Area (ha)	256
Other Non-Developable Area (ha)	n/a
Developable Area (ha)	277
Unit Estimate	5,490
Population Estimate	15,170

“Community Buffers” Can Provide...

- Ecological benefits
 - Linkage
- Community benefits
 - Separate potentially conflicting land uses
 - Preserve community identity
 - Public health benefits
 - Multi-modal pathways
 - Growth management
 - Shared amenities
- *Preliminary* mapping provides for 100m wide buffer along Springwater/Barrie boundary—would reduce developable land by 50 ha

Upcoming Consulting Team Presentations

- North-South Environmental (50 mins) – block by block review
 - Natural heritage features, including ecological buffers
 - Other non-developable areas
 - “Community buffer”
- RV Anderson (90 mins)
 - Infrastructure needs
 - Associated cost estimates

Next Steps for Consulting Team

- Finalize today's presentation materials for public release on September 25, 2025
- Prepare and deliver technical reports:
 - Planning Analysis
 - Natural Heritage
 - Servicing

Questions?

Memorandum

To: Stefan Krzeczunowicz, Hemson Consulting

From: North-South Environmental Inc.

Date: September 18, 2025

File: Barrie Joint Land Needs Study (25-1497)

cc: Michael Skelly; Patrick Barbieri

Re: **Briefing Memo - Preliminary Natural Heritage Constraints Assessment for the Barrie Land Needs Assessment**

1. Introduction

North-South Environmental Inc. (NSE) was retained by Hemson Consulting to conduct a preliminary assessment of natural heritage features and other constraints to support the evaluation of land requirements for participating municipalities to accommodate growth to 2051. The study area is identified as Blocks 2-6 on **Figure 1**. The study is being conducted on behalf of the County of Simcoe, the City of Barrie, the Township of Springwater, and the Township of Oro-Medonte.

The purpose of this memorandum is to provide a brief summary of the preliminary constraints mapping (i.e., natural heritage features that pose a constraint to development and represent the “non-developable area”) and the methods used to identify them in order to assist with the interpretation of the constraint mapping for the study area (**Figures 2a-e, 3a-e, and 4a-e**). The preliminary constraint mapping should be considered draft at this time. Further discussion on the natural heritage features and areas, and other constraints within the study area will be included in the final technical memoranda.

It is imperative to be aware that there are a number of natural heritage features that cannot be mapped at this time due to a lack of information and unavailable mapping data. The natural features and associated constraints that cannot be mapped and accounted for in the area calculations of “non-developable lands” will need to be identified through an environmental study as part of a subsequent planning process. The environmental study would include fieldwork, ground-truthing and assessment of the natural heritage features and other components within the study area. This may result in additional lands being identified as constraints, “non-developable areas”.

2. Background Review

A background review of available data was completed to inform this constraints assessment, including:

- Review of provincial legislation and plans, as well as County and Municipal Official Plans for relevant natural heritage policies and mapping. The review included the following documents:
 - Provincial Planning Statement (2024)
 - Lake Simcoe Protection Plan (2009)
 - County of Simcoe Official Plan (Office Consolidation February 2023)
 - Township of Springwater’s Official Plan (Office Consolidation June 2020)
 - Township of Oro-Medonte Official Plan (Office Consolidation March 2023)
 - City of Barrie Official Plan (May 2024)
- Review of technical guidance documents including the Natural Heritage Reference Manual (OMNR 2010), Significant Wildlife Habitat Technical Guide (OMNR 2000) and Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNRF 2015).
- Background searches for designated significant features (e.g., provincially significant wetlands, significant woodlands, etc.).
- Ministry of Natural Resources (MNR) Geospatial Ontario Mapping
- Nottawasaga Valley Conservation Authority Regulatory Mapping
- Lake Simcoe Region Conservation Authority Regulatory Mapping

3. Natural Heritage Features and Other Constraints

The following natural heritage features and areas as identified in sections 4.1 and 4.2 of the Provincial Planning Statement (PPS) (2024) have been summarized in **Appendix 1**. Features that are present in the study area and have available data layers are shown on **Figures 2a-e & 3a-e**, including:

- Significant wetlands;
- Significant woodlands;
- Significant wildlife habitat (select data available - data incomplete);
- Surface water features; and
- Preliminary linkage areas.

The following natural heritage features and areas as identified in section 4.1 of the PPS 2024 have the potential to occur in the study area and are summarized in **Appendix 1**. These features have not been mapped due to lack of information / unavailable data layers:

- Significant wetlands - unevaluated wetlands present within the study area; once evaluated, may be designated as provincially significant;
- Significant valleylands;

- Significant wildlife habitat - many SWH types are not / cannot be mapped through desktop assessment;
- Fish habitat; and
- Habitat of endangered species and threatened species.

The following other natural heritage components and constraint considerations as identified in County and Local Municipal Official Plans, Lake Simcoe Protection Plan, and conservation authority regulatory mapping occur or have the potential to occur in the study area. These are summarized in **Appendix 1** and may or may not be mapped, depending on availability of information / data layers:

- Included in the preliminary constraints mapping (**Figures 2a-e & 3a-e**)
 - Evaluated wetlands - other;
 - Preliminary Ecological buffers;
 - Regulated wetlands and 30 metre setback;
 - Regulated Floodplain; and
 - Key Natural Heritage Features and Key Hydrologic Features and their related 30 metre vegetation protection zone within Lake Simcoe Protection Plan watershed boundary.
- Not included in the preliminary constraints mapping
 - Locally significant wetlands;
 - Cultural thickets, cultural meadows, other woodlands;
 - Corridors; and
 - Public lands.

3.1. Mapping of Natural Heritage Features and Areas

Provincial geospatial data, including the 2022/2023 LiDAR imagery, was used to map significant wetlands, significant wildlife habitat (where existing mapping was available), evaluated wetlands - other, unevaluated wetlands, surface water features (watercourses and waterbodies) and key natural heritage features and key hydrologic features and their related vegetation protection zone within the Lake Simcoe Protection Plan watershed boundary. Woodland mapping data was created from provincial 2022/2023 LiDAR imagery for a more accurate woodland boundary identification.

Natural feature definitions and significance criteria were based on existing information where available from the background materials reviewed in section 2 above; however, the Natural Heritage Reference Manual (NHRM) (OMNR 2010) was used as the overarching guidance document.

For the purpose of identifying and mapping significant woodlands, criteria were determined using the NHRM (OMNR 2010) and City of Barrie’s Official Plan. The City of Barrie’s Official Plan was used as it will direct land use planning decisions for those lands proposed for annexation. The Natural Heritage System in the City’s Official Plan contains three levels of protection for woodlands. Based on the definition and / or criteria of the natural feature component, its associated level of protection and the

permitted uses, woodlands can be significant at any size. Therefore, all woodlands within the study area have been mapped and constraint rankings applied.

3.2. Preliminary Ecological Buffers

Preliminary ecological buffers were included in the constraints assessment and corresponding mapping. The buffer constraint criteria included a 30 metre wide area from significant wetlands and significant woodlands, and watercourses. The preliminary ecological buffer is considered ecologically appropriate at this time given the uncertainty of adjacent land uses. The preliminary buffer follows the precautionary approach, as recommended by the NHRM (OMNR 2010) when there is a lack of information about the sensitivity of the feature and potential impacts are unknown. As a preliminary buffer width, it is acknowledged that through more detailed studies a narrower or wider buffer may be determined to be more ecologically appropriate. Preliminary ecological buffers will be discussed further in the technical memoranda.

3.3. Preliminary Linkage Areas

Preliminary linkage areas are areas that provide ecological connectivity between natural features/areas. Linkages areas support the movement of wildlife and plants (including genetic material such as seeds) between natural features/areas and contribute to long-term sustainability of natural areas. These natural linkage areas are identified and are naturalized / enhanced when there is a change in land use from a permeable landscape (e.g., agricultural land use) to an impermeable landscape (e.g., residential, commercial, industrial land use).

The criteria used to identify linkages may vary depending on the scale being considered. Geographic scale is a strong consideration in the identification of linkages. Linkages that are designed to function at the landscape scale may be wider compared to connections at the local or site scale, with corridor widths ranging from 50 meters for general species to up to 500 meters in rural areas for species that require interior forest habitat (NHRM, 2010 148pp.).

For the purpose of mapping preliminary constraints, we have identified potential linkage areas in the study area that are conceptually represented on **Figures 2b, 2c, and 2e**. Additional discussion on linkage areas will be included as part of the technical memoranda.

The criteria used to identify potential linkage areas are as follows:

Linkage Width: 50 metres

Distance between features: No minimum distance

Linkage Criteria:

Linkages were identified between the following features:

- Woodlands >4 hectares in size
- Wetlands/waterbodies >0.5 hectares in size

3.4. Conservation Authority Regulations

Ontario Regulation (O. Reg.) 41/24 under the Conservation Authorities Act gives the Nottawasaga Valley Conservation Authority (NVCA) and Lake Simcoe Region Conservation Authority (LSRCA) the authority to regulate development, interference with wetlands and alterations to shorelines and watercourses. Generally, the NVCA and LSRCA regulated floodplains, hazard lands, wetlands, and 30 metre wetland and watercourse setbacks.

Data from the NVCA was used for wetlands, surface water features and regulated areas including floodplains and regulated setbacks. For lands within the LSRCA watershed, only the regulated areas have been mapped (e.g. individual components were not mapped).

3.5. Lake Simcoe Protection Plan

The Lake Simcoe Protection Plan (2009) is a comprehensive plan to address environmental threats, reduce pollutants like phosphorus, and restore the ecological health (e.g. fish and other aquatic life) of Lake Simcoe and its watershed. The Lake Simcoe Protection Plan contains policies that protect key natural heritage features (wetlands, significant woodlands and significant valleylands), key hydrologic features (wetlands, permanent and intermittent streams, and lakes other than Lake Simcoe), and requires 30 metre vegetation protection zones that contribute to the ecological health of the watershed.

The Lake Simcoe Protection Plan watershed boundary is identified on **Figures 3a, 3b, and 3e**. Key natural heritage features, key hydrologic features and their related 30 metre vegetation protection zone within the Plan area have been identified on **Figures 2a, 2b, and 2e**.

4. Identification of Constraint Levels (High, Medium, Low)

Based on the background and secondary review, the study area has been assessed to determine areas of High, Medium and Low Constraints for natural features and other constraints that can be mapped based on available data. These are summarized in **Appendix 1** and described below. Constraints mapping for the study area is included on **Figures 4a-e**.

The definitions, criteria and policies from the PPS 2024 as well as the City of Barrie's Official Plan were used to determine the constraint rankings. The City of Barrie's Official Plan was used as it will direct land use planning decisions for those lands that are proposed annexation.

Regard was given for the Official Plans for Township of Springwater, the Township of Oro-Medonte and County of Simcoe. These official plans were considered informative, rather than determinative, for this assessment.

Each constraint level for natural features and other constraints that can be mapped are provided below. For those natural heritage features and areas that cannot be mapped, the constraints assessment will be discussed in the final technical memoranda.

High Constraint

Areas of 'High Constraint' have legislative or policy restrictions that require them to be protected or must generally be retained, with some / limited exceptions.

- Areas identified as Natural Heritage Features and Areas (significant wetlands, significant woodlands, significant wildlife habitat (where information was available))
- Surface water features (e.g. watercourse, stream)
- NVCA and LSRCA regulated features (e.g., wetlands; watercourses; regulated setbacks)
- Areas identified as Key Natural Heritage Features or Key Hydrologic Features and their related 30 metre vegetation protection zone in the Lake Simcoe Protection Plan watershed boundary.

Medium Constraint

Areas of 'Medium Constraint' may be approved for development, though will generally require a higher threshold of ecological investigations and mitigation assessment.

- Preliminary ecological buffers
- Preliminary linkage areas

Low Constraint

Areas of 'Low Constraint' can generally be approved for development following baseline ecological investigations and the application of appropriate mitigation as documented in an Environmental Impact Study (EIS) report and approved by the reviewing/regulating agency.

- Floodplains as regulated by the NVCA and LSRCA

5. Summary of Preliminary Results

Based on the preliminary desktop analysis of natural heritage features and areas and other constraints assessment that can be mapped, 1349 ha of 2517 ha (53.6%) of the study area will be considered non-developable land, which consists of all three constraint categories; 1183 ha (47.0%) is considered 'High Constraint', 136 ha (5.4%) is considered 'Medium Constraint' and 31 ha (1.2%) is considered 'Low Constraint'. This can be further broken down by Block.

Table 1. Preliminary Summary of Non-Developable Lands*

Block No.	Gross Block Area (ha)	High Constraint (ha)	Medium Constraint (ha)	Low Constraint (ha)	Non-Developable Lands*(ha)
2	381.82	128.33 33.6%	20.55 5.4%	0.37 0.1%	149.25 39.1%
3	192.43	4.14 2.2%	6.03 3.1%	2.68 1.4%	12.85 6.7%
4	1225.78	750.48 61.2%	56.67 4.6%	17.81 1.5%	824.96 67.3%
5	183.32	81.27 44.3%	24.56 13.4%	0.0 0%	105.83 57.7%
6	533.44	218.34 40.9%	27.72 5.2%	10.33 1.9%	256.39 48.1%

* The Preliminary Summary of Non-Developable Lands does not include natural heritage features and areas that cannot be mapped due to a lack of information and unavailable mapping data. As a result, these numbers may change.

6. Potential Community Buffer

Through previous plenary discussions, a potential community buffer in the northern part of Blocks 4 and 5 was identified to create separation between the City of Barrie and the Midhurst community. The location, width, and intended use of the community buffer is unknown and is subject to further discussion.

As part of these discussions, the potential for the community buffer to include naturalized areas was questioned. We have provided a summary of natural heritage considerations for the potential transitional zone pertaining to Blocks 4 and 5.

Block 4

The Provincially Significant Willow Creek/Little Lake Wetlands, as well as other natural heritage features, extend along most of the northern boundary in Block 4. Development is not permitted within Provincially Significant Wetlands in accordance with the PPS 2024 and the County and Local Official Plans. As a result, there would be a natural separation from any development on lands in the southeastern part of Block 4.

The lands north of Patridge Road in Block 4, on both the east and west side of Highway 400, are currently being farmed. There are very limited natural heritage features in this area, and therefore, no potential for natural linkages / corridors to be identified and implemented.

Block 5

There is an opportunity for a potential linkage area from Willow Creek/Little Lake to natural heritage features (e.g., woodlands, potential wildlife habitat) to the west.

A preliminary linkage area was identified along the northern boundary of Block 5 on **Figure 2c**. The final location, shape and width of the linkage area should be analyzed and determined through a subwatershed study or environmental impact study when more detailed information of the natural heritage features and their ecological functions are known. The linkage area should be naturalized / enhanced as described in section 3.3 of this memorandum.

7. References

City of Barrie Official Plan (May 2024)

County of Simcoe Official Plan (Office Consolidation February 2023)

Ontario Endangered Species Act. 2007. Consolidation period, June 5, 2025.

Ontario Ministry of the Environment, Ministry of Natural Resources, Lake Simcoe Region Conservation Authority. 2009. Lake Simcoe Protection Plan 2009.

Ontario Ministry of Municipal Affairs and Housing. 2024. Provincial Planning Statement 2024. 21-22 pp.

Ontario Ministry of Natural Resources (OMNR). 2000. Significant Wildlife Habitat Technical Guide. 151 pp.

Ontario Ministry of Natural Resources (OMNR). 2010. Natural Heritage Reference Manual for Natural Heritage Policies of the Provincial Policy Statement, 2005. Second Edition.

Significant Wildlife Habitat Criteria Schedules for Ecoregion 6E (MNRF 2015)

Township of Oro-Medonte Official Plan (Office Consolidation March 2023)

Township of Springwater Official Plan (Office Consolidation June 2020)

Appendix 1 Natural Heritage Components, Criteria Mapping and Constraint Rankings

Natural Features and Other Constraints	Simcoe County¹ Natural Heritage component (Yes/-) Mapped/Not mapped	Springwater² Natural Heritage component (Yes/-) Mapped/Not mapped	Oro-Medonte³ Natural Heritage component (Yes/-) Mapped/Not mapped	Barrie⁴ Natural Heritage component (Yes/-) Mapped/Not mapped	Data Source	Mapped Yes/No	Constraint Ranking High/Medium/Low Mapped/Not mapped
Natural Heritage Features and Areas (Provincial Planning Statement 2024)							
Significant wetlands	Yes Mapped	Yes Mapped	Yes Mapped	Yes Mapped	LIO; NVCA	Yes	High Mapped
Significant woodlands	Yes Mapped	Yes Mapped	Yes Mapped	Yes Mapped	Barrie OP; NHRM	Yes	High Mapped
Significant valleylands	Yes Not mapped	Yes Not mapped	Yes Not mapped	Yes Not mapped	-	No	High Not mapped
Significant wildlife habitat	Yes Not mapped	Yes Mapped (incomplete)	Yes Not mapped	Yes Not mapped	LIO	Yes - incomplete	High Partially mapped
Fish habitat	Yes Not mapped	Yes Not mapped	Yes Not mapped	Yes Not mapped	-	No	Medium Not mapped
Habitat of endangered species and threatened species	Yes Not mapped	Yes Not mapped	Yes Not mapped	Yes Not mapped	-	No	Medium Not mapped
Other Components							
Evaluated wetlands - other	-	Yes Mapped	Yes Mapped	Yes Mapped	LIO; NVCA	Yes	High Mapped
Unevaluated wetlands	-	Yes Mapped	Yes Mapped	Yes Mapped	LIO; NVCA	Yes	High Mapped
Locally significant wetlands	Yes Not mapped	Yes Not mapped	Yes Not mapped	-	-	No	Medium Not mapped
Surface water features	-	Yes Mapped	Yes Mapped	Yes Mapped	OHN; OMNRF; NVCA	Yes	High Mapped
Cultural thickets, cultural meadows, other woodlands	-	-	-	Yes Mapped	-	No	Medium Not mapped
Ecological buffers	-	Yes Not mapped	Yes Not mapped	Yes Not mapped	Barrie OP; NHRM	Yes	Medium Mapped
Linkage areas	Yes Not mapped	Yes Not mapped	Yes Not mapped	Yes Mapped	NHRM	No	Medium Mapped
Corridors	-	-	Yes Mapped	-	-	No	Low Not mapped
Public lands	Yes Not mapped	-	Yes Not mapped	-	-	No	Low Not mapped
Regulated setbacks and wetlands	-	-	-	-	NVCA	Yes	High Mapped
Floodplain	-	-	-	-	NVCA; LSRCA	Yes	Low Mapped
Key Natural Heritage Features, Key Hydrologic Features, and 30 m vegetation protection	-	-	-	-	LIO	Yes	High Mapped

¹ County of Simcoe Official Plan (Office Consolidation February 2023)

² Township of Springwater Official Plan (Office Consolidation June 2020)

³ Township of Oro-Medonte Official Plan (Office Consolidation March 2023)

⁴ City of Barrie Official Plan (May 2024)

