Midhurst Landowners Group

Midhurst Expansion Lands

Township of Springwater Council Meeting

July 2, 2025

Presentation

1. Who We Are
2. Why We Are Here
3. Context
4. MLG Submissions
5. Response to Peer Review Comments
6. MLG Commitment
7. Conclusion

Who We Are – Midhurst Landowners Group

- Well established developers and home builders
- Hundreds of Thousands of homes built across North America
- Committed to Springwater for the next decade or more to realize the vision of the Midhurst Secondary Plan and beyond
- Partners with the Township of Springwater and County of Simcoe since the commencement of Midhurst Secondary Plan in 2004

Who We Are - Technical Team

MGP Malone Given Parsons.

SCS consulting group ltd

KPEC Planning + Economics

BA Group

Toronto Metropolitan University

Hutchinson Environmental Sciences Ltd.

TYLin

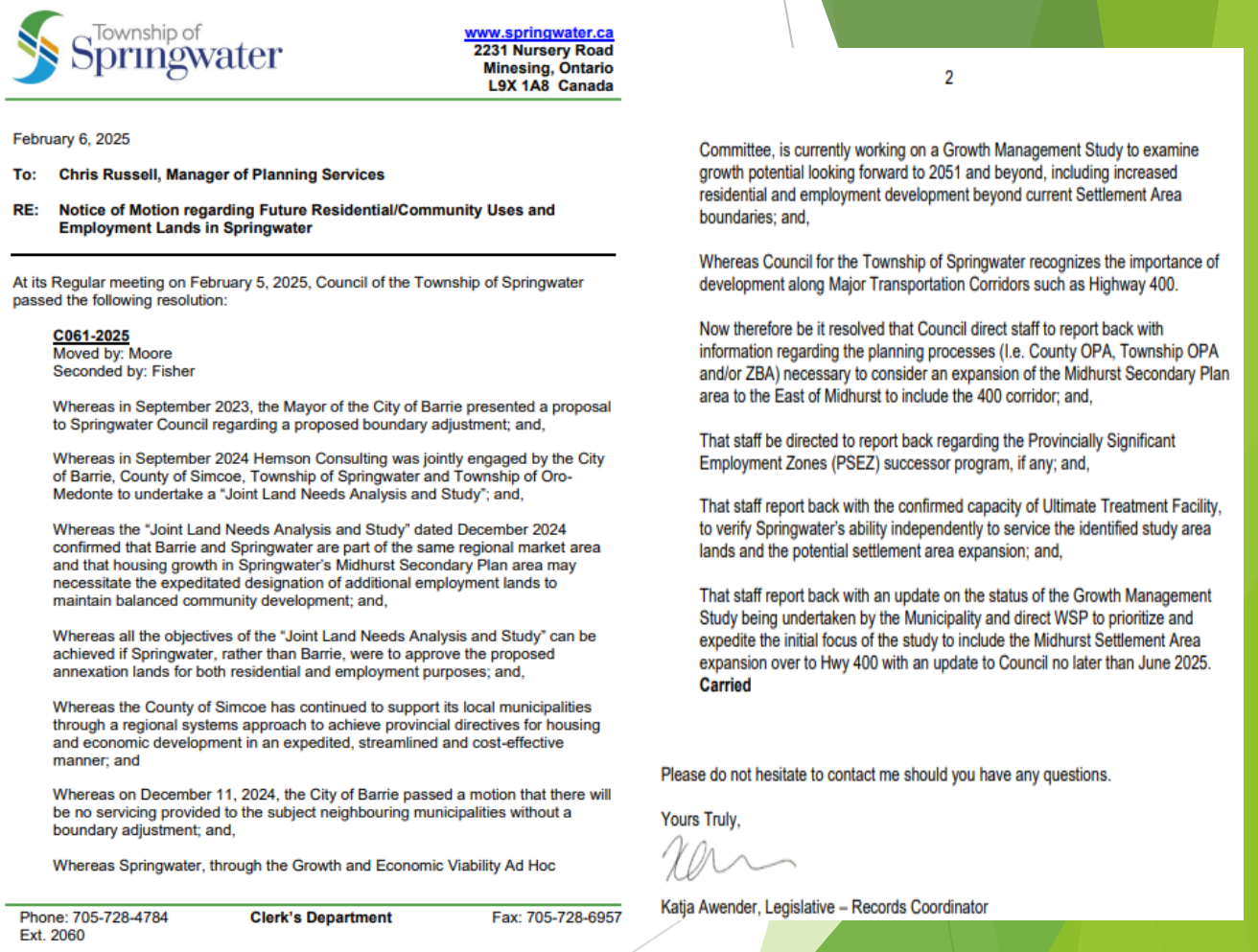
COLVILLE CONSULTING INC.

