

# MIDHURST LANDOWNERS GROUP INC.

## By E-mail

November 3, 2025

Jason Sheldon and Christopher Bratty  
The Remington Group  
7501 Keele Street, Suite 100  
Vaughan, Ontario  
L4K 1Y2

Dear Mr. Sheldon and Mr. Bratty:

## Re: Follow-up to October 31, 2025 Meeting

I am writing as Trustee to the Midhurst Landowners Group (the “**MLG**”) further to your correspondence addressed to the Office of the Provincial Land Development Facilitator (“**OPLDF**”) sent on behalf of Lonybra Developments Inc., 2252841 Ontario Inc. (Paul Sadlon), Sean Mason Homes, and additional landowners working with Innovative Planning Solutions and dated October 27, 2025 (posted on the Township of Springwater Council website on October 31, 2025), and further to a meeting held between Remington Group and Geranium Corporation (representing the MLG) facilitated by Dan Mathieson and Jeff Schelling of the OPLDF held on Friday, October 31, 2025.

It is my understanding that, during the meeting with the OPLDF, Geranium advised you that the MLG provided a cost estimate for servicing costs attributable to lands in the Bayfield Street Corridor in an email from the MLG to the Township’s lawyer on August 22, 2025. Pursuant to this calculation, the potential costs per equivalent single detached unit to service lands in the Bayfield Street Corridor in an expanded Midhurst Secondary Plan (“**MSP**”) area were estimated to be approximately \$93,000 per unit. The purpose of this email is to summarize the aforementioned cost estimate calculation.

A current estimate of costs per equivalent unit for wastewater, water, and roads is \$51,600 per unit, calculated as follows:

- A current estimate of costs for wastewater services, including contributions to the associated wastewater infrastructure (i.e. treatment plant, effluent outfall, forcemain, pumping station, etc.) is approximately \$21,700 per unit.

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- A current estimate of costs for water infrastructure including the Carson Treatment facility, pumphouse, wells, reservoirs, and treated watermain, as provided by the group engineer, is approximately \$15,700 per unit.
- A current estimated costs per unit for the external road program for the MSP is \$14,200 per unit.

The above calculations include all presently forecasted units in the MSP including the Bayfield Street Corridor redevelopment/intensification (i.e. Remington, Sadlon, Currie, etc.). For purposes of the foregoing, the costs are calculated on a “benefitting” share basis which reflect the proportionate share of costs calculated on the basis of full participation in the expanded servicing area for the MSP area.

Otherwise, the Township of Springwater current Development Charge for a single detached unit for hard and soft services is \$44,137.

Therefore, a current estimate of the costs per equivalent unit for water, wastewater, roads, and the Township of Springwater DC is approximately \$96,000 per unit (i.e. \$51,600 plus \$44,137), excluding the HEWS funding of approximately \$35 million. Factoring in HEWS funding, the calculation results in an estimated cost of approximately \$93,000 per unit.

For clarity, costs attributable to local servicing and neighbourhood cost sharing are not factored in the aforementioned \$51,600 per unit estimate. Moreover, the MLG provided the Township with a letter on August 11, 2025, prepared by SCS Consulting Group, showing an estimated cost of approximately \$21 million for sanitary and water services (including a treated watermain (item Part A4 in the SCS letter), sanitary sewer (Part B5), sewage pumping station (Part B6) and forcemain (Part B7)). These services are included in the calculation of the \$51,600 per unit estimate but may be required to be upfronted by Remington to bring sanitary and water services to its property line, subject to future cost sharing by the other benefitting landowners in the Bayfield Street Corridor.

Please note that all actual costs attributable to development of the Bayfield Street Corridor lands are subject to adjustment based on actual costs and as the required scope of future treatment facility expansions and re-rating considerations are determined and the required scope of the roads program for the MSP is refined.

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The MLG would be pleased to arrange a meeting between its consultants and Remington to review the underlying assumptions relied on to prepare this estimate and the current cost information.

Yours truly,  
**MIDHURST LANDOWNERS GROUP  
INC.**



Daniel Steinberg, A.S.O.

Copy: Jeffrey Schelling, Chair, Office of the Provincial Land Development Facilitator  
Dan Mathieson, Office of the Provincial Land Development Facilitator  
Warden Basil Clarke and Members of Council, County of Simcoe  
Mayor Randy Greenlaw and Members of Council, Township of Oro-Medonte  
Mayor Jennifer Coughlin and Members of Council, Township of Springwater  
Mayor Alex Nuttall and Members of Council, City of Barrie  
Sean Mason, Founder – Sean.ca  
Darren Vella, Innovative Planning Solutions  
Midhurst Landowners Group  
Steve Schaefer and Julie Bottos, SCS Consulting Group