



File #: 1212
Date: September 2, 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: | Barrie/Springwater Growth Area – Servicing Feasibility

We are writing on behalf of the Midhurst Landowner Group, in conjunction with TY Lin and Crozier & Associates to provide comments with regard to the August 27, 2025 letter from Tatham Engineering to the Province with regard to a servicing feasibility assessment for the Barrie/Springwater Growth Area.

The Servicing Feasibility Assessment identifies notably different design criteria used for the Barrie and the Springwater infrastructure assessments, which skews the servicing capacity assessment in Barrie's favour. Section 2.4.1 notes a sanitary domestic generation rate of 400 L/day in Springwater while Section 2.4.2 notes a sanitary domestic generation rate of 300 l/cap/day for assessment of the Barrie infrastructure. Likewise, Section 2.5.1 notes the water demand rate of 400 L/cap/day used in Midhurst while Section 2.5.2 identifies a water demand rate of 225 L/cap/day used in Barrie.

We note that the Township of Springwater, through their consultant, Ainley, have confirmed to the Midhurst Landowner Group that a sanitary flow rate of 315 L/cap/day (inclusive of Inflow/infiltration) can be utilized for re-rating and expansion of the existing wastewater treatment plant in Midhurst. On this basis, as noted by the Midhurst Landowner's Group's July 16, 2025 submission to Township Council, the Midhurst Wastewater Treatment Plant is anticipated to be updated in 2028 and will have 2,297 units of capacity available for the Bayfield Corridor growth area at the south limit of Midhurst.

The servicing feasibility analysis doesn't appear to have considered the cost and timing implications of the constructability complexities of expanding and upgrading existing servicing in Barrie through existing urban right-of-way's which include extensive existing services and

Re: **Barrie/Springwater Growth Area – Servicing Feasibility**

File #: 1212
September 2, 2025
Page 2 of 2

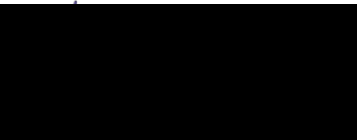
utilities, compared to extending linear infrastructure through the Midhurst right-of-way's which are not urbanized and have considerably less existing infrastructure. As noted in Mayor Nuttall's letter dated July 17, 2025 to Mayor Coughlin, a combined sanitary capacity of 50-60 L/s is currently available in the vicinity of Anne Street, Cundles Road and Bayfield Street. Subject the exact connection points to the existing system, this could require close to 5km of new services, that will likely have to be installed with trenchless methods, within existing City of Barrie right-of-way corridors, which should be included in the feasibility assessment.

Given the above, the Midhurst servicing solution should be considered as a viable servicing option.

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-Barrie-Springwater Servicing Feasibility -2025 09(Sept) 02.docx