MIDHURST LANDOWNERS GROUP INC.

Daniel Steinberg, Trustee

Why We Are Here

- MLG Investment since 2004
- Hemson Joint Lands Needs Analysis (December 2024) identified two options:
  - Accommodate growth in neighbouring municipalities; or
  - Change the boundaries.
- Resolution C061-2025 passed **unanimously** by Council on February 5, 2025
- February 19, 2025 MLG correspondence to Council.
  - MLG commitment to work with Staff to undertake technical studies to assess serviceability of the Expansion Lands
- May 15, June 2, June 6, June 19 submissions
- June 4 Twp Growth Management Update
- June 18 invitation by Council



Township of Springwater

www.springwater.ca
2231 Nursery Road
Minesing, Ontario
L9X 1A8 Canada

February 6, 2025

To: Chris Russell, Manager of Planning Services

RE: Notice of Motion regarding Future Residential/Community Uses and Employment Lands in Springwater

At its Regular meeting on February 5, 2025, Council of the Township of Springwater passed the following resolution:

C061-2025
Moved by: Moore
Seconded by: Fisher

Whereas in September 2023, the Mayor of the City of Barrie presented a proposal to Springwater Council regarding a proposed boundary adjustment; and,

Whereas in September 2024 Hemson Consulting was jointly engaged by the City of Barrie, County of Simcoe, Township of Springwater and Township of Oro-Medonte to undertake a "Joint Land Needs Analysis and Study"; and,

Whereas the "Joint Land Needs Analysis and Study" dated December 2024 confirmed that Barrie and Springwater are part of the same regional market area and that housing growth in Springwater's Midhurst Secondary Plan area may necessitate the expeditated designation of additional employment lands to maintain balanced community development; and,

Whereas all the objectives of the "Joint Land Needs Analysis and Study" can be achieved if Springwater, rather than Barrie, were to approve the proposed annexation lands for both residential and employment purposes; and,

Whereas the County of Simcoe has continued to support its local municipalities through a regional systems approach to achieve provincial directives for housing and economic development in an expedited, streamlined and cost-effective manner; and

Whereas on December 11, 2024, the City of Barrie passed a motion that there will be no servicing provided to the subject neighbouring municipalities without a boundary adjustment; and,

Whereas Springwater, through the Growth and Economic Viability Ad Hoc

Phone: 705-728-4784 Ext. 2060 **Clerk's Department** Fax: 705-728-6957

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Committee, is currently working on a Growth Management Study to examine growth potential looking forward to 2051 and beyond, including increased residential and employment development beyond current Settlement Area boundaries; and,

Whereas Council for the Township of Springwater recognizes the importance of development along Major Transportation Corridors such as Highway 400.

Now therefore be it resolved that Council direct staff to report back with information regarding the planning processes (I.e. County OPA, Township OPA and/or ZBA) necessary to consider an expansion of the Midhurst Secondary Plan area to the East of Midhurst to include the 400 corridor; and,

That staff be directed to report back regarding the Provincially Significant Employment Zones (PSEZ) successor program, if any; and,

That staff report back with the confirmed capacity of Ultimate Treatment Facility, to verify Springwater's ability independently to service the identified study area lands and the potential settlement area expansion; and,

That staff report back with an update on the status of the Growth Management Study being undertaken by the Municipality and direct WSP to prioritize and expedite the initial focus of the study to include the Midhurst Settlement Area expansion over to Hwy 400 with an update to Council no later than June 2025.
Carried

Please do not hesitate to contact me should you have any questions.