Natural Features and Other Constraints	Simcoe County¹ Natural Heritage component (Yes/-) Mapped/Not mapped	Springwater² Natural Heritage component (Yes/-) Mapped/Not mapped	Oro-Medonte³ Natural Heritage component (Yes/-) Mapped/Not mapped	Barrie⁴ Natural Heritage component (Yes/-) Mapped/Not mapped	Data Source	Mapped Yes/No	Constraint Ranking High/Medium/Low Mapped/Not mapped
zone in the Lake Simcoe Protection Plan watershed boundary							

Preliminary Natural Heritage Constraints Assessment

Joint Land Needs Assessment

City of Barrie, County of Simcoe, Township of
Oro-Medonte and Township of Springwater

Plenary Presentation
September 16th, 2025

Presentation Agenda

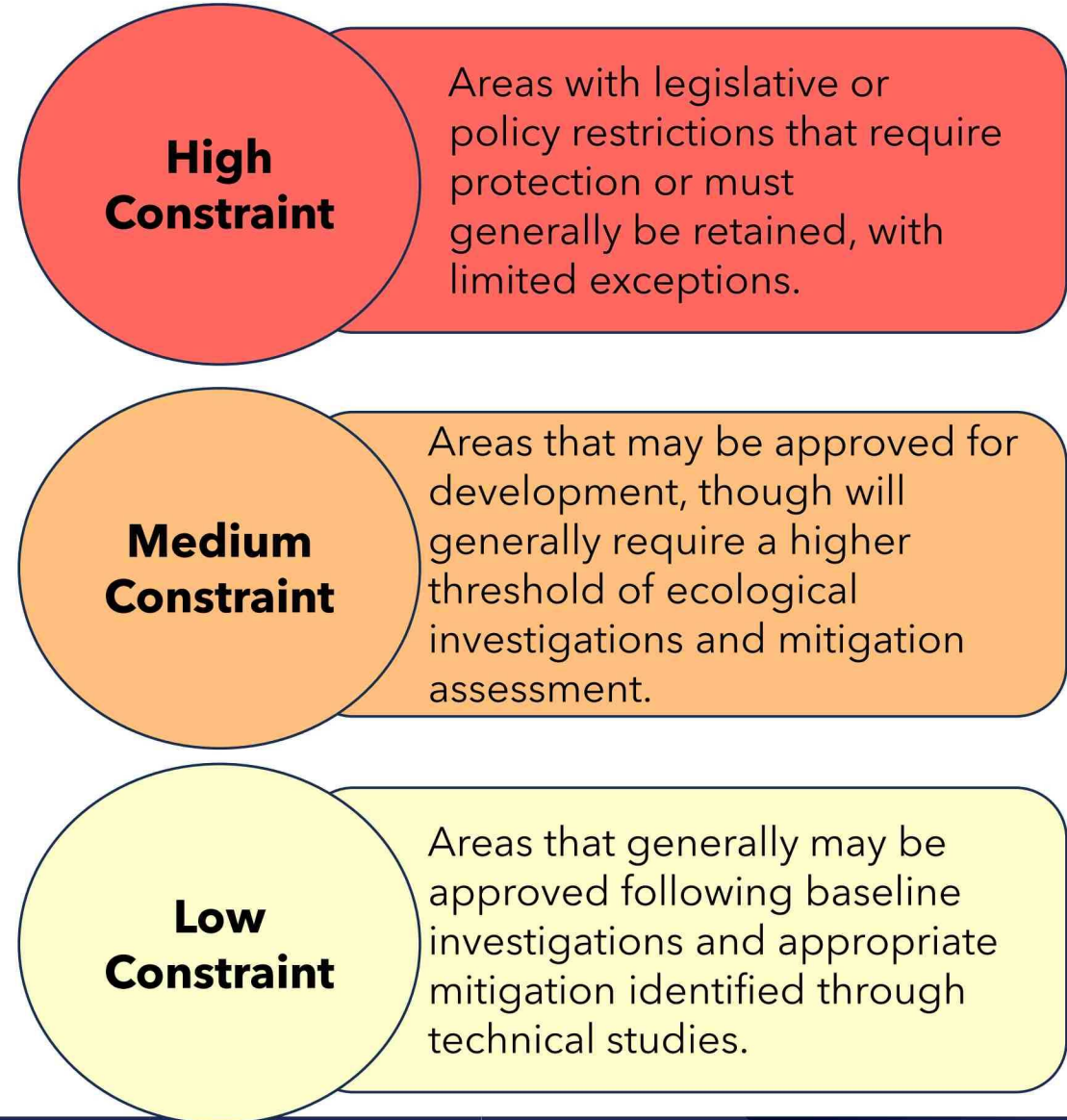
- › Defining Preliminary Natural Heritage Constraints
- › Study Limitations
- › Area Calculations of Preliminary Natural Heritage Constraints (non-developable lands)
- › Assessment of Preliminary Natural Heritage Constraints by Block

Defining Preliminary Natural Heritage Constraints

- › Provincial legislation and technical guidance
- › County and municipal official plans: policies and mapping
- › Mapping data collection:
 - › Ministry of Natural Resources (MNR) Geospatial Ontario (formerly Land Information Ontario (LIO) mapping)
 - › Nottawasaga Valley Conservation Authority Regulatory Mapping
 - › Lake Simcoe Region Conservation Authority Regulatory Mapping
- › The study area and 240 meters of adjacent lands were reviewed

Preliminary Natural Heritage Constraint Categories

- › Constraint categories are based on policies and regulations



Mapped Preliminary Natural Heritage Constraints

High Constraint	Medium Constraint	Low Constraint
Wetlands <ul style="list-style-type: none"> - Significant - Other - Unevaluated 	Preliminary ecological buffers	Conservation Authority - Regulated floodplain
Significant woodlands	Preliminary linkage areas	
Significant wildlife habitat (type dependent)		
Surface water features		
Conservation Authority - Regulated wetland setback (30m)		
Key Natural Heritage Features and Key Hydrologic Features and 30m VPZ in the Lake Simcoe Protection Area		

Study Limitations

- › Lack of information / unavailable mapping data for some natural heritage features and areas
 - › Examples: significant valleylands, significant wildlife habitat, habitat of endangered and threatened species
- › Natural heritage features that cannot be mapped and accounted for in the area calculations of “non-developable lands” will need to be identified through an environmental study.
- › This may result in additional areas being identified as “non-developable lands”.

Area Calculations of Preliminary Natural Heritage Constraints

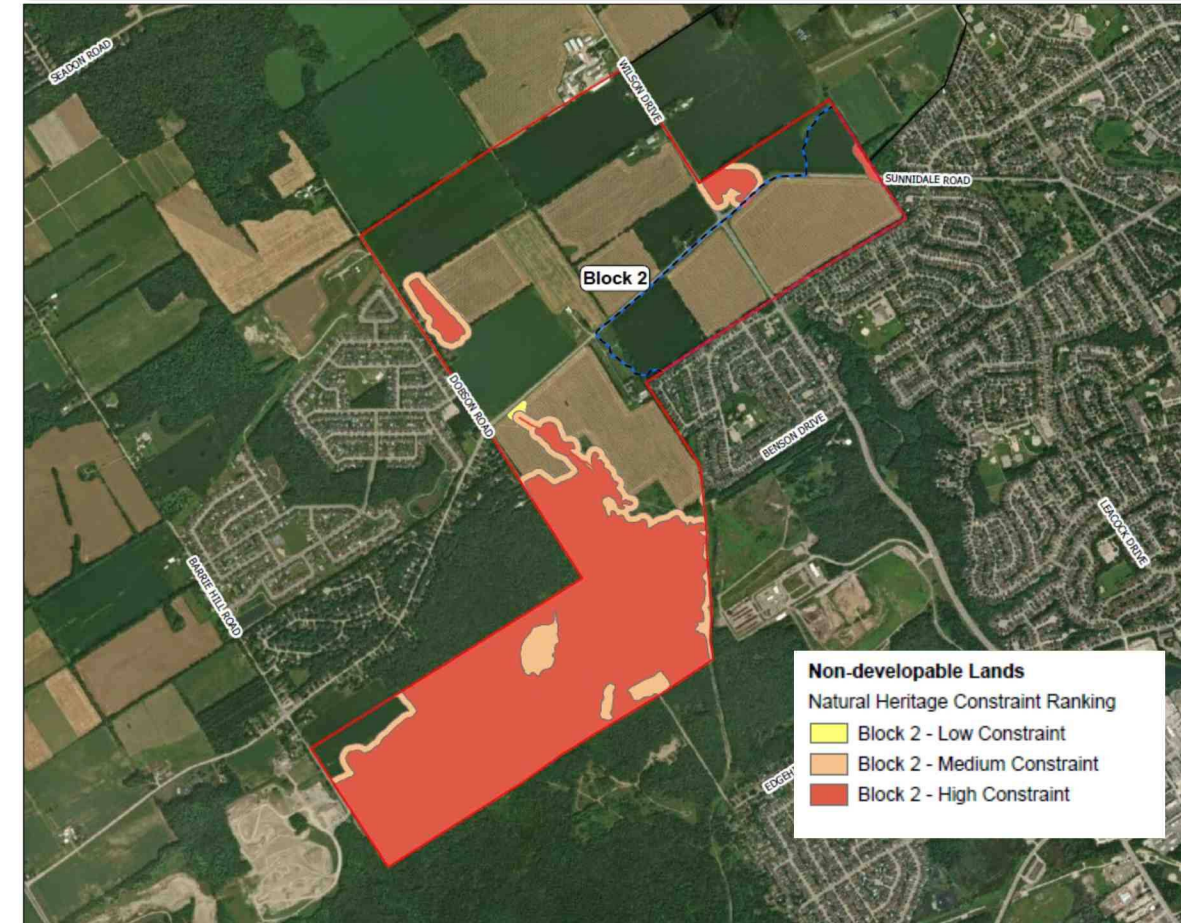
Block Number	Gross Block Area (ha)	High Constraint (ha)	Medium Constraint (ha)	Low Constraint (ha)	Non-Developable Lands* (ha)
2	381.82	128.33 33.6%	20.55 5.4%	0.37 0.1%	149.25 39.1%
3	192.43	4.14 2.2%	6.03 3.1%	2.68 1.4%	12.85 6.7%
5	183.32	81.27 44.3%	24.56 13.4%	0 0%	105.83 57.7%
4	1225.78	750.48 61.2%	56.67 4.6%	17.81 1.5%	824.96 67.3%
6	533.44	218.34 40.9%	27.72 5.2%	10.33 1.9%	256.39 48.1%

*Non-Developable Land Calculations are based on mapped Natural Heritage Constraints Only

Block 2 - Assessment of Preliminary Natural Heritage Constraints

Gross Block Area (ha)	High Constraint (ha)	Medium Constraint (ha)	Low Constraint (ha)	Non-Developable Lands* (ha)
381.82	128.33 33.6%	20.55 5.4%	0.37 0.1%	149.25 39.1%

*Non-Developable Land Calculations are based on mapped Natural Heritage Constraints Only



Block 3 - Assessment of Preliminary Natural Heritage Constraints

Gross Block Area (ha)	High Constraint (ha)	Medium Constraint (ha)	Low Constraint (ha)	Non-Developable Lands* (ha)
192.43	4.14 2.2%	6.03 3.1%	2.68 1.4%	12.85 6.7%

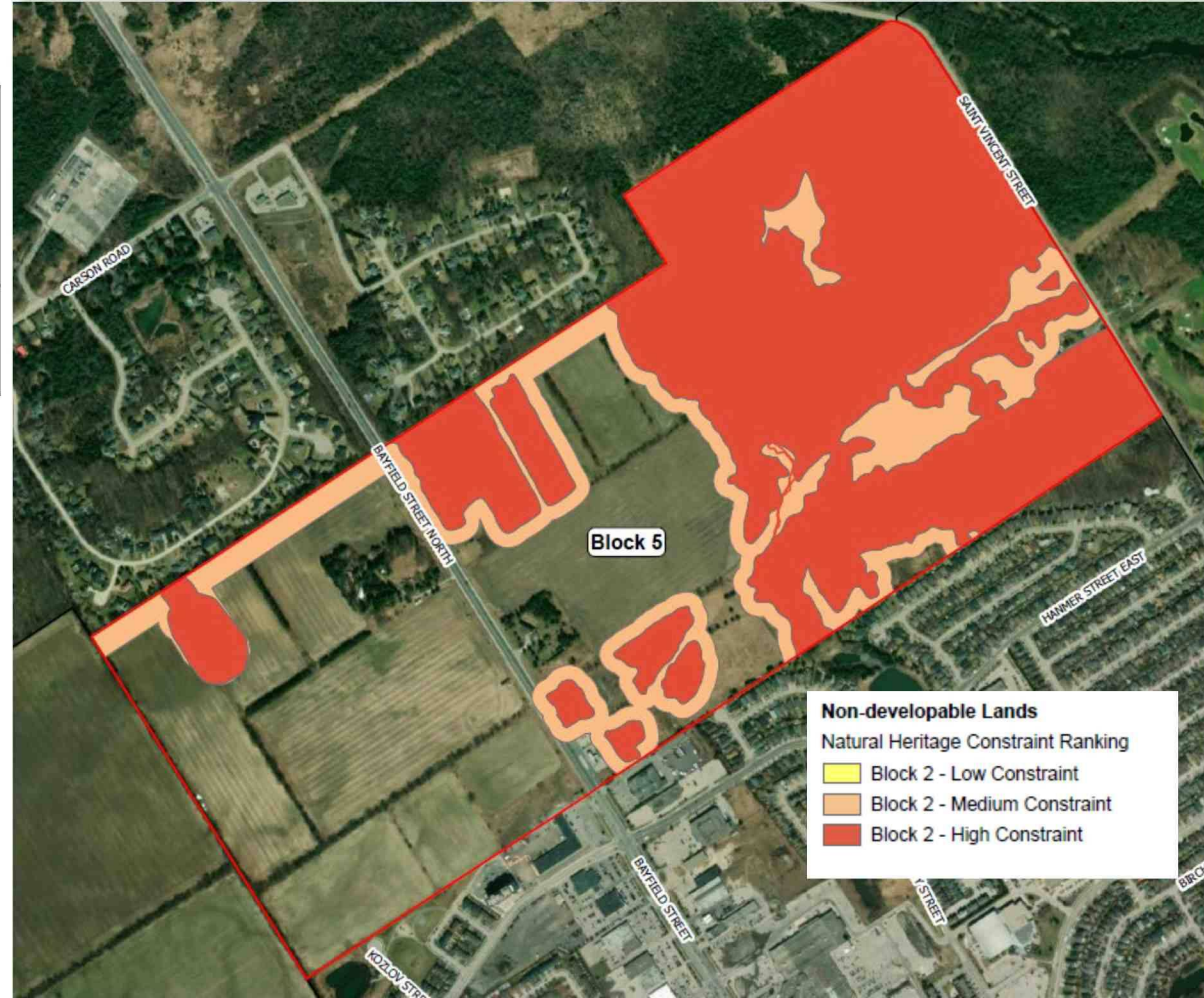
* Non-Developable Land Calculations are based on mapped Natural Heritage Constraints Only



Block 5 - Assessment of Preliminary Natural Heritage Constraints

Gross Block Area (ha)	High Constraint (ha)	Medium Constraint (ha)	Low Constraint (ha)	Non-Developable Lands* (ha)
183.32	81.27 44.3%	24.56 13.4%	0 0%	105.83 57.7%

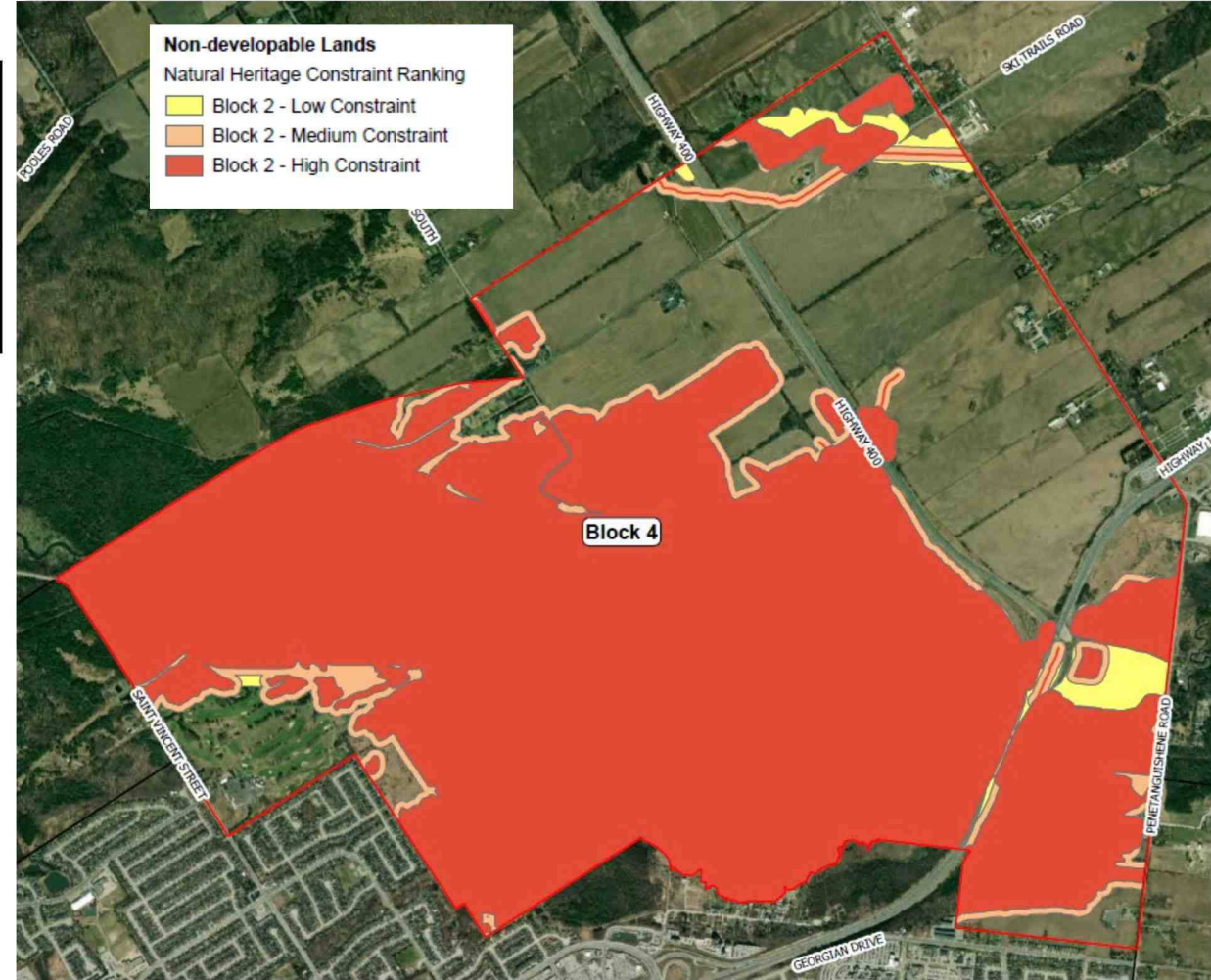
* Non-Developable Land Calculations are based on mapped Natural Heritage Constraints Only



