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**To:** Mayor and Council

**From:** Chris Russell, Director of Planning and Development

**Date:** December 17, 2025

**Subject:** Status Report: Bill 76, Barrie – Oro-Medonte – Springwater  
Boundary Adjustment Act, 2025

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### Report Highlights

- The purpose of this report is to provide an update to Council regarding Bill 76 and the Barrie–Springwater boundary adjustment.
- On November 25<sup>th</sup>, 2025, the Minister of Municipal Affairs and Housing (MMAH) introduced *Bill 76, Barrie – Oro-Medonte – Springwater Boundary Adjustment Act, 2025*.
- The Bill has progressed through to Third Reading as of December 9, 2025.
- The Office of the Provincial Land and Development Facilitator has issued a letter directing the Township to continue to negotiate with the City of Barrie on compensation, cross-border-servicing and the transition of service delivery for the affected lands.
- Township staff have initiated discussions with City of Barrie counterparts to ensure transition of service delivery, assets and information sharing.

### Background

On November 25<sup>th</sup>, 2025, the Minister of Municipal Affairs and Housing introduced Bill 76, Barrie – Oro-Medonte – Springwater Boundary Adjustment Act, 2025, “the Act” to the Legislative Assembly of Ontario. As of December 9, 2025, the third reading of the Act has been completed with a date of Royal Assent pending.

Staff have reviewed the Act and provide the following summary of its contents as relevant to the Township:

- The effective date of the Legislation is the later of the January 1, 2026 or the day the Act receives royal assent;
- On the effective date, lands described under schedule 1 to the act will be transferred to the City of Barrie;
  - Schedule 1 is inclusive of lands consistent with mapping presented to Council at the November 5 meeting as well as additional lands along Bayfield Street corridor;
  - The Minister may make additional regulations governing property rights for the lands described under schedule 1 of the act;

- All By-laws passed by the City under the Development Charges Act, 1997 will apply to the affected lands on the effective date of the legislation;
- All Official Plans and Zoning By-laws of the Township are deemed to be policies/by-laws of the City of Barrie and will remain in force in the affected lands until repealed;
- All due or unpaid taxes assessed against the affected lands are payable and due to the City of Barrie on the effective date
- Subject to the regulations, the Act provides for phased increases with respect to differences in property tax rates;
- The Minister may make regulations governing property tax rates for the affected lands, including determining property tax phase-ins and prescribing exceptions to those phase-ins;
- The Minister may make regulation requiring and determining payments or other form of compensation to the affected Municipalities.

To further clarify, Bill 76 in its current form does not mandate the City to provide compensation to the Township, to provide a property tax phase-in, or to provide cross-border servicing to Township. The restructuring would include additional properties which were proposed to remain in Springwater and receive servicing through the City of Barrie, unless a regulation is added which further specifies the properties which would be affected.

## **Correspondence**

### **Letter from the OPLDF, December 3, 2025**

- A plan of survey will be prepared by the City to inform the minister of the properties to include in the regulations of Bill 76. It is understood this survey would not include the proposed cross-border servicing area as currently listed within Bill 76;
- It is expected that the City and Township continue to negotiate on cross-border servicing for Bayfield Street and to provide updates to the OPLDF over the next 6-months;
- All parties encouraged to work with the City of Barrie on transition of municipal services;
- OPLDF to connect with each party to discuss the terms of compensation of lands affected by Bill 76.

### **Letter from the Office of Mayor Nutall, December 4, 2025**

- Mayor Nutall, reaffirmed the City's commitment to engage with the Township on cross-border servicing;

## **Summary of Actions to Date**

### Public Works

- Township Public Works will continue winter maintenance on affected roads within the boundary adjustment area throughout the Winter 2026 season. The Township will charge back to the City for all winter maintenance at a rate of \$3,540.95 per lane kilometre.

### Finance and Taxation

- Finance has engaged with the City to discuss preliminary Contingency Planning related to Taxation and Revenue;
- Non-confidential Tax Roll Information on the affected properties has been shared with the City.

### Planning and Development

- Preliminary Water and Wastewater flow calculations from proposed developments (Sadlon & Remington) on Bayfield Street have been submitted to the City for technical review and infrastructure planning/phasing.

## **Next Steps**

### Public Works and Service Delivery

- Transfer of traffic assets to City of Barrie (streetlights, roads);
- Enter into formal agreement for the 2026 winter maintenance season.