Yours Truly,

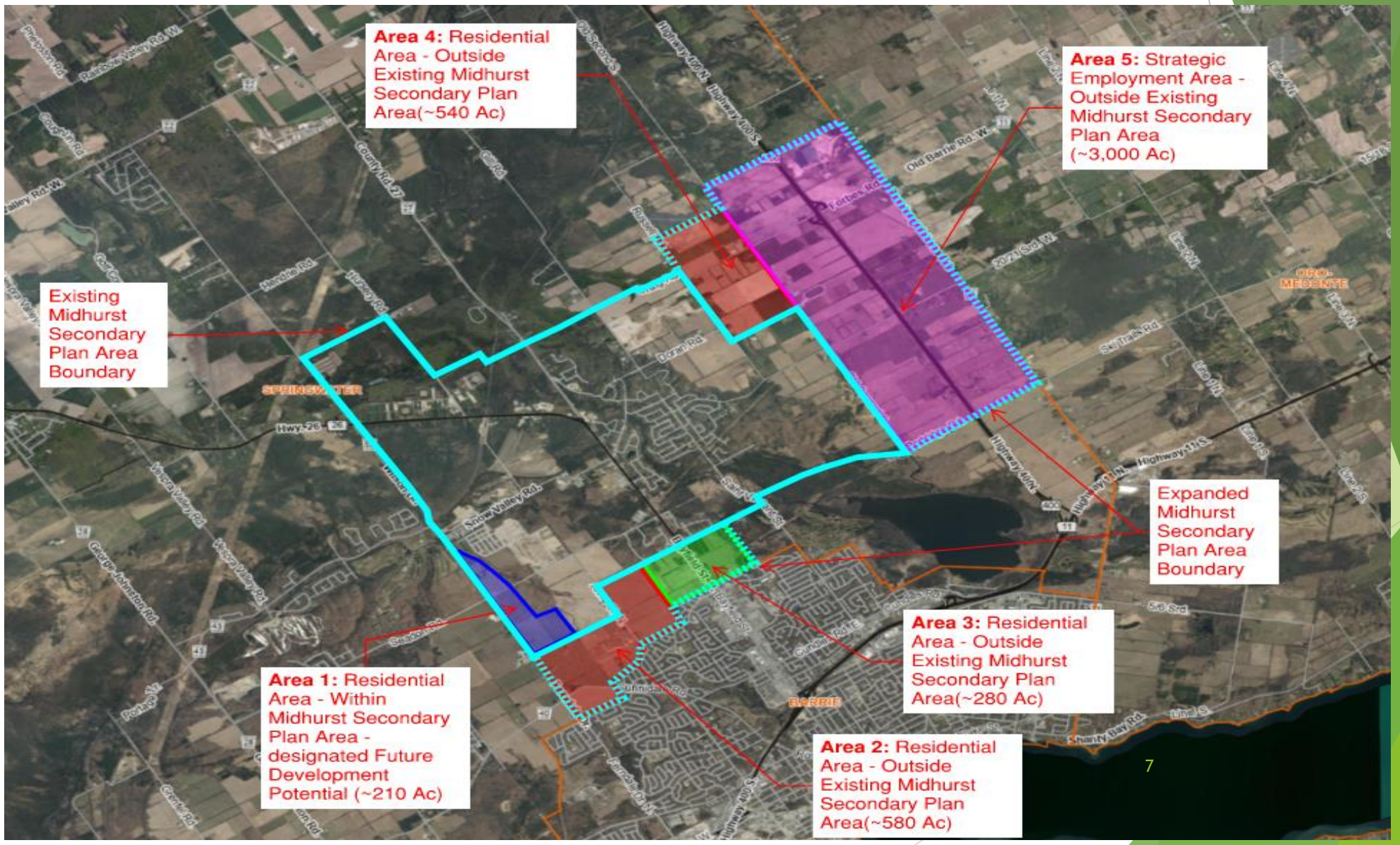
Katja Awender, Legislative – Records Coordinator

A Brief History

Midhurst Secondary Plan

- Process commenced in 2004
  - Adopted 2008
  - Approved 2012
- Class Environmental Assessment commenced in 2006
  - Phases 1 & 2 – Notice of Completion in 2009
  - Phases 3 & 4 – Notice of Completion in 2020
- Technical work extended beyond boundaries of MSP
  - Master Drainage Plan
    - Willow Creek Subwatershed Study
  - Master Transportation Study
  - Assimilative Capacity Study