Block 4 - Assessment of Preliminary Natural Heritage Constraints

Gross Block Area (ha)	High Constraint (ha)	Medium Constraint (ha)	Low Constraint (ha)	Non-Developable Lands* (ha)
1225.78	750.48 61.2%	56.67 4.6%	17.81 1.5%	824.96 67.3%

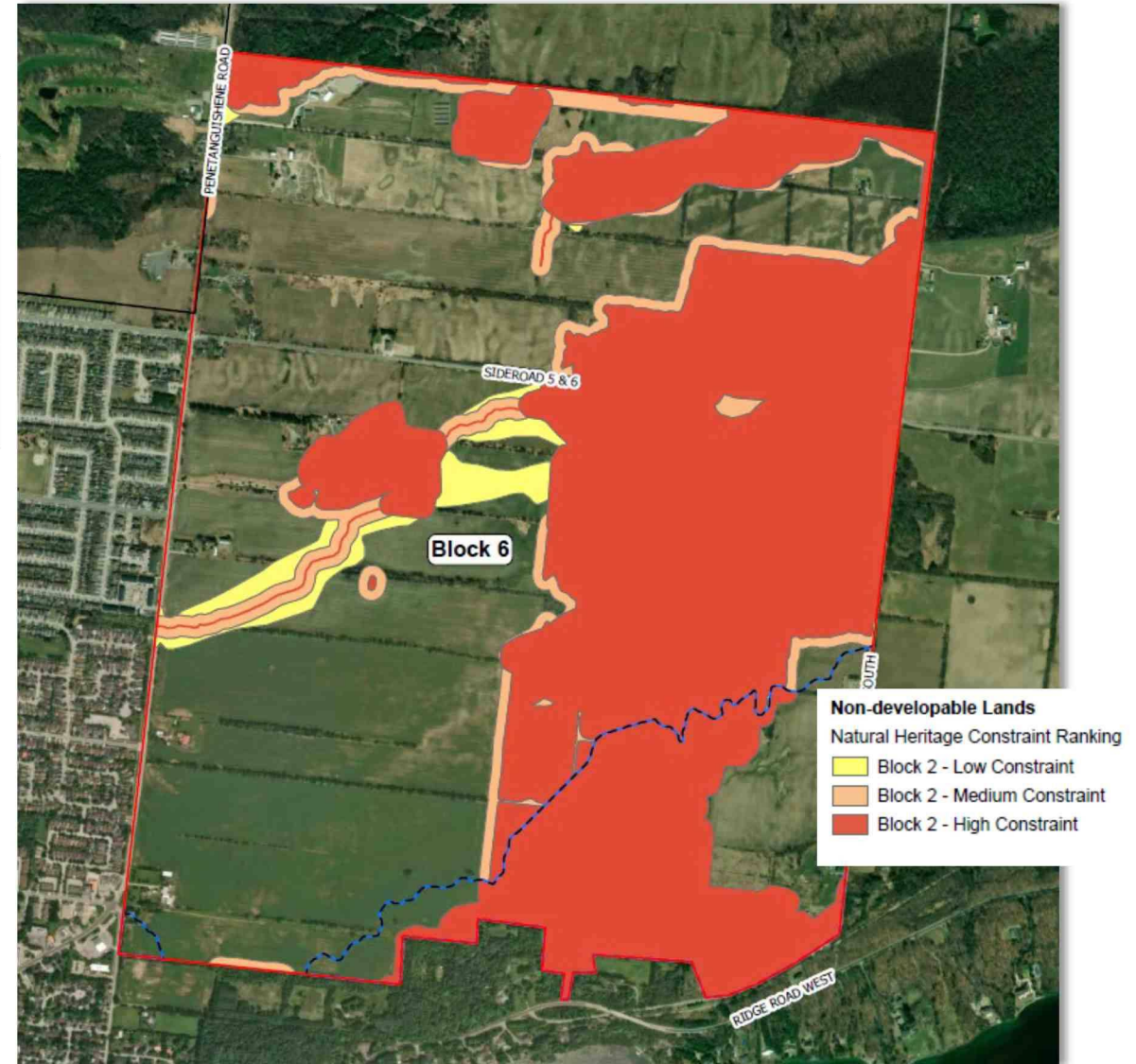
* Non-Developable Land Calculations are based on mapped Natural Heritage Constraints Only



Block 6 - Assessment of Preliminary Natural Heritage Constraints

Gross Block Area (ha)	High Constraint (ha)	Medium Constraint (ha)	Low Constraint (ha)	Non-Developable Lands* (ha)
533.44	218.34 40.9%	27.72 5.2%	10.33 1.9%	256.39 48.1%

* Non-Developable Land Calculations are based on mapped Natural Heritage Constraints Only



Summary of Area Calculations of Preliminary Natural Heritage Constraints

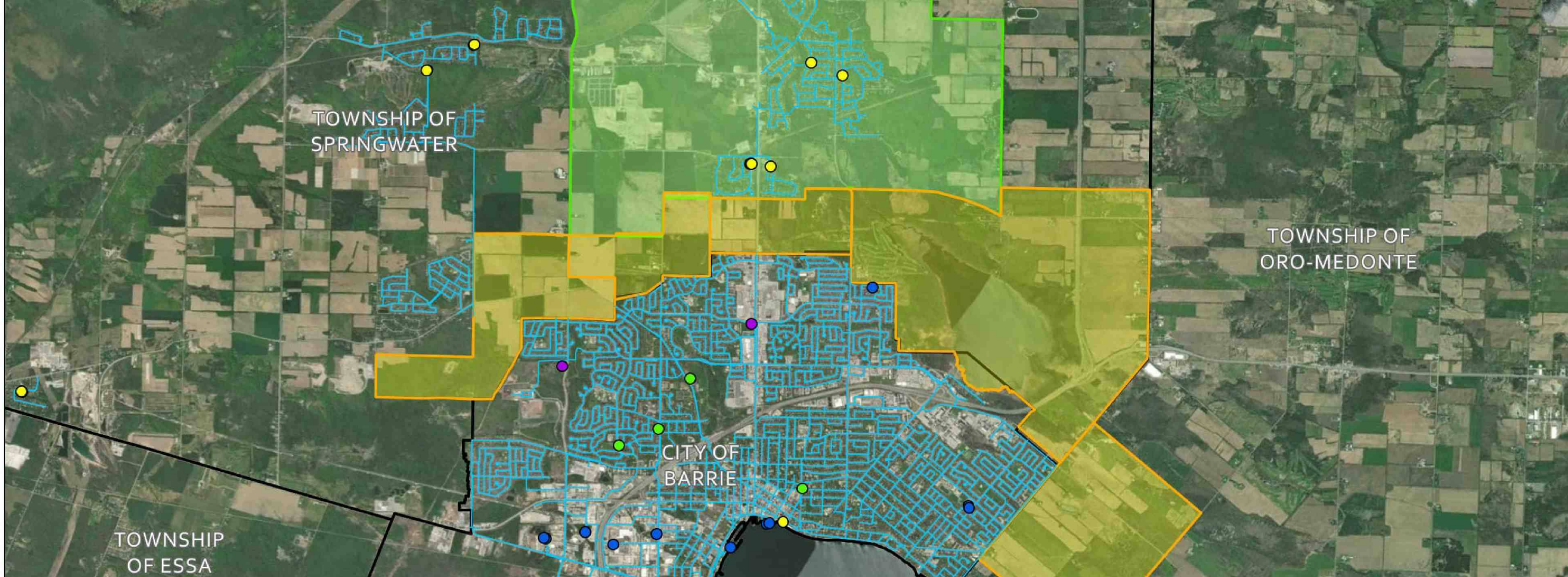
Block Number	Gross Block Area (ha)	High Constraint (ha)	Medium Constraint (ha)	Low Constraint (ha)	Non-Developable Lands* (ha)	Developable Lands* (ha)
2	381.82	128.33 33.6%	20.55 5.4%	0.37 0.1%	149.25 39.1%	238.57 60.9%
3	192.43	4.14 2.2%	6.03 3.1%	2.68 1.4%	12.85 6.7%	178.58 93.3%
5	183.32	81.27 44.3%	24.56 13.4%	0 0%	105.83 57.7%	77.49 42.3%
4	1225.78	750.48 61.2%	56.67 4.6%	17.81 1.5%	824.96 67.3%	400.82 32.7%
6	533.44	218.34 40.9%	27.72 5.2%	10.33 1.9%	256.39 48.1%	277.05 51.9%

*Non-Developable and Developable Land Calculations are based on mapped Natural Heritage Constraints Only

Thank you

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Heather Ireland, Senior Natural Heritage Planner - hireland@nsenvironmental.com



Prepared for the City of Barrie, County of Simcoe, Township of Oro-Medonte and Township of Springwater

JOINT LAND NEEDS ANALYSIS AND STUDY – STAGE 3

Plenary Session #2 - Engineering Analysis

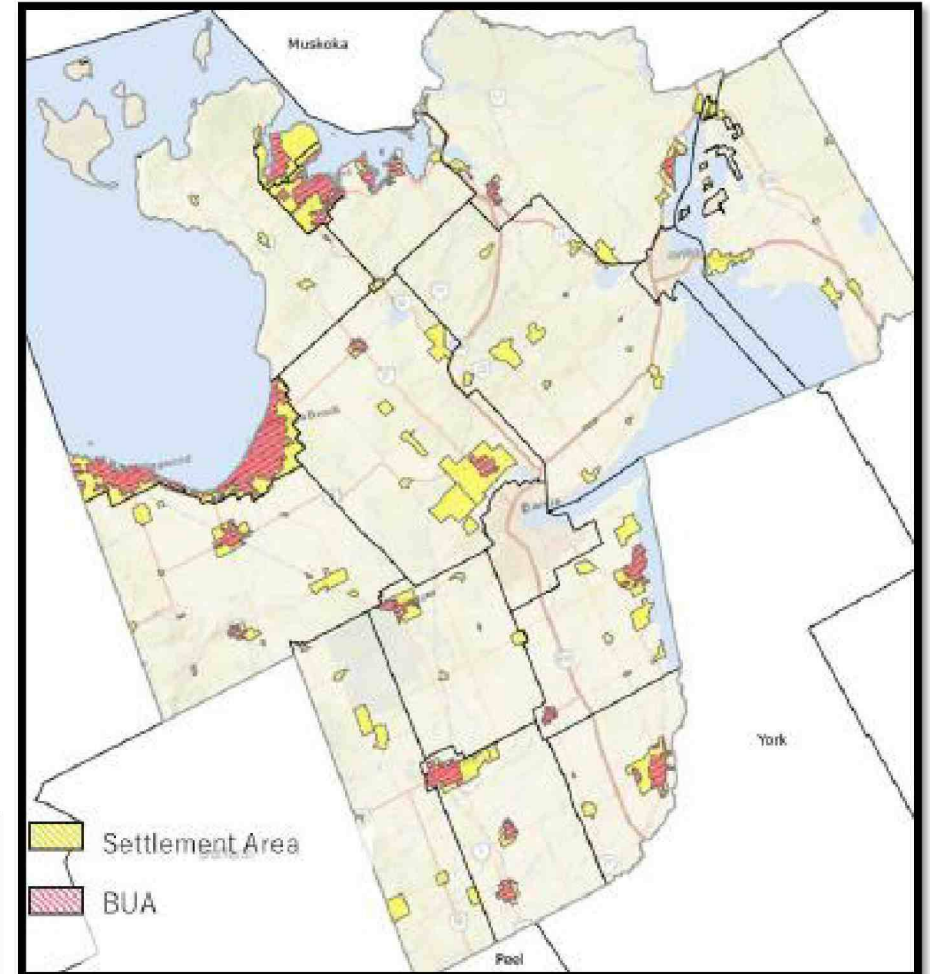
September 16, 2025



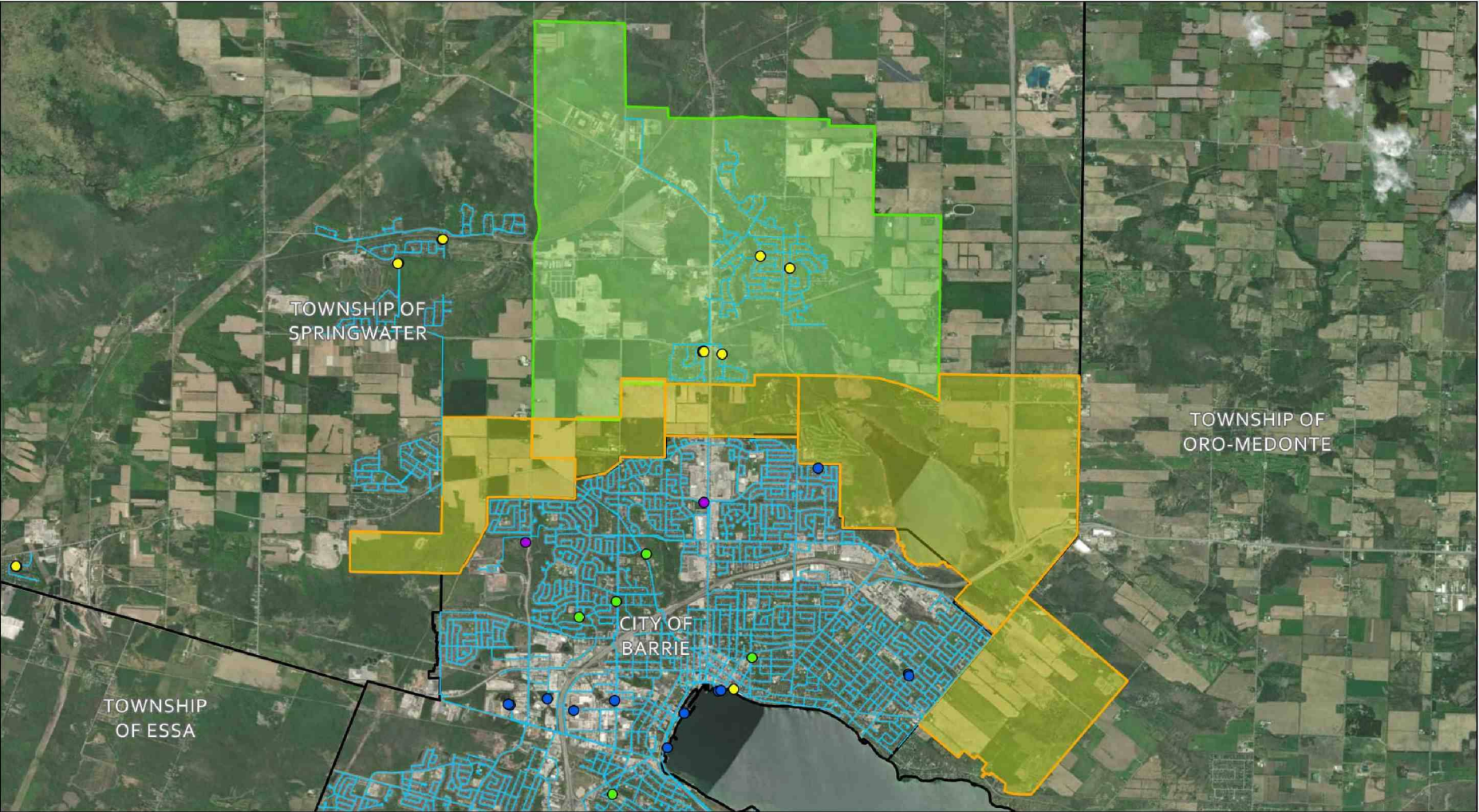
Servicing Agenda

1. Water and Wastewater
 - Recap from first Plenary Session
 - Water Demand and Wastewater Flows forecasts and Capacity Gap Analysis
 - Vertical and Linear Infrastructure Needs
 - Opinion of Probable Cost and other Considerations
2. Stormwater Management
 - Existing Conditions
 - Estimated SWM Pond Volumes and Locations
 - Opinion of Probable Costs
3. Roads Analysis
 - Existing and Future Traffic Volumes
 - Potential Improvements
 - Opinion of Probable Cost

All proposed infrastructure shown on maps and graphics is based on a high-level preliminary analysis and requires further study (e.g. MSP or Class EA) before the size, location and cost can be confirmed. This analysis is being shared with the intention of facilitating the decision-making process and is not considered final.



Existing Water Systems Map

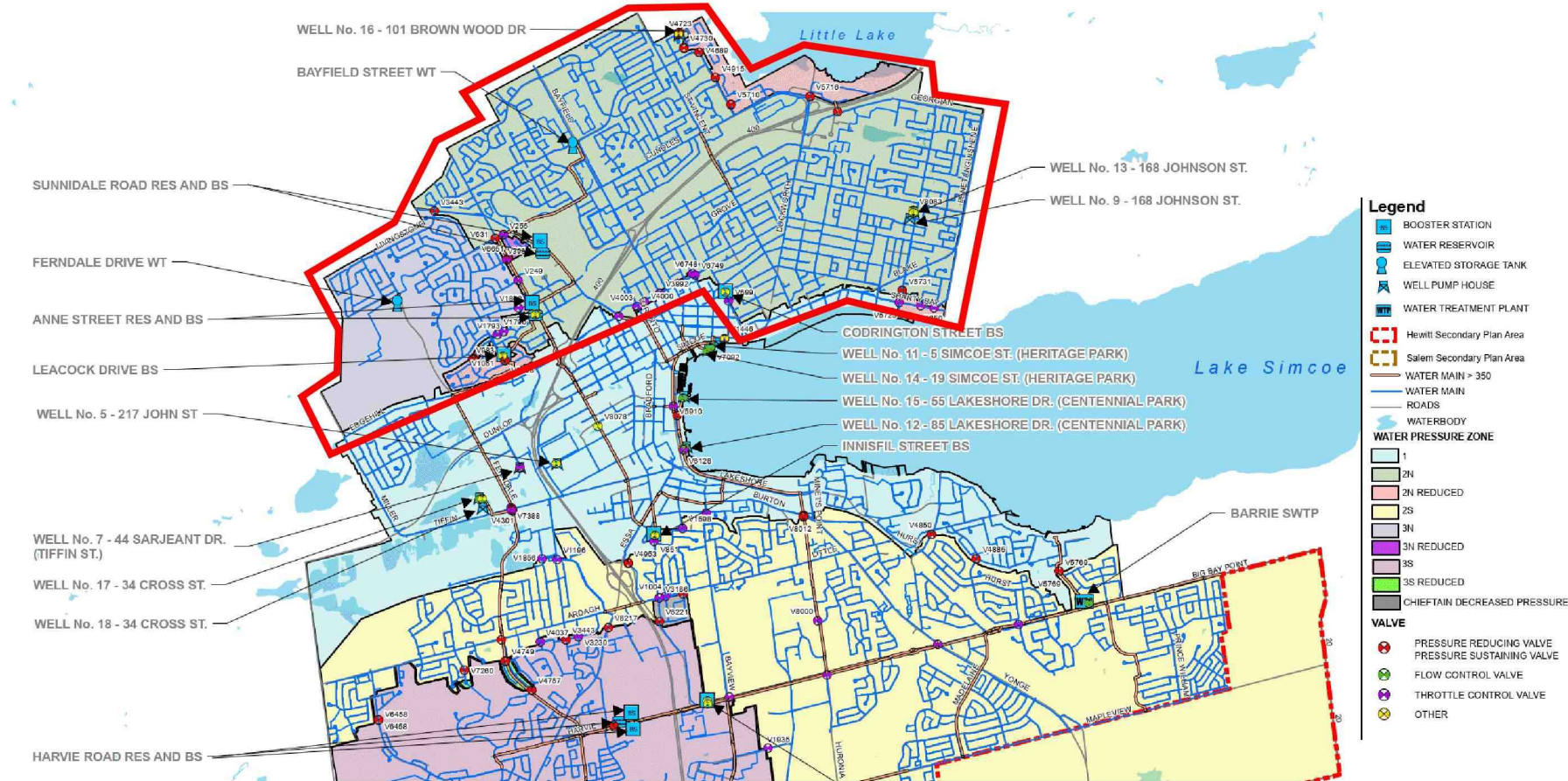


Servicing Capacity Review Hemson Consulting	 Scale: 1:56,000		Legend ● Booster Pumping Station ● Pump House ● Well ● Water Tower — Watermain □ Municipal Boundary □ Proposed Expansion Area □ Midhurst	
	Date: 9/13/2025 Page 1			
Water Distribution Network Overview				
<small>Note: RVA makes no guarantees, representations or warranties respecting the accuracy, completeness or reliability on the map either expressed or implied. RVA specifically disclaims any and all liability, including without limitation, consequential and incidental damages, that may arise in any way from the use or reliance on the map. The digital drawing is not a legal plan or survey. Contains information licensed under the Open Government License - Ontario.</small>				

