



June 24th, 2025

Mayor Coughlin and Township Council
2231 Nursery Road
Minesing, Ontario L9X 1A8

Attention: Mayor Coughlin and Council

Re: Comments on Midhurst Landowners Group Submission and
Ongoing Barrie/Springwater Boundary Discussions

Sean.ca is an innovative builder developer Net Zero Ready EnergyStar, new urbanism homebuilder and developer that has generational experience in the industry. Sean.ca has been actively trying to develop within the Township of Springwater bordering the City of Barrie for over a decade. We want to thank both the Township of Springwater and City of Barrie for looking at ways to increase housing supply and create more prosperous communities.

Sean.ca landholdings in Springwater consist of the following parcels:

1. 617 St Vincent – 1.7 acres bordering the Barrie Golf & Country Club planned for senior and attainable medium density housing, adjacent to Barrie services.
2. 651 Bayfield Street – 24 acres located between the Remington development and City of Barrie limits, and adjacent to Barrie services. Remington development will require servicing through subject parcel should servicing come from Barrie. Built form proposed to be compatible with Remington development and low rise residential in Barrie.
3. 508 Anne St - 49 acres adjacent to Barrie on the west side of Anne Street and Barrie services, planned for a new urbanism community. Housing products will be geared towards attainable housing homebuyers.
4. 831 Sunnidale - 134 acres, adjacent to the City of Barrie boundary and has a small portion land locked already inside the City of Barrie limits. Housing product will be low rise new urbanism, with some mid-rise along Sunnidale as appropriate based on existing neighbours development plans.



On May 9th, 2025, the City of Barrie and Township of Springwater released key principles that would establish a new partnership between the two municipalities. The City of Barrie has offered to extend municipal water and wastewater services to a portion of the Township of Springwater, which would include 651 Bayfield Street. These lands would remain in the Township of Springwater in perpetuity and could be developed immediately. In exchange for cross-border servicing, the Township would transfer supplementary lands to the City of Barrie to be included within their urban structure. The remaining 3 parcels would be transferred into City of Barrie jurisdiction.

The Township has also received correspondence from the Midhurst Landowners Group outlining an alternate servicing and expansion plan that would see no realignment between Barrie and Springwater, keeping all of the lands within the Township, and servicing provided through an expansion to the Midhurst water and wastewater planned infrastructure which would include lands to the east and south of the current settlement area boundary.

sean.ca's priority is to assess both available servicing options in order to make a determination which option provides the most economical and timely service connection. In reviewing the June 2, 2025 correspondence from the Midhurst Landowners Group (MLG) we would note the following:

- The expansion lands by the MLG exclude 617 St. Vincent Street and 831 Sunnidale. It is our opinion that both of these parcels represent logical locations for development and should be part of any servicing solution.
- The MLG has not contacted myself or consulting team to discuss the servicing plans outlined in their correspondence. It was expected that if the MLG were to propose a servicing solution that would affect our properties, that communication would be forthcoming and required.
- The sewage plant for the expansion lands does not currently exist, with no tender or funding in place for construction, nor approvals as we understand at this time.

SEAN.

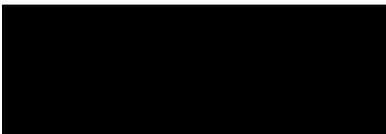
Our engineering team has had an opportunity to consider both servicing options and after considerate review, we would like Council to be aware that we support the servicing option through the City of Barrie.

We consider servicing via Barrie the most economical and timely option to allow our projects to proceed. Consideration for servicing through the Midhurst infrastructure leaves many unknowns, particularly when the sewage plant to which the expansion is being proposed is not in the Township's possession.

We believe that the Township of Springwater can benefit from a new working partnership with the City of Barrie that aligns with the Province's goals for more homes built faster. The Township will also benefit from Barrie's water and wastewater services that will significantly increase Springwater's tax base and revenue for services, further with the proposed payments by Barrie. We believe this is the responsible course of action for both parties.

We look forward to working with both the Township of Springwater and City of Barrie to bring these projects forward - we want to proceed with development and not wait further unknown periods. The Feds, Province, Barrie and Springwater all state a desire for housing, now.

Respectfully submitted,



Sean Mason

CC:

Nick Millington, Tatham Engineering
Chris Russell, Director of Planning and Development
Trevor Harvey, Director of Public Works
Basil Clarke, Warden, County of Simcoe
Mark Aitken, CAO, County of Simcoe
Rob Elliot, General Manager Engineer, Planning and Environment
Hon. Doug Downey, MPP Barrie-Springwater-Oro Medonte & Attorney General
Jeff Schelling, Office of the Provincial Land and Development Facilitator