Proposed Midhurst Expansion Lands



2025 Technical Work for Expansion Lands

- *Planning Opinion and Land Budget Analysis* by Malone Given Parsons
- *Economic Benefits Assessment* by Keleher Planning & Economic Consulting
- *Wastewater Servicing Assessment* by TYLin
- *Assimilative Capacity Study and Phosphorus Budget* by Hutchinson Environmental Sciences
- *Water Servicing Assessment* by TYLin
- *Linear Servicing Assessment* by SCS Consulting Group Ltd.
- *Transportation Assessment* by BA Consulting Group Ltd.
- *Agricultural Report* by Colville Consulting Inc.
- *Expanding Development Opportunities in Springwater* by Dr. Frank Clayton, Centre for Urban Research and Land Development, Toronto Metropolitan University

***These technical reports represent initial feasibility studies that build upon the detailed technical studies completed through the Secondary Plan and Class EA. **Detailed investigations and reports will be completed through the necessary approval process such as amendments to the Official Plan and Class EA, as required.**

Planning Opinion and Land Budget

Barrie, Springwater, Innisfil are part of the same regional market.

Barrie has a shortfall of 19,000 ground related units

- can be accommodated elsewhere in the RMA

Midhurst Expansion Lands benefit from proximity to key planned infrastructure investment

- New state of the art water and wastewater treatment facilities in Midhurst

Midhurst Expansion Lands are strategically located along the Highway 400 corridor.

- These lands present a significant opportunity to accommodate employment growth within Springwater and the County of Simcoe while serving the broader regional market area.

The expansion lands can accommodate approximately 10,400 units

- 7,200 lower density ground-oriented uses
- 3,200 higher density uses including Remington and Sadlon Council endorsed MZO lands

The inclusion of the Midhurst Expansion Lands within the MSP area is a forward-thinking solution to meet housing needs without costly and disruptive annexation.

Malone Given Parsons.

Economic Benefits

New Employment Opportunities

- 22,383 jobs in the Highway 400 corridor (25 jobs/ha)
- 2,047 jobs in the community area lands

Residential and non-residential uses would generate approx.

- $11 billion in assessment value,
- $140.3 million per year in property taxes.
- $716 million in Development Charges
- $347 million/year in retail spending.

Build out of the expansion lands would generate construction-related benefits:

- $15.5 billion in Gross Output
- $8.2 billion in GDP
- $5 billion in income and wages
- 72,400 person-years of employment

Synergies between Highway 400 and Simcoe Regional Airport

KPEC Planning + Economics

Regional Development Opportunities by Dr. Frank Clayton

- Ground-related housing is the most in-demand form of housing in the marketplace.
- Expansion Lands would help increase the supply of ground-related housing in the regional market area.
- Report by C.D. Howe Institute, January 2025 calls for focus on growing smaller city regions to address the supply and affordability challenges in Canada.
- Incorporating sizable employment/industrial land into the proposed development is desirable to create complete communities and benefits clustering businesses.

Item 5.1 Watson Report on Fiscal Impacts of Boundary Adjustment, March 30, 2025

Both Dr. Clayton and Mr. Keleher, KPEC have reviewed the Watson Report and have raised a number of questions about the conclusions.