Existing Water Supply Capacities



Municipality	System	Capacity (m ³ /day)	Max Day Demand (m ³ /day)	% of Capacity Used
Barrie ¹	GW (Zones 1, 2N, 3N)	78,146	39,223	50
Springwater ²	Midhurst	6,480	1,937	30



1. Barrie Water Supply Capacity per 2019 Water Supply Master Servicing Plan (MSP). Barrie Max Day Demand from 2017 data per 2019 Water Supply MSP.
2. 2024 Midhurst Drinking Water System Schedule 22 Summary Report

Figure: Water Distribution Overview Map
Source: City of Barrie

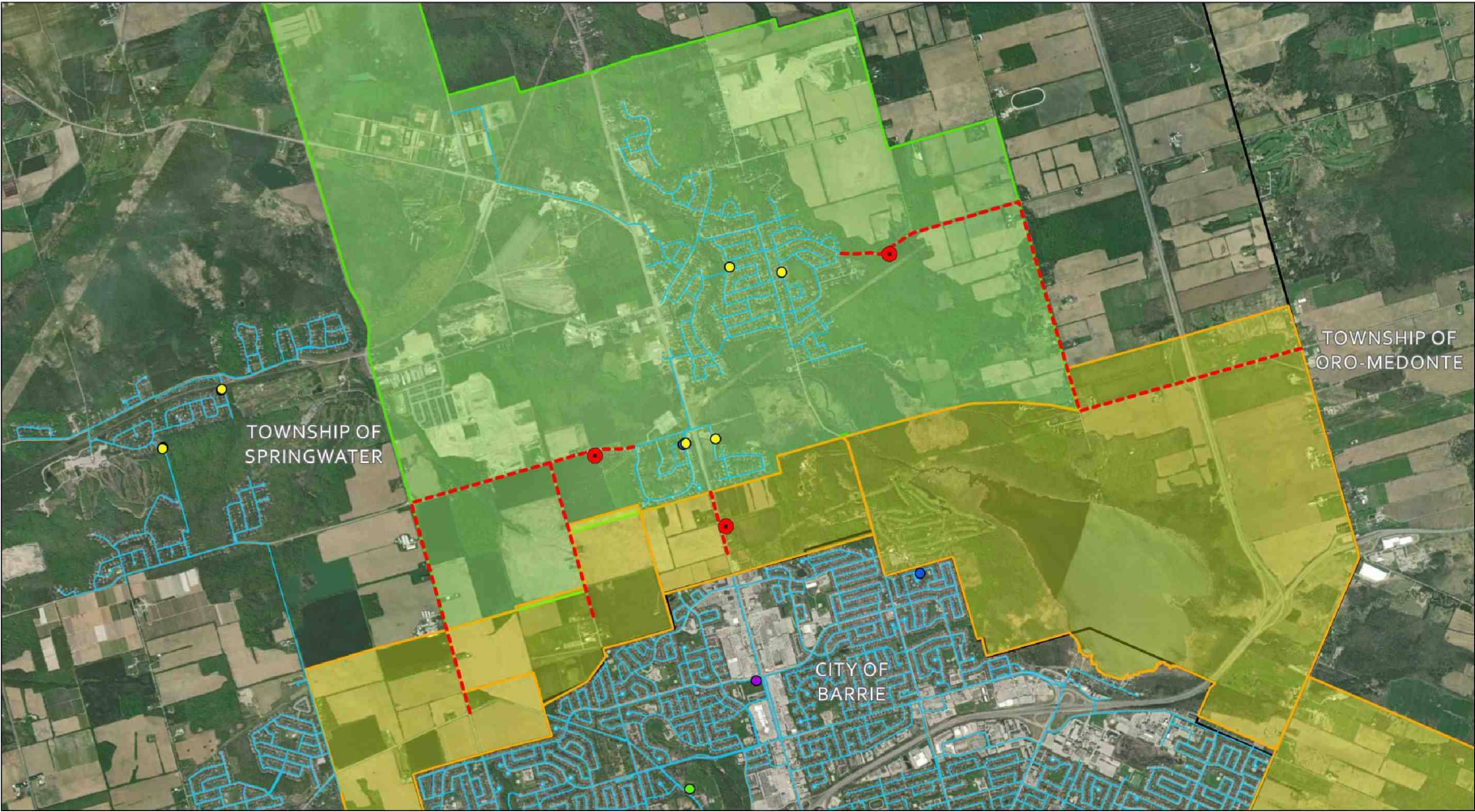
Future Water Demands and Planned Capacities



Scenario	Servicing System	Planned Capacity (m ³ /day)	Projected Maximum Day Demand including "Spillover Growth" (m ³ /day)	Capacity Gap Analysis (m ³ /day)
Scenario 1	Midhurst	19,094 ²	30,941 ^{1,2}	-11,846
Scenario 2	Barrie	152,600 ^{3,5}	147,403 ⁴	5,197
Scenario 3	Barrie	152,600 ^{3,5}	147,403 ⁴	5,197

1. The growth area projected demand for scenario 1 doesn't include additional employment lands
2. Planned capacity and design criteria per the 2020 Midhurst Class EA
3. Planned capacity per the City of Barrie's 2019 MSP and communications on on-going MSP update
4. Design criteria per the City of Barrie's design criteria
5. Prior to 2062 the capacity will be 138,000 m³/day per the City of Barrie's 2019 MSP

Scenario 1 – Water Infrastructure Needs Map



Servicing Capacity Review Hemson Consulting	 Scale: 1:84,000		Legend ● Booster Pumping Station □ Municipal Boundary — Watermain ● Wells □ Midhurst - - - Proposed Watermain ● Water Tower □ Proposed Expansion Area ● Proposed Booster Pumping Station	
	Date: 9/13/2025 Page 1 RVA: 247630 Draft By: KW			
Water Distribution Network Overview and Proposed Watermain (Scenario 1)				
<small>Note: RVA makes no guarantees, representations or warranties respecting the accuracy, completeness or reliability on the map either expressed or implied. RVA specifically disclaims any and all liability, including without limitation, consequential and incidental damages, that may arise in any way from the use or reliance on the map. The digital drawing is not a legal plan or survey. Contains information licensed under the Open Government License - Ontario.</small>				

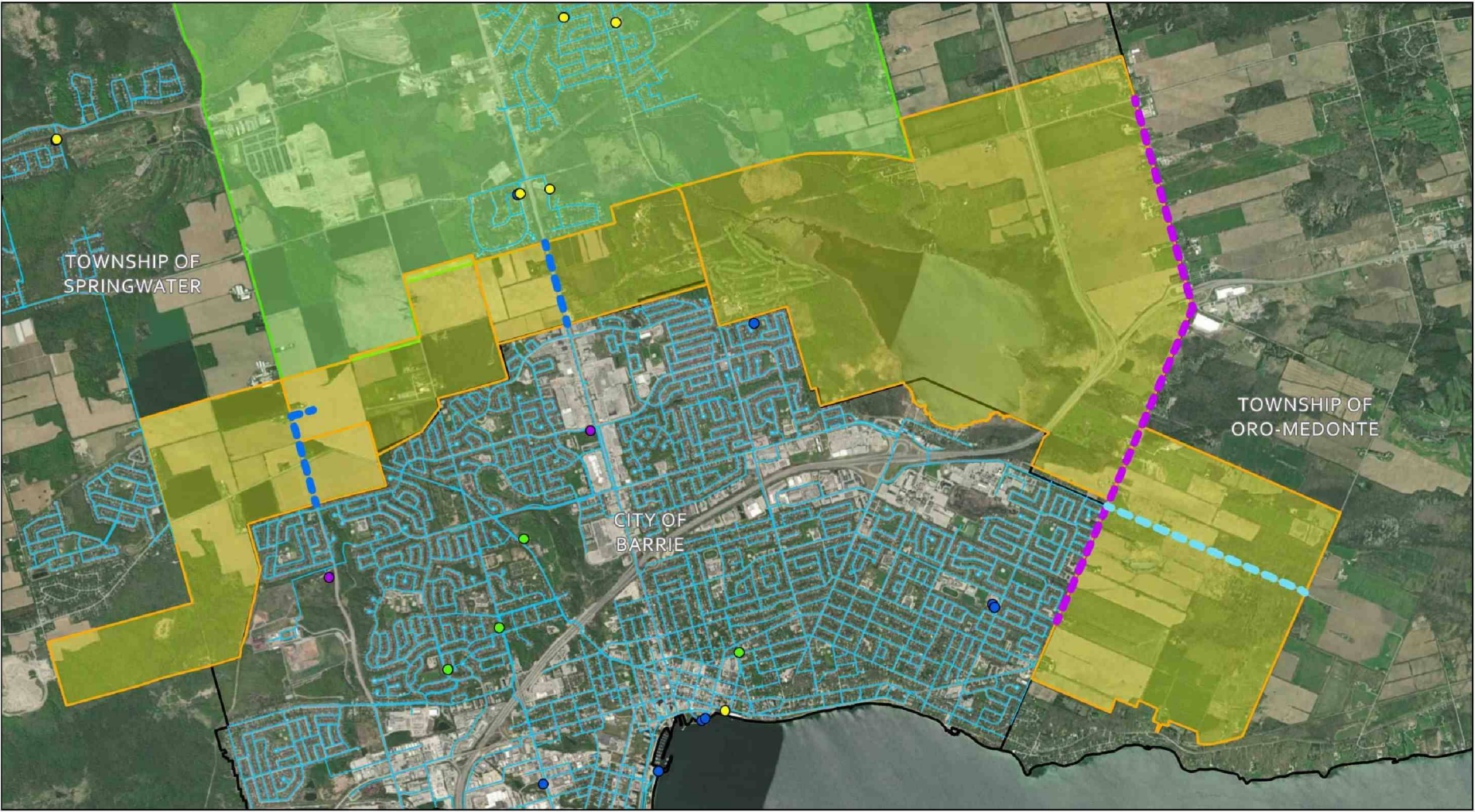
Scenario 1 – Water Infrastructure Needs Summary



Component	Description
Water Treatment Plant (WTP)	Additional upgrades from 19,094 ¹ m ³ /day to 30,941 m ³ /day (70 L/s expansion at each existing WTP)
Supply Wells	Total 6 additional wells required: Doran Road Area - 3 Wells (2 Duty, 1 Standby, Firm Capacity 70 L/s) Carson Road Area - 3 Wells (2 Duty, 1 Standby, Firm Capacity 70 L/s)
Booster Pumping Stations (BPS)	3 BPSs will be required to service higher elevation areas (Blocks 2 and 3) and the Employment Area
Storage Facilities	Additional storage volume of 9,300 m ³ is required in Midhurst Additional storage volume of 3,200 m ³ is required in Employment Area
Watermain Trunks	Estimated 14 km of watermain trunks required. Does not include local watermains

1. Planned capacity per the 2020 Midhurst Class EA

Scenarios 2&3 – Water Infrastructure Needs Map

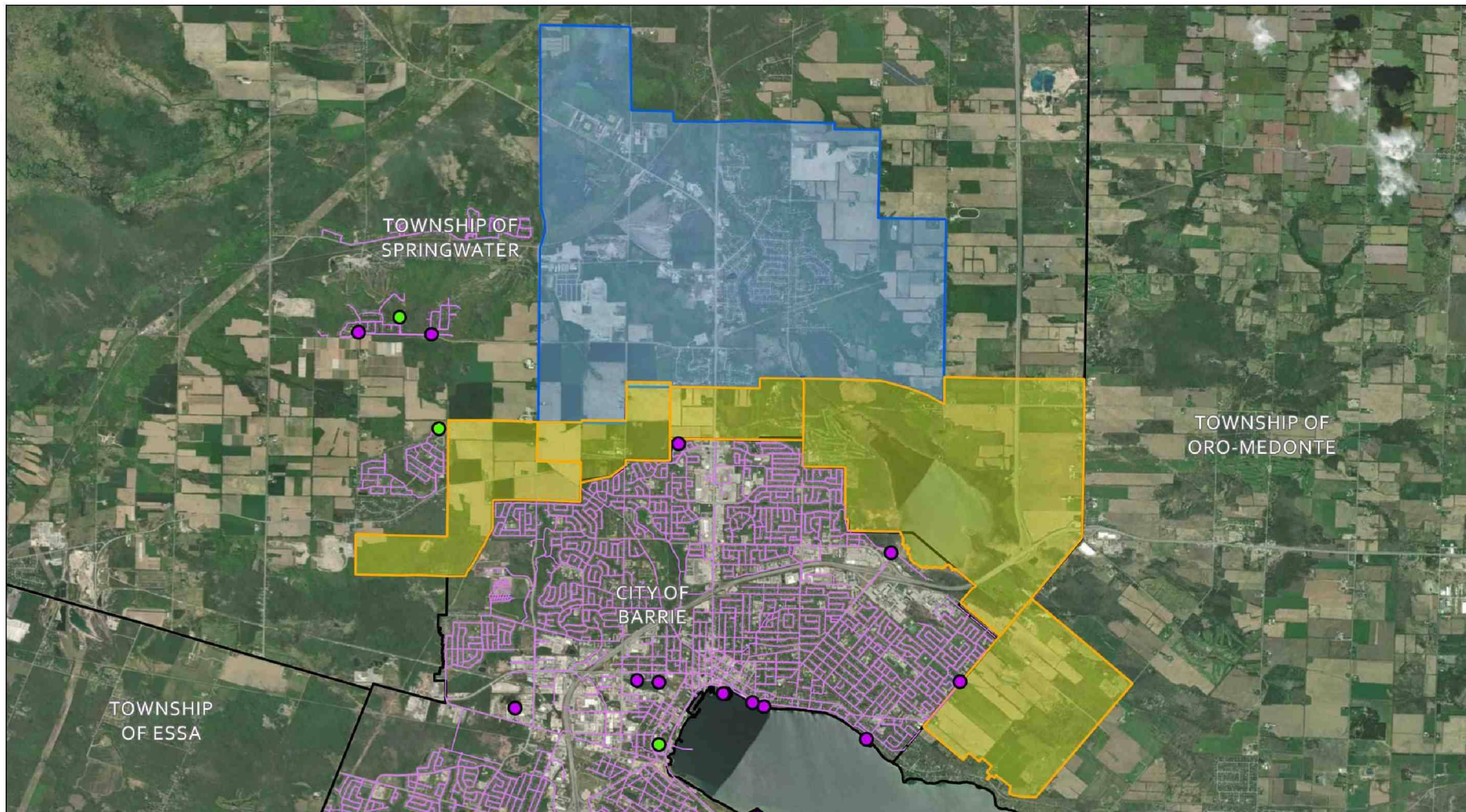


Servicing Capacity Review Hemson Consulting			Legend <ul style="list-style-type: none"> ● Booster Pumping Station ● Wells ● Pump House ● Water Tower Municipal Boundary Proposed Expansion Area Midhurst Watermain Scenario 2&3 Scenario 3 Scenario 2 	
	Date: 9/13/2025 Page 1			
Water Distribution Network Overview and Proposed Watermain (Scenario 2&3)				
<small>Note: RVA makes no guarantees, representations or warranties respecting the accuracy, completeness or reliability on the map either expressed or implied. RVA specifically disclaims any and all liability, including without limitation, consequential and incidental damages, that may arise in any way from the use or reliance on the map. The digital drawing is not a legal plan or survey. Contains information licensed under the Open Government License - Ontario.</small>				

Scenario 2&3 – Water Infrastructure Needs Summary

Component	Description – Scenario 2	Description – Scenario 3
Water Treatment Plant	N/A	N/A
Supply Wells	N/A	N/A
Booster Pumping Stations (BPS)	N/A	N/A
Storage Facilities	Additional storage volume of 3,200 m ³ is required in Employment Area	Additional storage volume of 3,200 m ³ is required in Employment Area
Watermain Trunks	4.1 km of watermain trunks required. All watermain extensions. Does not include local watermains	5.1 km of watermain trunks required. All watermain extensions. Does not include local watermains

Existing Wastewater Systems Map



Servicing Capacity Review Hemson Consulting	 Scale: 1:56,000		Legend ● Sanitary Pumping Station ● Wastewater Treatment Plant — Sanitary Sewer — Proposed Expansion Area ■ City of Barrie — Municipal Boundary	
	Date: 9/13/2025 Page 1			
Wastewater Distribution Network Overview				
<small>Note: RVA makes no guarantee, representations or warranties respecting the accuracy, completeness or reliability on the map either expressed or implied. RVA specifically disclaims any and all liability, including without limitation, consequential and incidental damages, that may arise in any way from the use or reliance on the map. The digital drawing is not a legal plan or survey. Contains information licensed under the Open Government License - Ontario.</small>				

Existing Wastewater Supply Capacities



Municipality	System	Capacity (m ³ /day)	Average Day Flow (m ³ /day)	% of Capacity Used (m ³ /day)
Barrie ¹	Total (WwTF)	76,000	42,683	56
Springwater	Midhurst	1,032 ²	165 ³	16

1. Barrie Wastewater System Capacity per 2019 Wastewater Treatment MSP. Barrie Average Day Flow from 2017 data per 2019 Wastewater Treatment MSP.
2. As per Township communications, the interim plant capacity is 1,032 M3/d but as per the annual report the capacity is 516 m3/d
3. Midhurst System Capacity per the 2024 Midhurst Valley Interim Wastewater Treatment Plant Annual Performance Report.