### Planning and Development

- Retain legal representation to provide legal structure and framework for the overall Cross Border Servicing Agreement and any sub-agreements;
- Determine responsibility for installation and payment of initial site servicing works and what those works would entail (trunk mains, pump stations, etc.);
- Determine ownership and long-term maintenance responsibilities of cross-border servicing infrastructure;
- Determine DC payment / pass through mechanisms.
- Continue to assist the MMAH as required in drafting MZO implementation language / policy.

## **Financial Implications**

There are no direct financial implications as a result of this report.

### **Costs Incurred to October 2025 for Services Include the Following:**

Ainley Consulting Engineers	\$11,800.00
Hemson Consulting Services	\$19,100.00
Loopstra Nixon LLP	\$139,764.90
Municipal Tax Equity	\$10,500.00
Watson & Associates Ltd.	\$22,500.00
<b>TOTAL Services to October 2025</b>	<b>\$203,664.90</b>

### **Strategic Priorities/Goals**

The above initiative supports the following Strategic Priorities/Goals:

**Goal 1** - Leveraging growth to improve Springwater as a community.

### **Approvals**

**Drafted by:** Evan Taylor, Junior Planner

**Submitted by:** Chris Russell, Director of Planning and Development

**Approved by:** Renée Ainsworth, Dipl. M.A, AOMC, Deputy Chief  
Administrative Officer/Director of Corporate Services

**Version Code:** C04 2025-12-11 4:10 PM 3299607

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### **Attachments**

- Appendix A - Letter Dated December 3 2025 – OPLDF
- Appendix B - Letter Dated December 4, 2025 To Mayor Coughlin - Office of Mayor Nutall

### **Applicable Municipal Policy or Legislation**

- Barrie – Oro-Medonte – Springwater Boundary Adjustment Act (2025)
- Municipal Act, 2001, S.O. 2001

### **Background or Relevant Reports on Subject**

- Presentation dated October 8, 2025 - [Public Meeting - City of Barrie Proposed Boundary Adjustment](#)
- Staff Report dated October 15, 2025 - [City of Barrie Final Boundary Adjustment Proposal](#)

**Ministry of Municipal  
Affairs and Housing**

Office of the Provincial Land and  
Development Facilitator

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December 3, 2025

To: Heads of Council

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

Dear Heads of Council,

**Re: Barrie – Oro Medonte – Springwater Boundary Adjustment Act, 2025**

I am writing to you to follow up from last week's introduction of Bill 76, the proposed Barrie – Oro Medonte – Springwater Boundary Adjustment Act, 2025 ("Bill 76").

**Description of Annexed Area**

The Office of the Provincial Land and Development Facilitator is working with City of Barrie officials to complete a plan of survey that will describe the lands that would be annexed into the City of Barrie, should Bill 76 be enacted. This plan of survey would inform a Ministerial regulation that would replace the current schedule in Bill 76 (that describes the lands to be annexed using PINs) should Bill 76 pass. It is anticipated that this plan of survey will be completed shortly.

It is the intent that the plan of survey, and consequently the area to be annexed, will not include the lands within Block 5 in the attached map (despite the inclusion of some of these lands in the current schedule of Bill 76), provided a cross-border servicing agreement is made by the City of Barrie and the Township of Springwater, as described below.

**Cross Border Servicing – Bayfield Lands**

It is the expectation of the Minister that the City of Barrie and the Township of Springwater proceed to negotiate the terms and conditions of a cross-border servicing agreement to enable development of lands within Block 5. We would encourage the City and Township to begin these discussions immediately and to engage with owners of these lands to identify opportunities to expedite the delivery of housing utilizing servicing capacity that may be readily available through existing infrastructure at the Barrie municipal boundary.

The development of properties at 727 Bayfield Street North and 742 Bayfield Street North, in particular, represents an opportunity to deliver much needed housing and continuum of care health services for the broader community.

In the instance of 727 Bayfield Street North, the owner's plans involve the construction of a pharmacy and medical office building, a community centre, and a 51-unit palliative care hospice in addition to a range of housing for seniors. The project will result in approximately 300 jobs for the broader community, support 755 planning and construction jobs in Simcoe County and inject \$170.2 million in labour income paid across Canada of which \$74.6 million will be retained in Simcoe.

The Minister's further expectation is that the necessary steps be undertaken to obtain the necessary zoning of these lands to enable the proposed developments and that the terms and conditions of the cross-border servicing agreement be concluded by the City and Township by July 1st, 2026. We would be grateful if you would keep the Office of the Provincial Land and Development Facilitator apprised of your progress in achieving these objectives over the course of the next six months.