Toronto Metropolitan University

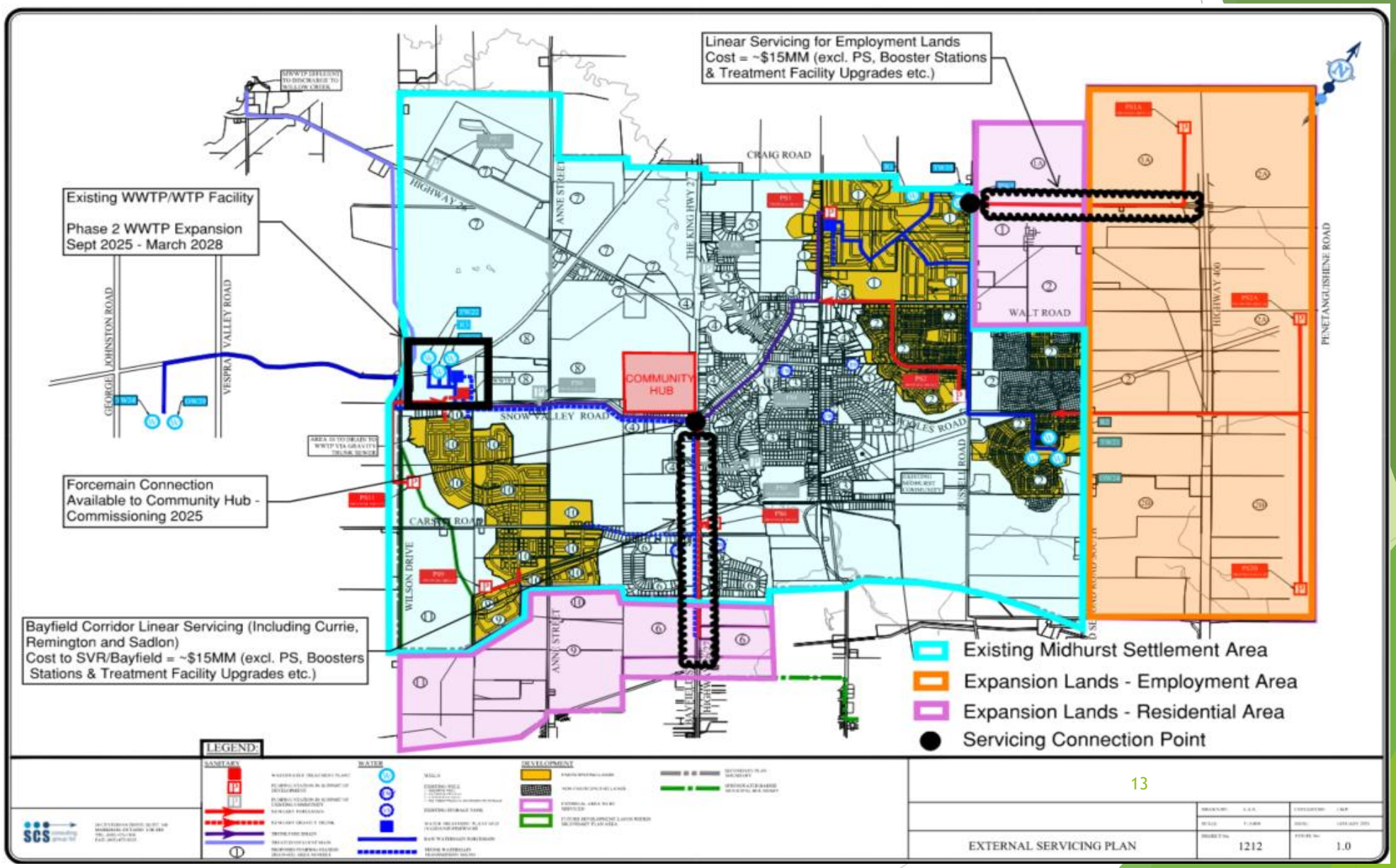
Agricultural Report

The Midhurst Expansion Lands are partially located within the Prime Agricultural Area as designated in the Township of Springwater and County of Simcoe Official Plans, with the balance designated Rural and Greenlands/Open Space.

The Midhurst Expansion Lands support agricultural infrastructure associated with 18 agricultural operations and contain small areas of tile drainage. MDS I setbacks were calculated through a desktop review, which identified 12 livestock operations that generate MDS I-related development constraints for future development.

COLVILLE CONSULTING INC.

Status of Existing Servicing



Ainley Group Peer Review - Extracts

TOWNSHIP OF SPRINGWATER

High-Level Peer Review
Water & Wastewater Servicing of Expanded Midhurst Secondary Plan
Materials Submitted by Midhurst Landowners Group

Presented By: Joe Mullan, P. Eng., President & CEO

July 2, 2025

Ainley Group Peer Review - Extracts

Wastewater

- In our opinion, sufficient backup information has not been submitted to support these statements.
- The assumption that the employment lands will only have employees from the new development areas in Midhurst and; therefore, will not need wastewater capacity is not realistic and is an assumption that we cannot support.
- The suggestion that "additional treatment technology can be implemented" is concerning because the Midhurst Class EA already proposes "best available treatment technology" (i.e. Membranes) and the next level of treatment would require technology such as Reverse Osmosis (RO), which are extremely expensive to purchase and to operate and, as such, are not commonly utilized in large WWTP's in Canada.