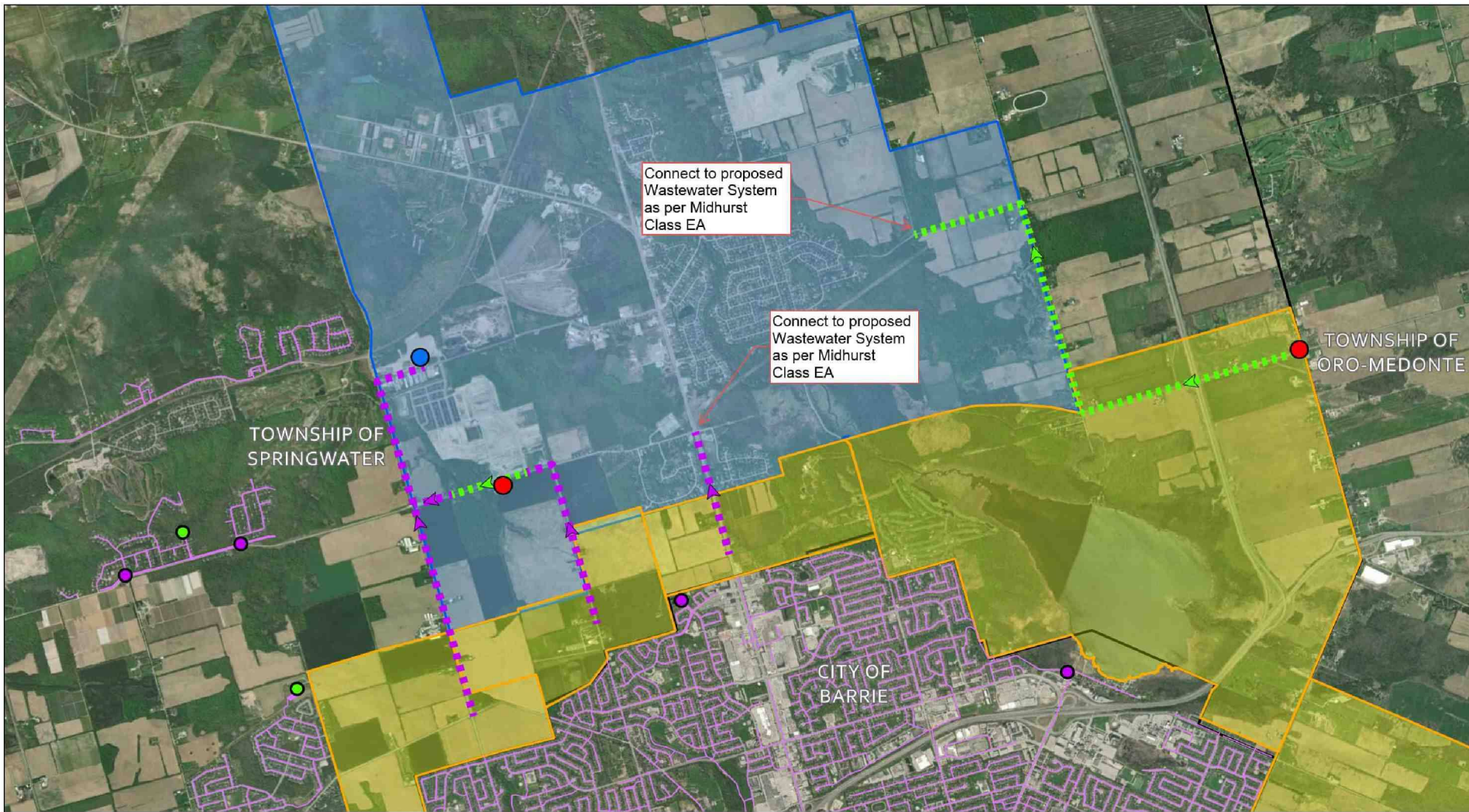
Future Wastewater Flows and Planned Capacities



Scenario	Servicing System	Planned Capacity (m ³ /day)	Projected Flows including "Spillover Growth" (m ³ /day)	Capacity Gap Analysis
Scenario 1	Midhurst	12,314 ^{1,4}	19,585 ¹	-7,271
Scenario 2	Barrie	116,000 ²	116,354 ^{2,3}	-354
Scenario 3	Barrie	116,000 ²	116,354 ^{2,3}	-354

1. Planned capacity and design criteria per the 2020 Midhurst Class EA
2. Planned capacity per City of Barrie's 2019 MSP and communications on on-going MSP update
3. Design criteria per the City of Barrie's design criteria
4. The growth area projected demand for scenario 1 doesn't include additional employment lands for Midhurst

Scenario 1 – Wastewater Infrastructure Needs Map



Servicing Capacity Review Hemson Consulting	0 500 1,000 1,500 2,000 Scale: 1:34,000 Date: 9/15/2025 Page 1			Legend ● Sanitary Pumping Station ● Wastewater Treatment Plant ● Proposed Forcemain ● Proposed Gravity Sewer ● Sanitary Sewermain ● Proposed Expansion Area ● Midhurst ● Municipal Boundary ● Proposed Pumping Station ● Proposed WWTP	
	Wastewater Distribution Network Overview (Scenario 1) Note: RVA makes no guarantees, representations or warranties respecting the accuracy, completeness or reliability on the map either expressed or implied. RVA specifically disclaims any and all liability, including without limitation, consequential and incidental damages, that may arise in any way from the use or reliance on the map. The digital drawing is not a legal plan or survey. Contains information licensed under the Open Government License - Ontario.				

Scenario 1 – Wastewater Infrastructure Needs

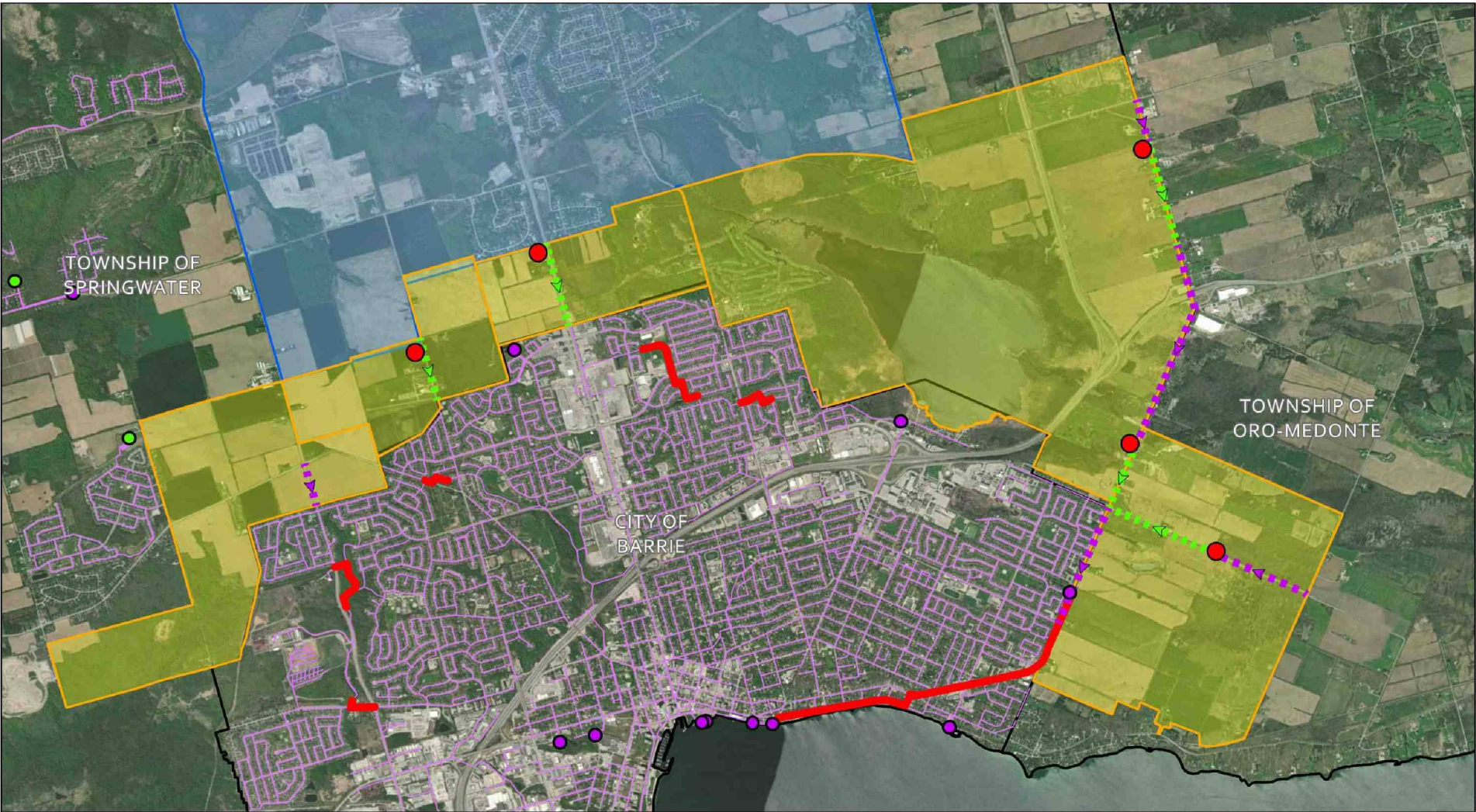



Summary

Component	Description
Wastewater Treatment Plant	Additional upgrades from 12,314 ¹ m ³ /day to 19,585 m ³ /day
Sanitary Pumping Stations (SPS)	2 SPS will be required as indicated on map
Sanitary Sewer Trunks and Forcemains	Estimated 14.3 km of sanitary sewer trunks / forcemains are required to service the studied growth areas. Does not include local sewers

1. Planned capacity per the 2020 Midhurst Class EA

Scenario 2&3 –Wastewater Infrastructure Needs Map **RVA**



<p>Servicing Capacity Review Hemson Consulting</p>	<p>0 500 1,000 1,500 2,000 m Scale: 1:34,000</p>	<p>Legend</p> <ul style="list-style-type: none"> ● Sanitary Pumping Station ● Wastewater Treatment Plant — Sanitary Sewermain (To be Upgraded) — Proposed Foremain — Sanitary Sewermain — Proposed Expansion Area — Proposed Gravity Sewer — Midhurst Municipal Boundary ● Proposed Pumping Station 	
<p>Wastewater Distribution Network Overview (Scenario 2&3)</p>	<p>Date: 9/15/2025 Page 1 RVA: 247630 Draft By: KW</p>	<p><small>Data Source: Maxar, Simcoe County, City of Barrie, Township of Springwater, Hemson Consulting</small></p>	<p><small>Note: RVA makes no guarantees, representations or warranties respecting the accuracy, completeness or reliability on the map either expressed or implied. RVA specifically disclaims any and all liability, including without limitation, consequential and incidental damages, that may arise in any way from the use or reliance on the map. The digital drawing is not a legal plan or survey. Contains information licensed under the Open Government License - Ontario.</small></p>

Scenario 2&3 –Wastewater Infrastructure Summary



Component	Description – Scenario 2	Description – Scenario 3
Wastewater Treatment Plant	N/A	N/A
Sanitary Pumping Stations (SPS)	4 new SPSs required	3 new SPSs required
Sanitary Sewer Trunks and Forcemains	Estimated 10.2 km of new sanitary sewer trunks / forcemains and upgrades are required to service the studied growth areas. Does not include local sewers	Estimated 11.2 km of new sanitary sewer trunks / forcemains and upgrades are required to service the studied growth areas. Does not include local sewers

Opinion of Probable Cost - Assumptions



- Based on experience, supplier information, Midhurst EA and Barrie MSP and EA estimates
- Land/property acquisition not included in opinion of probable cost
- Modelling, field studies, background studies, etc. not included in opinion of probable cost
- Allocation costs are not included. Allocation considerations are noted where required.
- Approximately 50% contingency added to all costs
- Forcemains twinned, per policy
- **High-level preliminary opinion of probable cost, intended to facilitate decision-making process**

Scenario 1 – Opinion of Probable W&WW Cost



Scenario 1 Excluding Employment Area	Wastewater Cost	Water Cost	Total Cost
Treatment	\$153,000,000	\$82,000,000	\$235,000,000
Vertical	\$20,000,000	\$76,000,000	\$96,000,000
Linear	\$21,000,000	\$17,000,000	\$38,000,000
Subtotal	\$194,000,000	\$175,000,000	\$369,000,000
Employment Area Only	Wastewater Cost	Water Cost	Total Cost
Treatment	\$ -	\$ -	\$ -
Vertical	\$16,000,000	\$27,000,000	\$43,000,000
Linear	\$19,000,000	\$15,000,000	\$34,000,000
Subtotal	\$35,000,000	\$42,000,000	\$77,000,000
Scenario 1 Total	Wastewater Cost	Water Cost	Total Cost
Total	\$229,000,000	\$217,000,000	\$446,000,000

Scenario 1 – Cost and Feasibility Considerations



Additional cost and feasibility considerations:

1. Wastewater treatment feasibility to be proven
 1. Class Environmental Assessment Study
 2. Receiving Water Body
 3. Assimilative Capacity Study (Willow Creek)
 4. Assimilative Capacity Study (Other receiving water body if Willow Creek not viable)
 5. Discussions with Approval Authorities
 6. Phosphorus offsets
 7. Public Consultation
2. Water supply feasibility to be proven
 1. Class Environmental Assessment Study
 2. Hydrogeological Assessment
 3. Discussions with Approval Authorities
 4. Availability of water supply
 5. Public Consultation

Scenario 2 – Opinion of Probable Cost



Scenario 2 Excluding Employment Area	Wastewater Cost	Water Cost	Total Cost
Treatment	\$- (foot note 1)	\$- (foot note 2)	\$- (foot notes 1&2)
Vertical	\$31,000,000	\$-	\$31,000,000
Linear	\$25,000,000	\$6,000,000	\$31,000,000
Subtotal	\$56,000,000	\$6,000,000	\$62,000,000
Employment Area Only	Wastewater Cost	Water Cost	Total Cost
Treatment	\$- (foot note 1)	\$- (foot note 2)	\$- (foot notes 1&2)
Vertical	\$35,000,000	\$19,000,000	\$54,000,000
Linear	\$23,000,000	\$13,000,000	\$36,000,000
Subtotal	\$58,000,000	\$32,000,000	\$90,000,000
Scenario 2 Total	Wastewater Cost	Water Cost	Total Cost
Total	\$114,000,000	\$38,000,000	\$152,000,000

1. Wastewater Treatment allocation costs for Blocks 1-5 and Employment Block are not included in opinion of probable cost. They can be considered as 7% of the total Barrie planned treatment expansion costs based on the percentage of estimated flows of Blocks 1-5 and Employment Block relative to the total treatment expansion in Barrie.
2. Water Treatment allocation costs for Blocks 1-5 and Employment Block are not included in opinion of probable cost. They can be considered as 10% of the total Barrie planned treatment expansion costs based on the percentage of estimated flows of Blocks 1-5 and Employment Block relative to the total treatment expansion in Barrie.

Scenario 2 – Opinion of Probable Cost – Block 5



Infrastructure	Wastewater Cost	Water Cost	Total Cost
Treatment	\$-	\$-	\$-
Vertical	\$11,000,000	\$-	\$11,000,000
Linear	\$8,500,000	\$2,500,000	\$11,000,000
Total Cost	\$19,500,000	\$2,500,000	\$22,000,000

Consideration for possible servicing agreement to service Block 5 : \$22,000,000 for estimated 1,545 Units

Scenario 3 – Opinion of Probable Cost



Scenario 3 Excluding Employment Area	Wastewater Cost	Water Cost	Total Cost
Treatment	\$- (foot note 1)	\$- (foot note 2)	\$- (foot notes 1&2)
Vertical	\$25,000,000	\$-	\$25,000,000
Linear	\$17,000,000	\$5,000,000	\$22,000,000
Total Cost	\$42,000,000	\$5,000,000	\$47,000,000
Employment Area Only	Wastewater Cost	Water Cost	Total Cost
Treatment	\$- (foot note 1)	\$- (foot note 2)	\$- (foot notes 1&2)
Vertical	\$35,000,000	\$19,000,000	\$54,000,000
Linear	\$24,000,000	\$13,000,000	\$37,000,000
Total Cost	\$59,000,000	\$32,000,000	\$91,000,000
Scenario 3 Total	Wastewater Cost	Water Cost	Total Cost
Total	\$101,000,000	\$37,000,000	\$138,000,000

1. Wastewater Treatment allocation costs for Block 6 and Employment Block are not included in opinion of probable cost. They can be considered as 5% of the total Barrie planned treatment expansion costs based on the percentage of estimated flows of Block 6 and Employment Block relative to the total treatment expansion in Barrie.
2. Water Treatment allocation costs for Block 6 and Employment Block are not included in opinion of probable cost. They can be considered as 7% of the total Barrie planned treatment expansion costs based on the percentage of estimated flows of Block 6 and Employment Block relative to the total treatment expansion in Barrie.

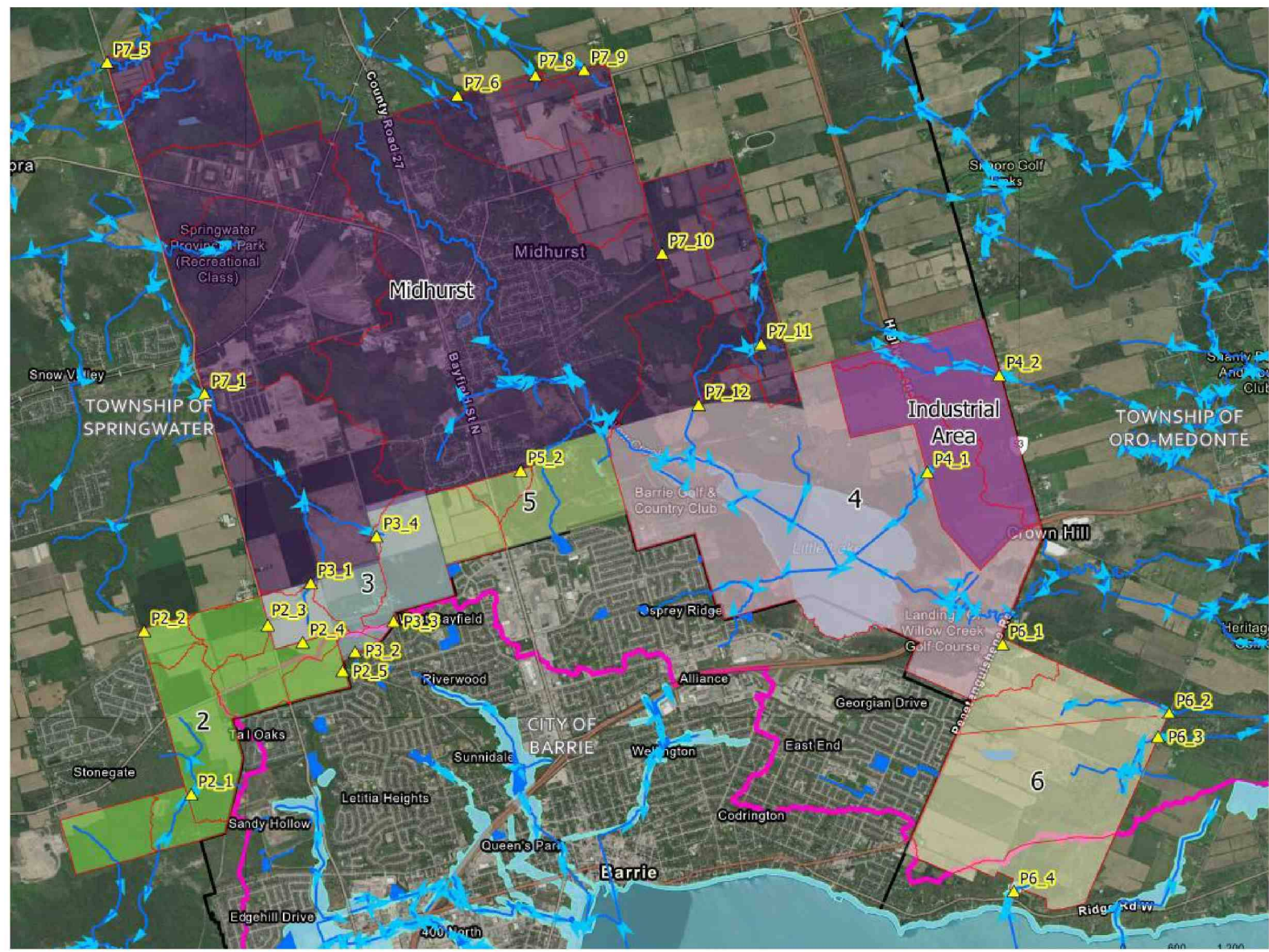
Summary – Water and Wastewater Cost Estimate



Infrastructure	Scenario 1	Scenario 2	Scenario 3
Treatment (WTPs, WWTPs)	\$235,000,000 (foot note 1)	\$- (foot note 2)	\$- (foot note 2)
Vertical (BPS, Storage, SPS)	\$139,000,000	\$85,000,000	\$79,000,000
Linear (Trunk Sewers and Watermains only)	\$72,000,000	\$67,000,000	\$59,000,000
Total Cost	\$446,000,000	\$152,000,000	\$138,000,000

1. **Scenario 1:** Wastewater Treatment and Water Supply feasibilities need to be proven as detailed in Slide #19
2. **Scenarios 2 and 3:** Water and Wastewater Treatment allocation costs are not included in the opinion of probable cost. They can be considered as a percentage of the total Barrie planned treatment expansion costs based on the percentage of estimated flows of Blocks 1-6 and Employment Block relative to the total treatment expansion in Barrie. These percentages have been estimated in Slides 20 and 22.