### **Smooth Transition of Service Delivery for Properties to be Annexed into City of Barrie**

As you are aware, Bill 76 is currently before the Legislature. If passed during the current session of the Legislature, the earliest effective date for proposed restructuring would be January 1st, 2026. Kelly Oakley ([kelly.oakley@barrie.ca](mailto:kelly.oakley@barrie.ca)) is leading the implementation of the proposed restructuring on behalf of the City of Barrie and we would encourage all parties to work with her with the common goal of ensuring the seamless transition of municipal service delivery for affected property owners.

### **Compensation**

In the coming weeks prior to the holiday break, the Office of the Provincial Land and Development Facilitator will connect with each municipality to discuss the terms of compensation for lands to be annexed should Bill 76 be enacted.

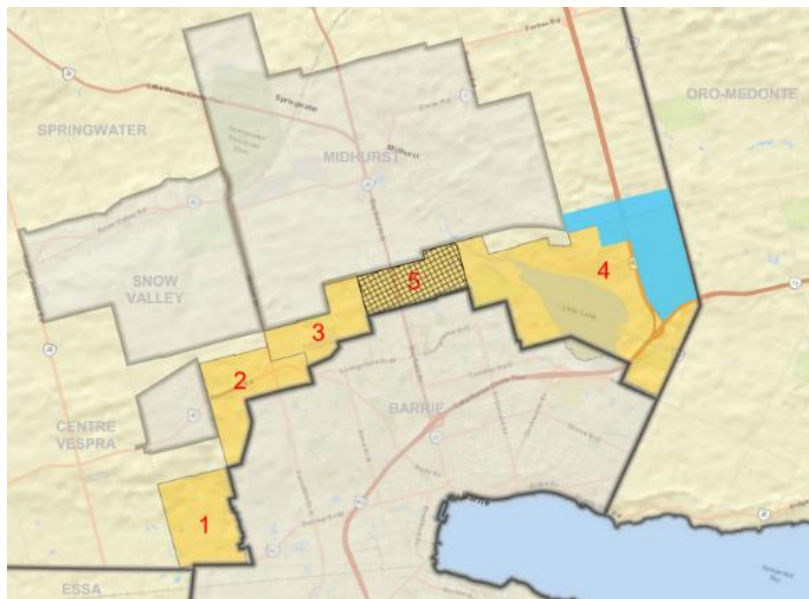
We look forward to working with you on the timely resolution of these matters.

Sincerely,



Dan Mathieson

Chair, Office of the Provincial Land and Development Facilitator



**Attachment 1: Map Illustrating Block 5**

CC: Hon. Rob Flack, Minister of Municipal Affairs and Housing  
Martha Greenberg, Deputy Minister of Municipal Affairs and Housing  
Robert Dodd, Chief of Staff to the Minister of Municipal Affairs and Housing  
Jason Sheldon, Executive Vice President, Land at The Remington Group  
Darren Vella, President and Director of Planning, IPS Consulting  
Kelly Oakley, Director, Boundary Adjustment Team, City of Barrie

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THE CORPORATION OF THE CITY OF BARRIE  
Mayor's Office

**Mayor Jennifer Coughlin**  
**Township of Springwater**  
**December 4, 2025**

Dear Mayor Coughlin,

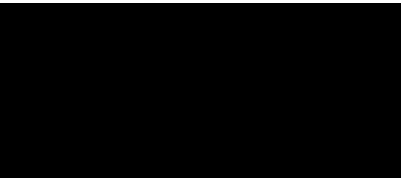
I am writing to formally reaffirm the City of Barrie's commitment to engage in discussions to provide water and wastewater servicing to key developments on Bayfield Street, within Springwater.

With the introduction of The Barrie–Oro-Medonte–Springwater Boundary Adjustment Act, 2025 (Bill 76), the Province has signaled its intent to implement annexation, leaving lands along Bayfield Street in Springwater Township. These lands present a significant opportunity for collaborative planning and infrastructure development that will serve the long-term interests of both communities. Extending municipal services across our shared boundary will unlock development potential, ensure cost-effective infrastructure delivery, and bring much needed housing and seniors' services to the region.

I view Bill 76 as complementary to the constructive framework developed during our facilitated meetings, and welcome the opportunity to continue those discussions. If you are in agreement, please confirm so that we can instruct our staff teams to begin discussions.

Thank you for your partnership and leadership. I look forward to working collaboratively to bring these lands online.

Sincerely,



Mayor Alex Nuttall  
Kind regards,

cc: Honourable Rob Flack, Minister of Municipal Affairs and Housing  
Dan Mathieson  
Michael Prowse  
Stacey Forfar