Stormwater Management Considerations

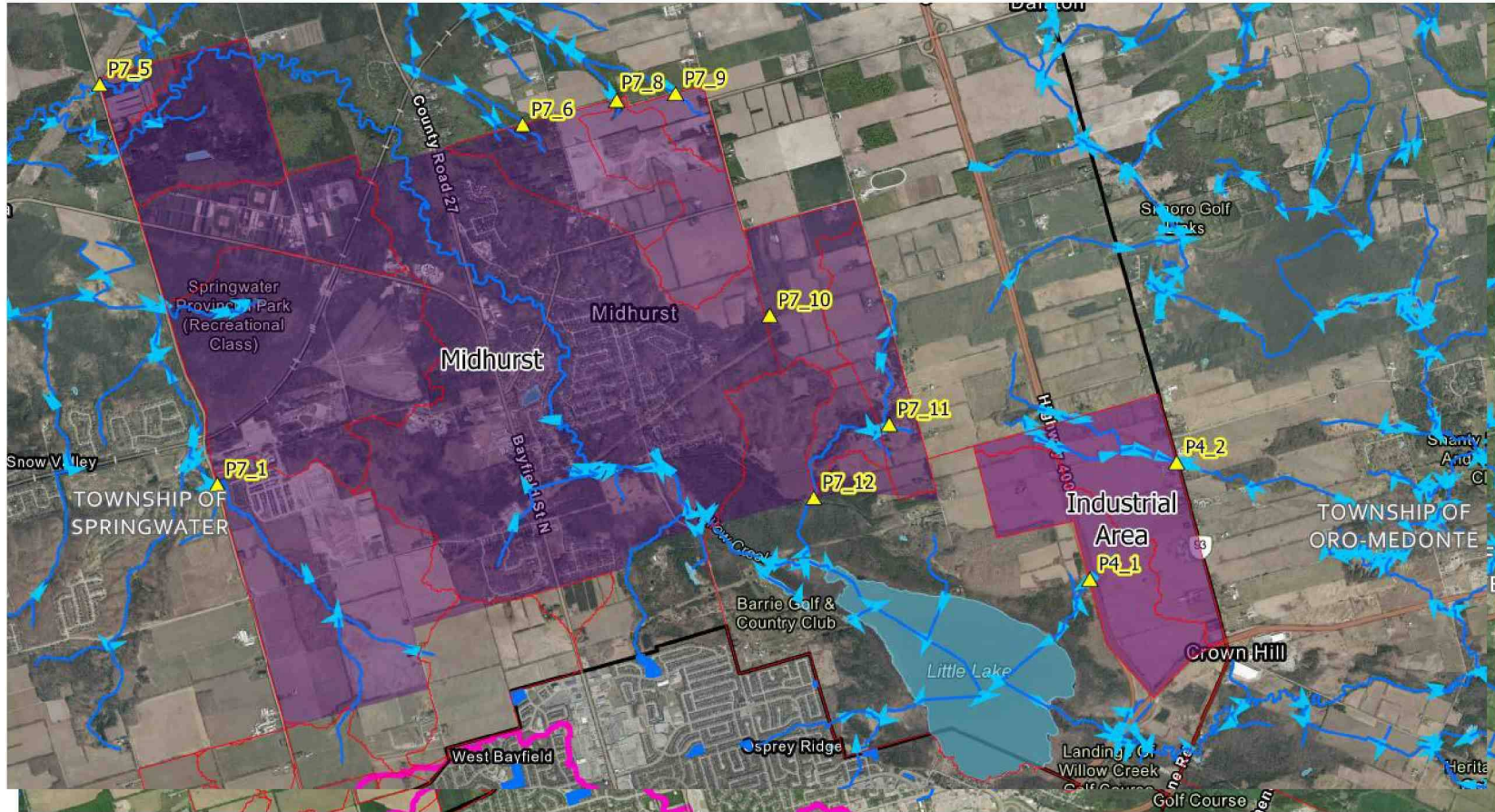


Stormwater Management Considerations



- Expansion areas are within LSRCA and NVCA watersheds
- Block areas divided into subcatchments based on existing topography and proximity to a watercourse
- Each subcatchment includes a SWM facility schematically placed at a suitable outlet location
- For larger subcatchment areas, multiple SWM facilities will be required – the actual location/size of SWM facilities will depend on the future road network and more refined land use plan

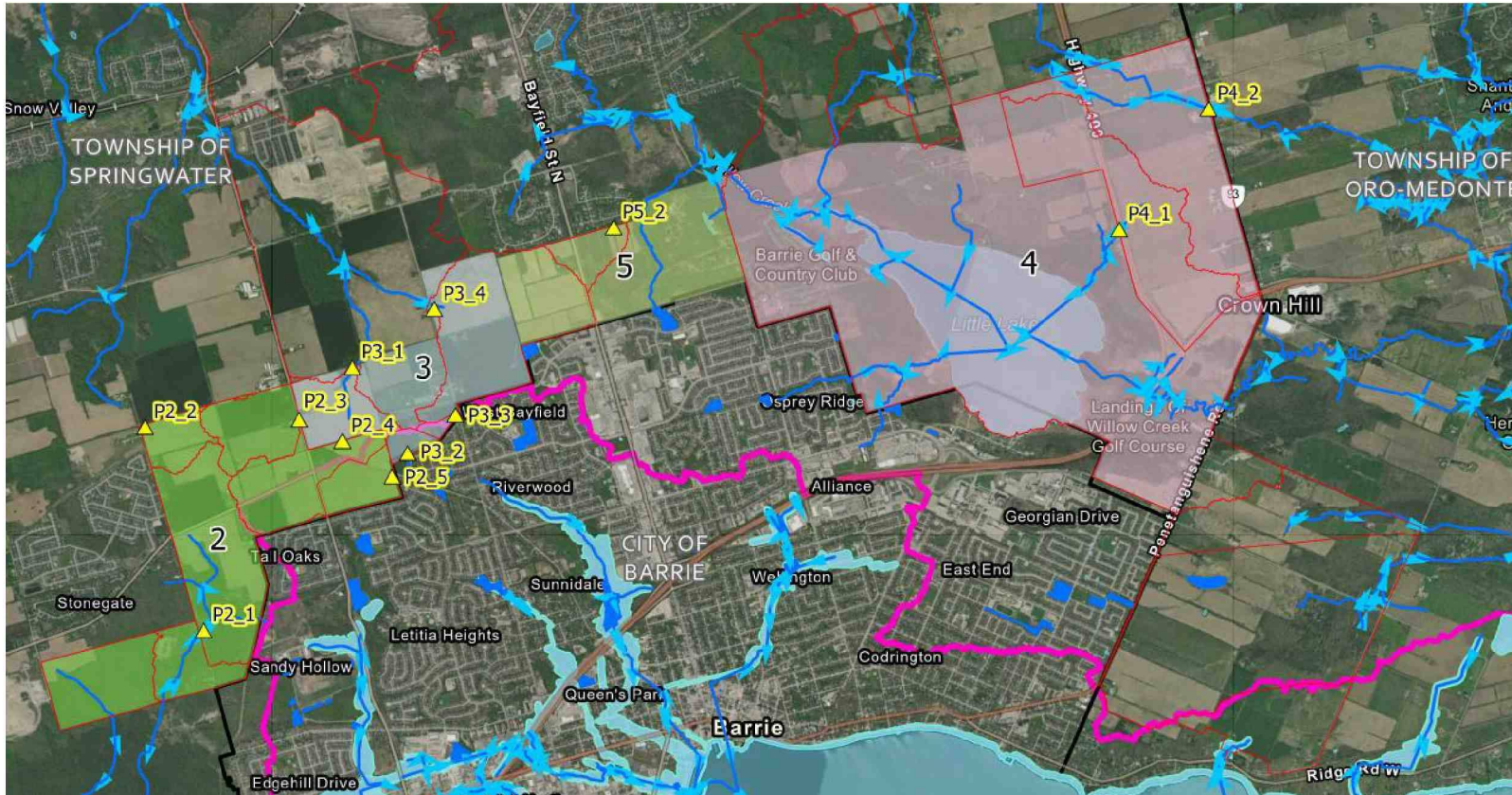
Scenario 1 - Growth Areas and Potential SWM Facility Locations



Block	Pond ID	Catchment Area (ha)	* SWM Block Requirement (ha)
4	P4_1	162	8.1
4	P4_2	168	8.5
Midhurst	P7_1	397	19.9
Midhurst	P7_5	27	1.4
Midhurst	P7_6	110	5.6
Midhurst	P7_8	133	6.7
Midhurst	P7_9	30	1.6
Midhurst	P7_10	97	4.9
Midhurst	P7_11	108	5.5
Midhurst	P7_12	45	2.3

*SWM block area assumes 5% of the catchment area

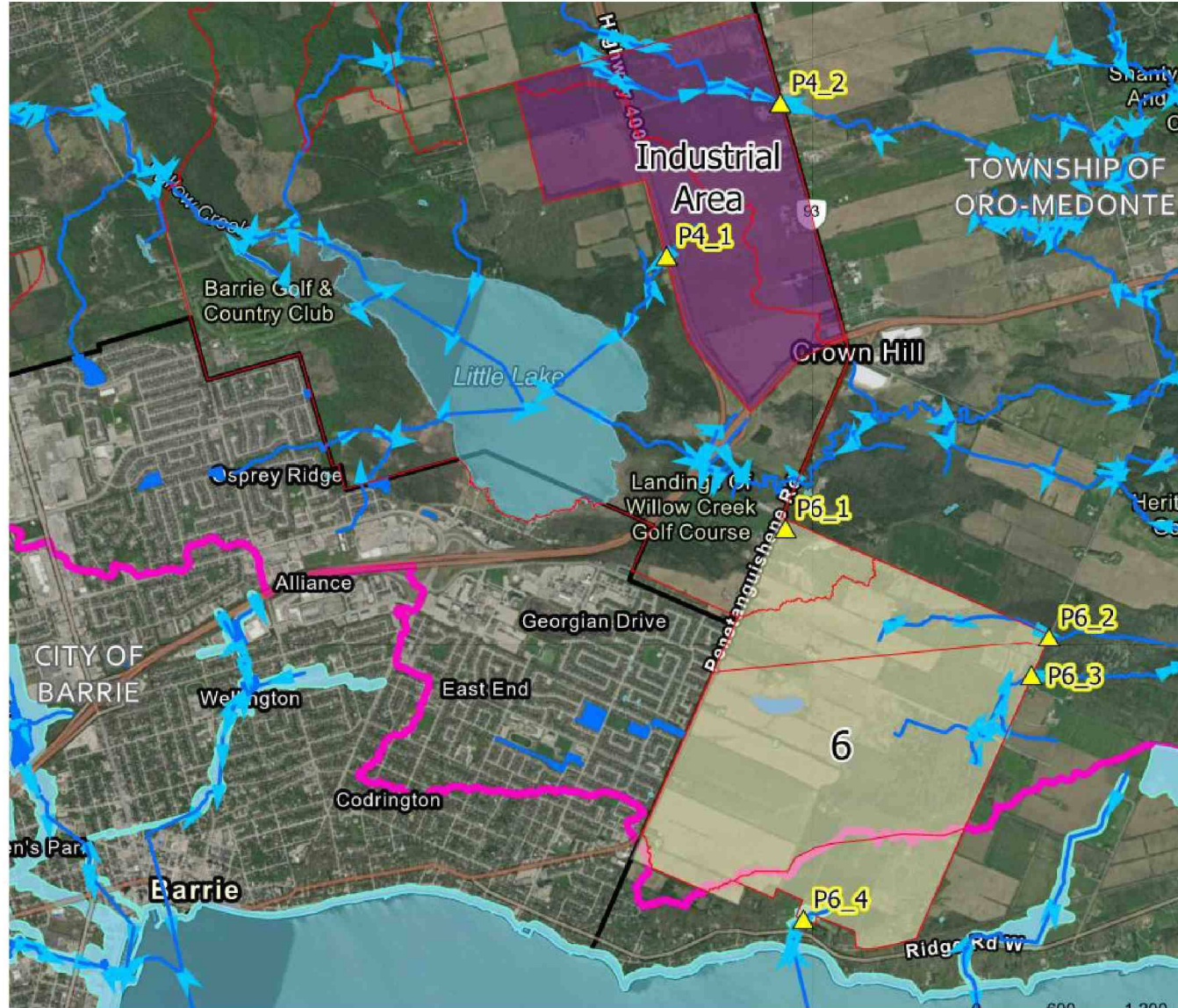
Scenario 2 - Growth Areas and Potential SWM Facility Locations



Block	Pond ID	Catchment Area (ha)	* Pond Block Requirement (ha)
2	P2_1	119	6.0
2	P2_2	24	1.3
2	P2_3	49	2.5
2	P2_4	64	3.2
2	P2_5	28	1.5
3	P3_1	41	2.1
3	P3_2	8	0.5
3	P3_3	4	0.2
3	P3_4	142	7.1
4	P4_1	162	8.1
4	P4_2	168	8.5
5	P5_2	22	1.2

*SWM block area assumes 5% of the catchment area

Scenario 3 - Growth Areas and Potential SWM Facility Locations



Block	Pond ID	Catchment Area (ha)	* SWM Block Requirement (ha)
4	P4_1	162	8.1
4	P4_2	168	8.5
6	P6_1	3	0.2
6	P6_2	96	4.8
6	P6_3	324	16.3
6	P6_4	74	3.7

*SWM block area assumes 5% of the catchment area

Stormwater Management Opinion of Probable Cost

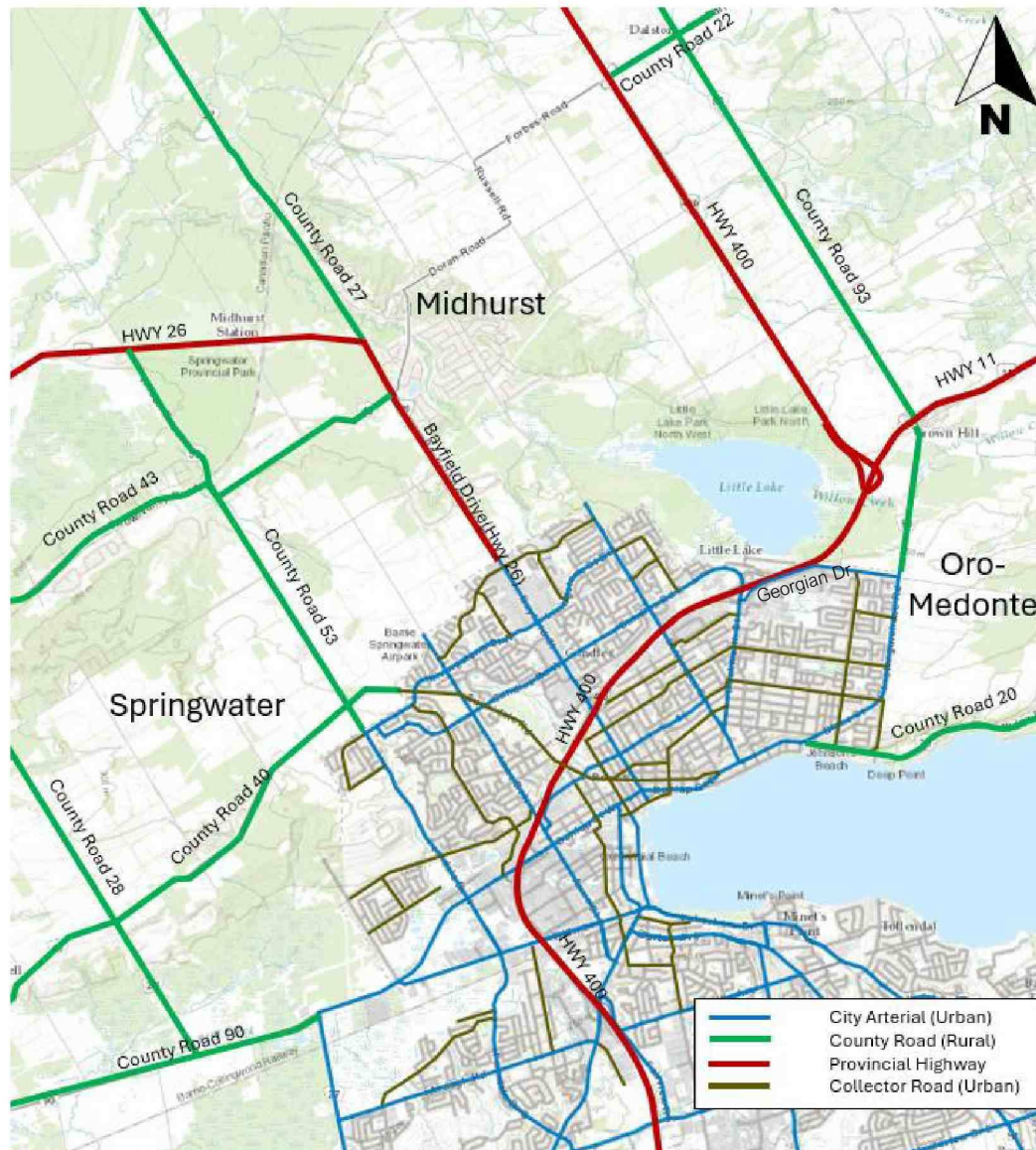


Description	Development Scenario 1	Development Scenario 2	Development Scenario 3
# of SWM Blocks	10	12	6
Approximate Cost (Mil.)	\$70.5M	\$67.1M	\$55.6M

Notes/Assumptions:

- Cost estimate based on cost associated with the SWM facility construction
- Count of SWM block is an aggregate number based on the subcatchment delineation. The actual number of SWM blocks required will depend on a more detailed land use plan and road network
- Cost estimate excludes other storm infrastructure such as SWM LIDs and storm sewers. Estimates for such infrastructure will depend on a more detailed land use plan and road network

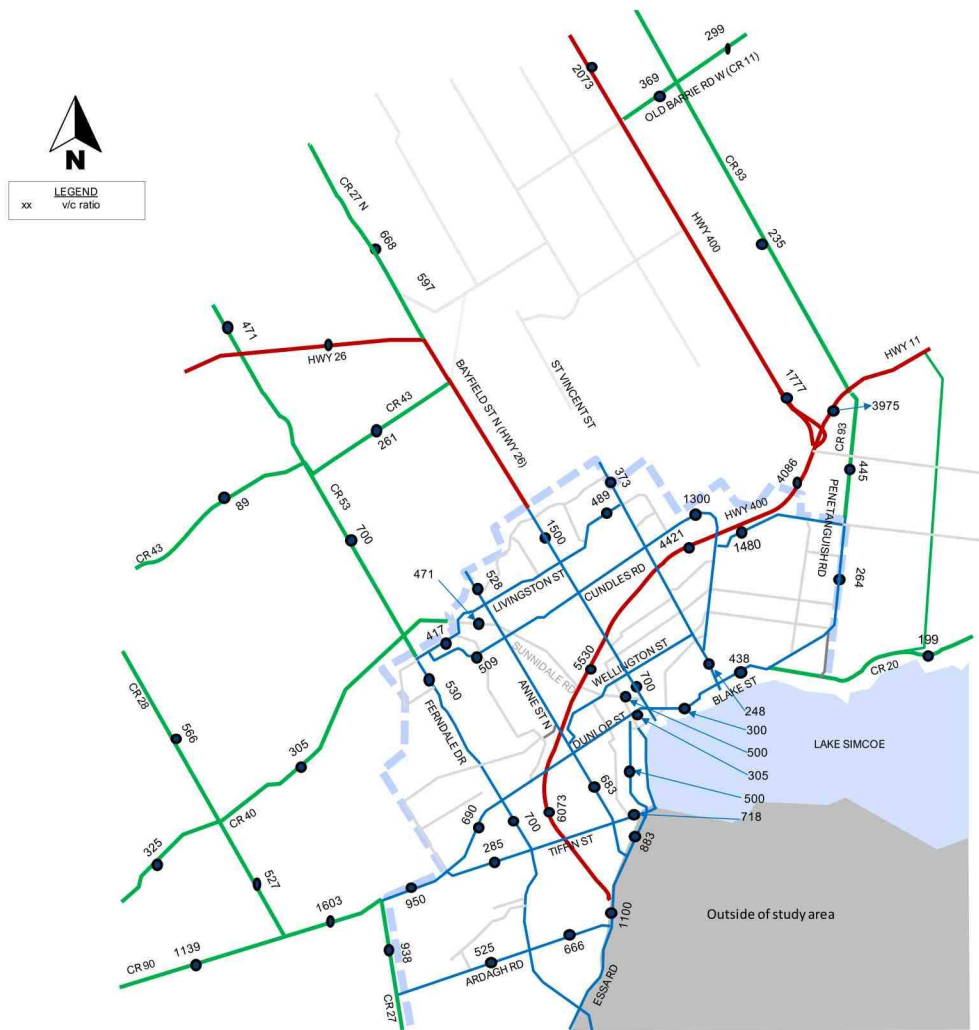
Existing Road Network



Source

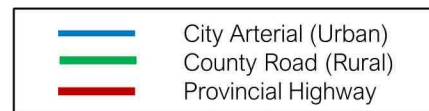
- City of Barrie Traffic Counts Open Dataset
- County of Simcoe AADT Summary
- MTO Library – Traffic Volume Data

Existing (2025) Traffic Volumes



Source

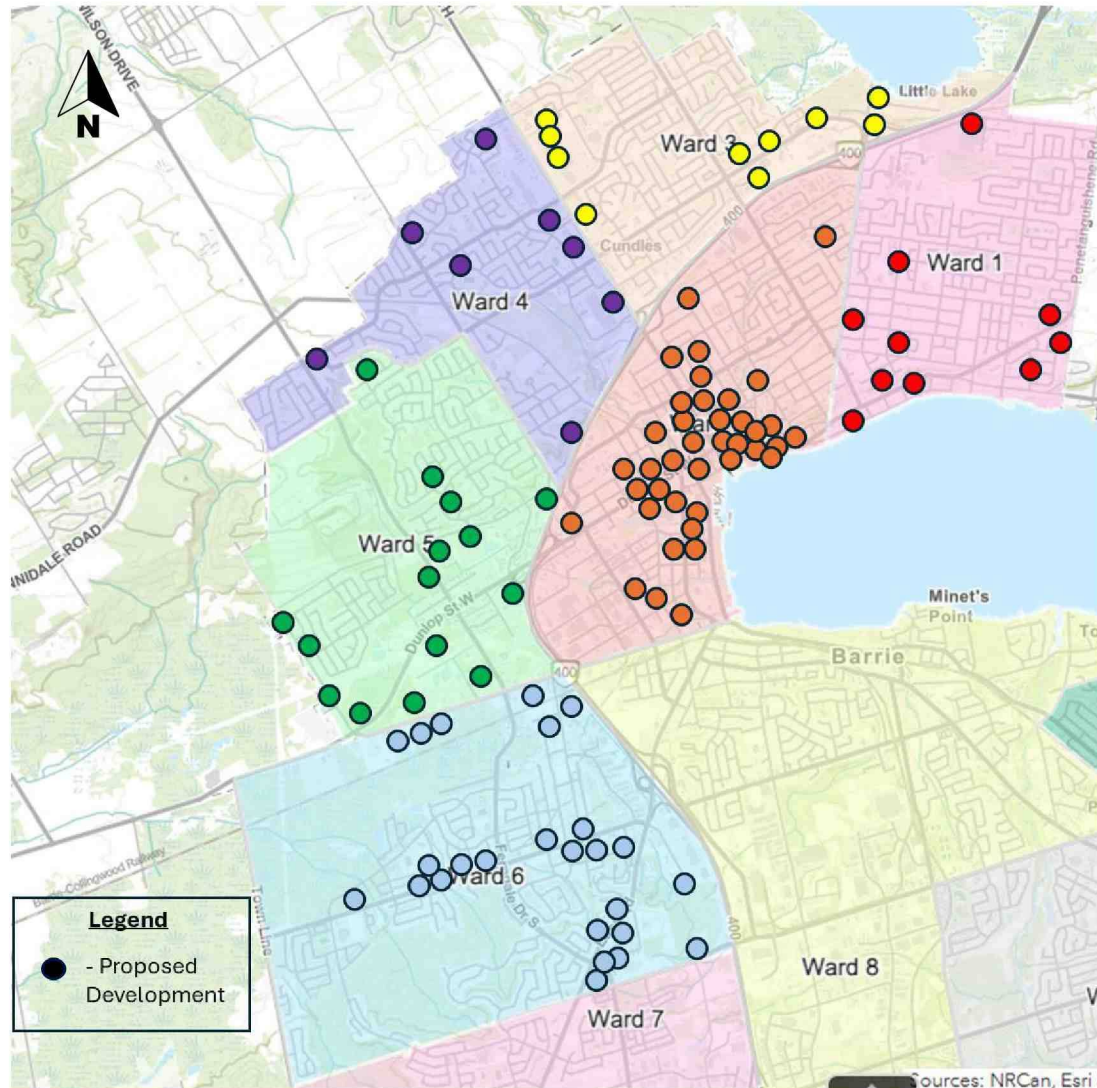
- City of Barrie Traffic Counts Open Dataset
- County of Simcoe AADT Summary
- MTO Library – Traffic Volume Data
- TIS Studies
- 2019 Barrie TMP EMME Model



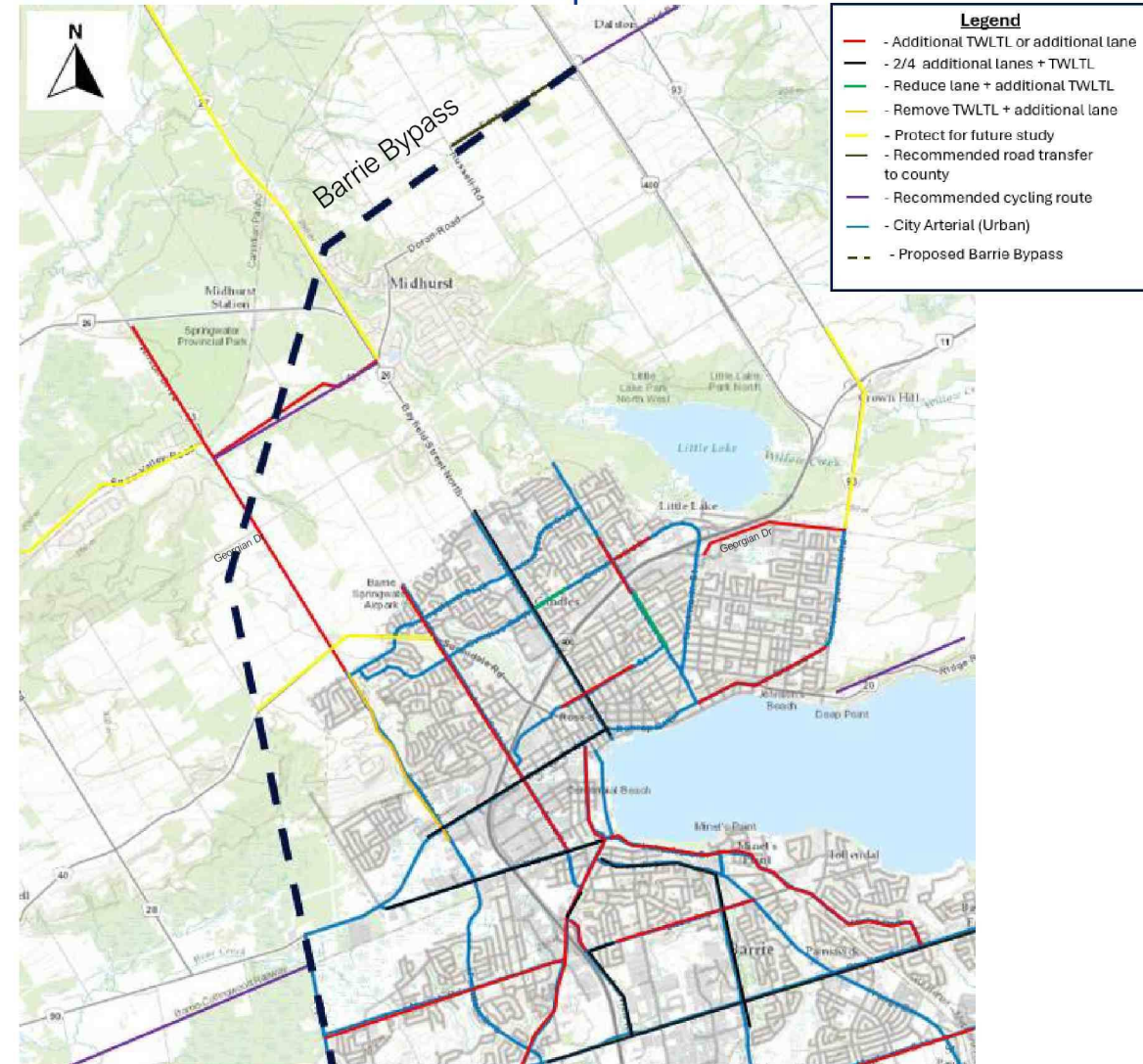
Planned Developments & Road Improvements



Planned Developments

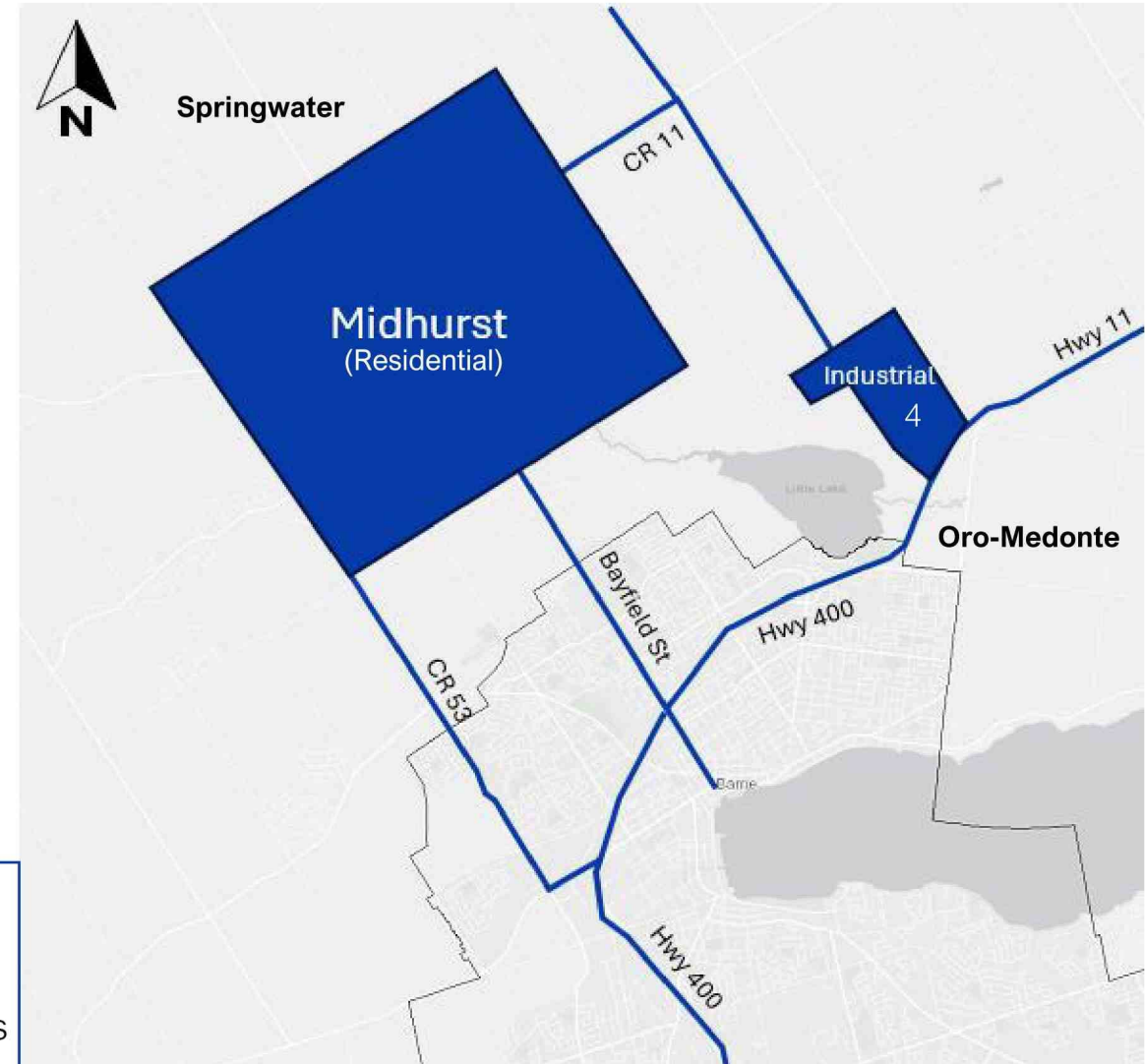


Planned Road Improvements



Scenario 1 - Major Impacted Roads

Growth Area	Land Use	Trip Generation	
		AM (# of trips)	PM (# of trips)
Midhurst	Residential	3646	3773
Block 4 (Industrial Park)	Industrial	2416	1846
Total		6062	5619



Legends

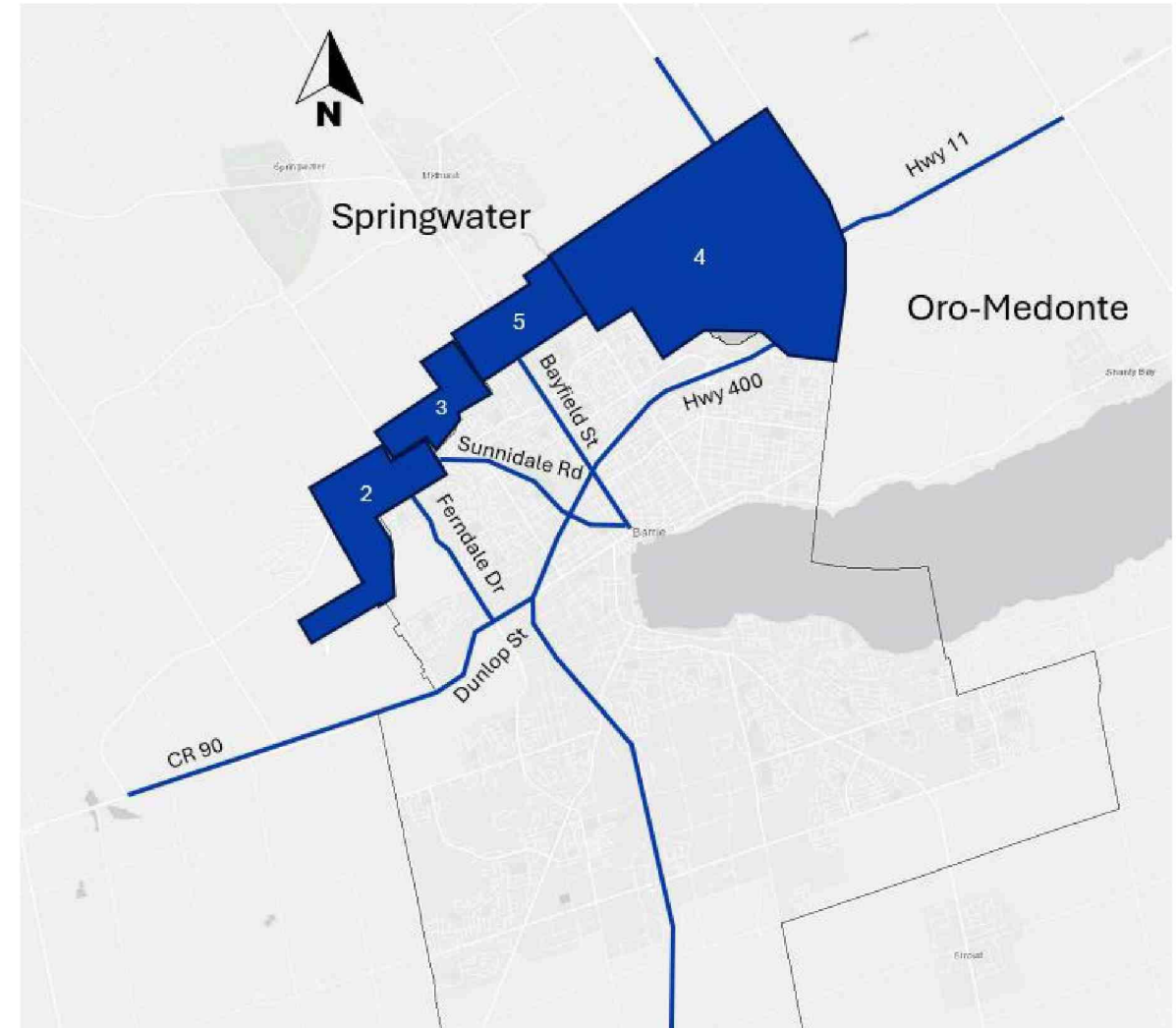
- Growth Area
- Potentially Impacted Corridors

Scenario 2 - Major Impacted Roads

Block	Land Use	Trip Generation	
		AM (# of trips)	PM (# of trips)
2	Residential	996	885
	Commercial	221	479
3	Residential	1540	1626
	Commercial	173	376
4	Residential	647	778
	Industrial	2416	1846
5	Residential	380	355
Total		6,373	6,345

Legends

- Growth Areas
- Potentially Impacted Corridors

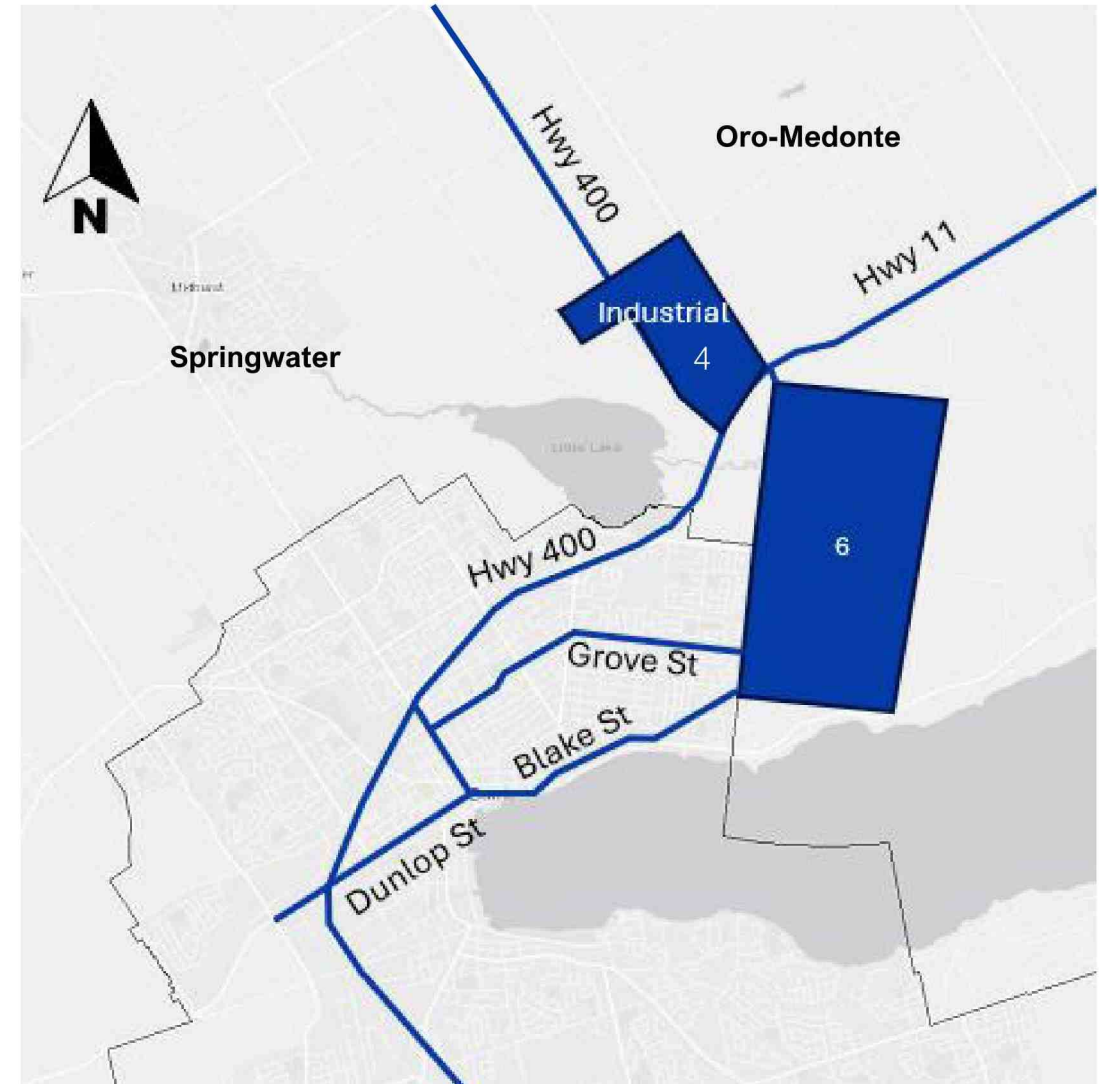


Scenario 3 - Major Impacted Roads

Block	Land Use	Trip Generation	
		AM (# of trips)	PM (# of trips)
6	Residential	1533	1445
	Commercial	263	569
4 (Industrial Park)	Industrial	2416	1846
Total		4,212	3,860

Legends

- Block Area
- Potentially Impacted Corridors



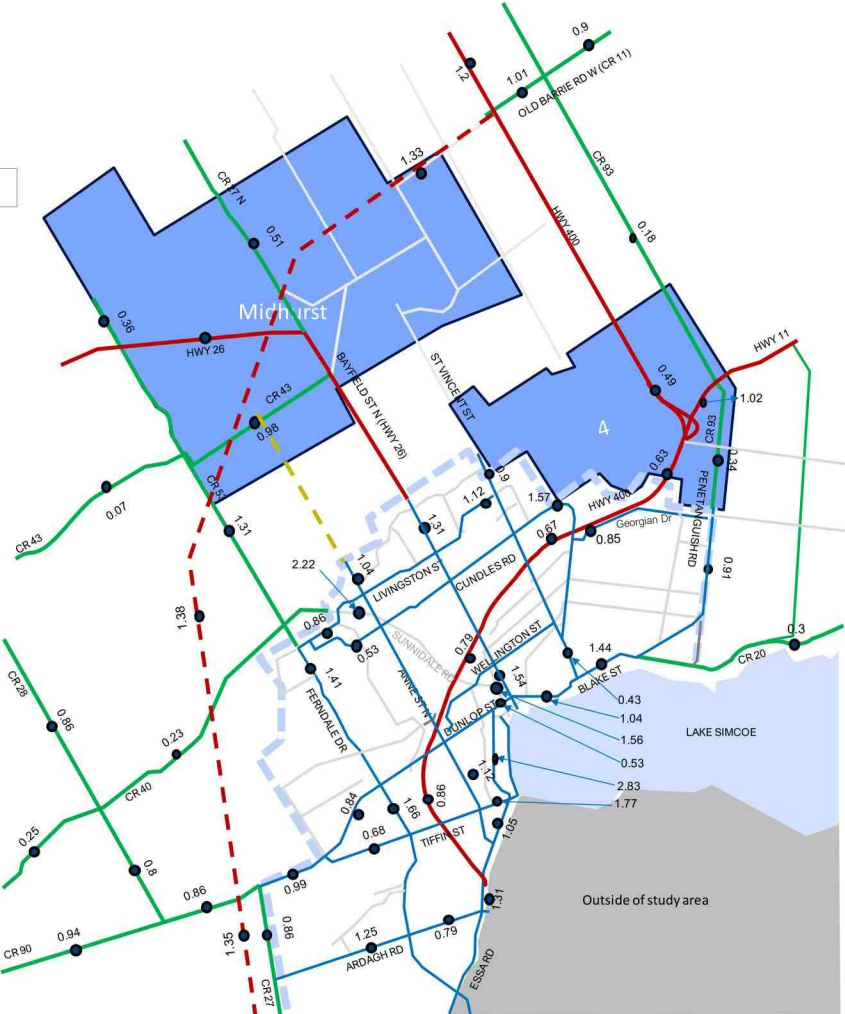
Scenarios 1 & 2 – Estimated Roadway Capacities



—	City Arterial (Urban)
—	County Road (Rural)
—	Provincial Highway

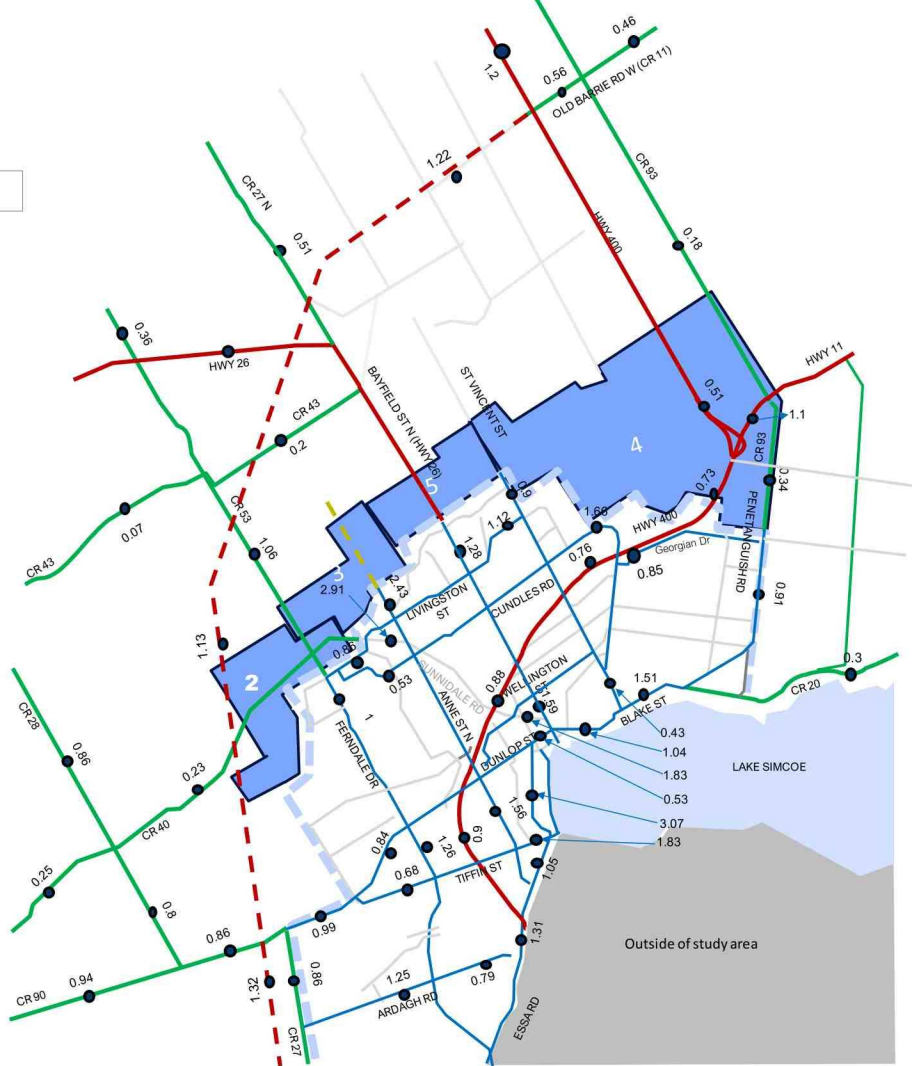
Scenario 1

LEGEND
 xx
 v/c ratio



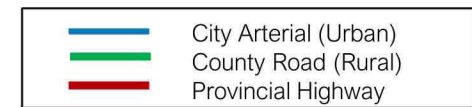
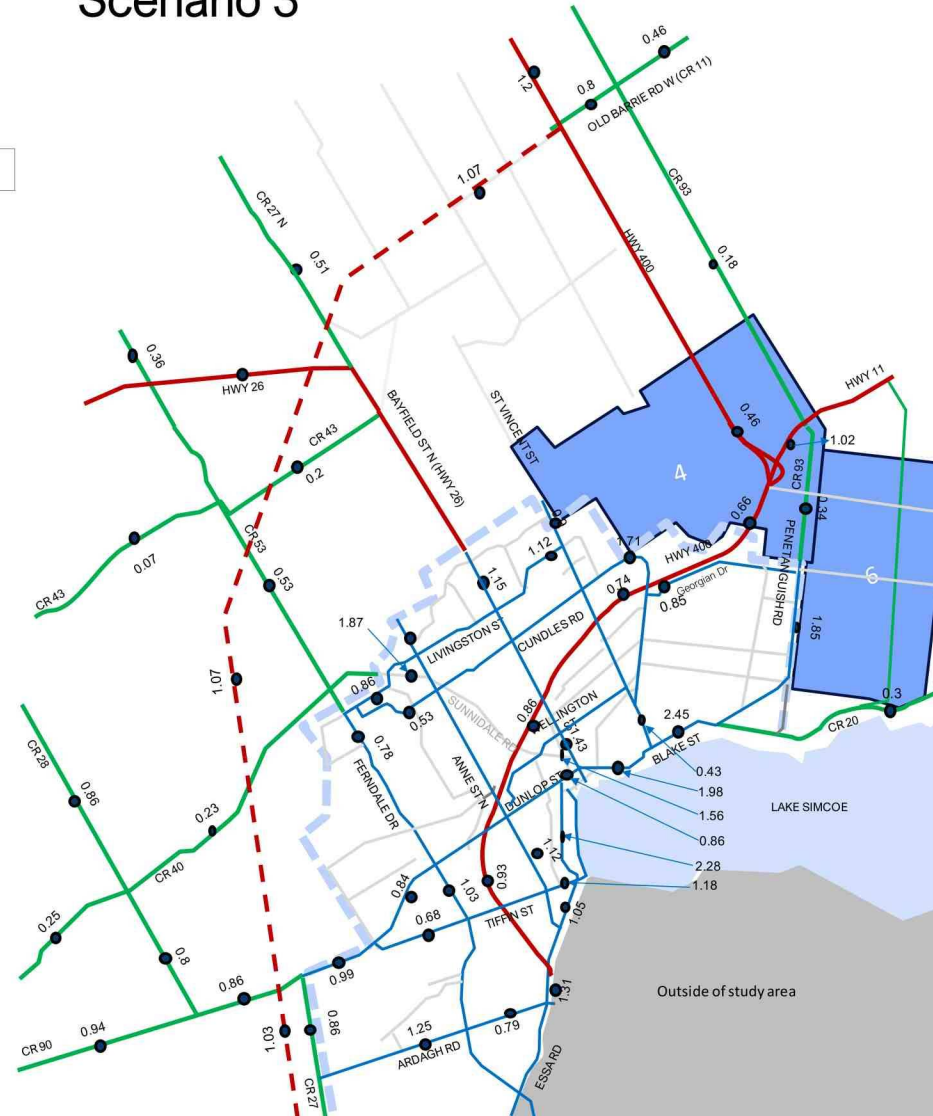
Scenario 2

LEGEND
 xx
 v/c ratio



Scenarios 3 – Estimated Roadway Capacities

Scenario 3



Capacities for Key Roadways / Potential Improvements

1/2



Roadway	Existing/Planned Number of Lanes Per Direction	Background Estimated Capacity	Scenario 1 Estimated Capacity	Scenario 2 Estimated Capacity	Scenario 3 Estimated Capacity	Potential Improvements
Highway 11	3	0.95	1.02	1.1	1.02	No Improvements
Anne Street North	1 lane + TWLTL	1.04	-	2.43	-	Scenario 2 - Two lanes in each direction (Anne St southerly extension maybe required)
Anne Street South	2 lanes + TWLTL	1.12	-	1.56	-	Scenario 2 - One lane in each direction ((Anne St southerly extension maybe required)
Barrie Bypass	2	1.03	1.33-1.38	1.13-1.32	1.07	Scenario 1 – One lane in each direction
Bayfield Street North	3 lanes + TWLTL	1.15	1.31	1.28	-	Scenarios 1 and 2 – One lane in each direction
Bayfield Street South	2 lanes + TWLTL	1.15	1.54	1.59	1.43	Scenarios 1 and 2 – One lane in each direction
Blake Street	1	1.44	-	1.51	2.45	Scenario 3 – One lane in each direction
Bradford St	1 lane + TWLTL	1.64	2.83	3.07	2.28	Scenario 1 – One lane in each direction Scenario 2 – Two lanes in each direction Scenario 3 – One lane in each direction
County Road 11 East	1	0.56	1.01	-	0.8	Scenario 1- One lane in each direction
County Road 11 West	1	0.46	0.90	-	-	NA
County Road 43	2	0.20	0.98	-	-	NA

Capacities for Key Roadways / Potential Improvements

2/2



Roadway	Existing/Planned Number of Lanes Per Direction	Background Estimated Capacity	Scenario 1 Estimated Capacity	Scenario 2 Estimated Capacity	Scenario 3 Estimated Capacity	Potential Improvements
County Road 53 South	2	0.53	1.31	1.06	-	Scenario 1 – One lane in each direction
County Road 90 E	3	0.81	0.86	-	0.86	NA
County Road 90 W	2	0.87	0.94	-	0.94	NA
Cundles Road East	2 lanes + TWLTL	1.49	1.56	1.66	1.71	Scenario 3 – One lane in each direction
Dunlop Street East	1	1.04	-	-	1.98	Scenario 3 – One lane in each direction
Ferndale Drive North	2	0.78	1.41	1.00	-	Scenario 1 – One lane in each direction
Ferndale Drive South	2	1.03	1.66	1.26	-	Scenario 1 – One lane in each direction
Pentaguish Road	1	0.91	-	-	1.85	Scenario 3 – One lane in each direction
Sunnidale Road West	1	1.46	2.22	2.91	1.87	All Scenarios – One lane in each direction
Sunnidale Road East	1	1.46	1.56	1.83	1.56	All Scenarios – One lane in each direction
Tiffin Street East	2 lanes + TWLTL	1.18	1.77	1.83	-	Scenarios 1 and 2 – One lane in each direction

Roads Capacity Upgrades - Opinion of Probable Cost

Description	Development Scenario 1	Development Scenario 2	Development Scenario 3
Total Road Length (Km)	44.4	17.5	13.8
Approximate Cost (Mil)	\$387	\$155	\$120

Notes/Assumptions:

- No detailed modelling was completed
- Cost estimates assume an urban roadway cross section with AT facilities, streetlighting, landscaping and servicing
- Cost estimates do not include cost associated with Land acquisition, Potential Tariff Variations
- Cost estimates assume overhead and contingencies.

Summary of Total Probable Cost



Infrastructure	Scenario 1	Scenario 2	Scenario 3
Water and Wastewater	\$446 M	\$152 M	\$138 M
Stormwater Management	\$71 M	\$67 M	\$56 M
Roads	\$387 M	\$155 M	\$120 M
Grand Total (as per inclusions and exclusions indicated in the associated costing slides of each component)	\$904 M	\$374 M	\$314 M

Next Steps



- Public release of presentation material by September 25, 2025
- End of October 2025: Prepare and Deliver Servicing Technical Memo detailing the methodology, assumptions and design considerations, calculations and findings of today's presentation