MLG Response

- We agree, detailed investigations and reports will be completed through the necessary approval process such as amendments to the Official Plan and Class EA, as required.
- Flow assumptions for the employment lands will be determined in consultation with the Township and MECP
- ACS modeling indicates that Willow Creek can receive additional treated sewage effluent from the Expansion Lands. If additional treatment technology is required, we believe this can be achieved through practical solutions such as diffuser modifications without the need for RO.

Ainley Group Peer Review - Extracts

Water

- The Midhurst Class EA identified a total eleven (11) new wells (6 for Doran Road WTP and 5 for Carson Rd WTP) to provide the required Well Capacity of 209.6 L/s.
- The proposed Expansion Lands, including the Employment Lands (Carson Road WTP and Doran Road WTP) would require a total of 917 L/s of Well Capacity (i.e. over 4 times larger than the 209 L/s noted in the Class EA) and no hydrogeology work has been submitted to confirm if this amount of additional Water Supply is available in Midhurst.

Linear Infrastructure

- This letter fails to note that a lot of the infrastructure that has been constructed or is currently being constructed by the MLG to service the developments within the MSP, will be not be large enough to service the proposed Expanded MSP, including the sanitary forcemain(s) being constructed through Midhurst from Gill Road to the WWTP on Snow Valley Road.

MLG Response

- Flow assumptions for the employment lands will be determined in consultation with the Township and MECP
- We agree. Additional upgrades to linear infrastructure and the existing local sewer collection systems may be required and will be determined through the detailed design process

Ainley Group Peer Review - Extracts

Future Growth

- The MLG and their Engineers TYLin, in conjunction with the Township and Ainley, are currently working with the contractor (Kenaidan Contracting Ltd) to de-scope the overall Project to achieve a lower tender award price, which the MLG hope to be in the range of $80 to $90 M.

- Therefore, until the de-scoping for the current tender has been completed and all parties agree on what components or portions of the Phase 2 WWTP will be constructed by Spring of 2028, it cannot be confirmed that the Phase 2 WWTP will have capacity for an additional 4,000 residential units.

- Since the completion of the Midhurst Class EA, the MLG and their Engineers TYLin have worked with the Township and Ainley to fine tune the Design Criteria being used for the WWTP. As such the Per Capita Flow allowance has been reduced from 430 L/c/d to 315 L/c/d.

- However, we are not in agreement with the suggestion that this value can be further reduced to 225 L/c/d. Therefore, we are not in agreement with the projected 5,600 units referenced for 2032.

MLG Response

- The Phase 2 Expansion has been designed to accommodate 3,400-4,000 units and will be phased in as required with tertiary treatment modules, subject to approvals by Ainley, the Township and County

- The Phase 2 Expansion contract is funded and has been awarded to Kenaidan Contracting with construction scheduled to commence in September 2025

- The MLG will continue to monitor sanitary flows. Similar to the Phase 1 WWTP, we believe the flow monitoring data will support a lower design flow assumption, subject to Township and MECP approval.

Ainley Group Peer Review - Extracts

Future Growth

- Therefore, we are also not in agreement with adding the capacity of 1,529 units from the Phase 1 WTTP (or interim WWTP) to arrive at a total of 7,129 units.

- The $15 Million estimate for extending the pipes to the proposed Employment lands only and seems reasonable, but it does not include estimates for other critical components including Water Treatment & Pumping, Water Storage, Wastewater Treatment & Pumping.
- While **no** engineering design or analysis has been completed, it is estimated that the costs to provide Water and Wastewater Services to the Employment Lands could be upwards of $200 Million.

- The $15 Million estimate for extending the pipes to the Remington & Sadlon properties seems reasonable, but it does not include estimates for other critical components including Water Treatment & Pumping, Water Storage, Wastewater Treatment & Pumping.
- While **no** engineering design or analysis has been completed, it is estimated that the cost to provide Water and Wastewater Services to these lands could be upwards of $100 Million.

MLG Response

- The Phase 1 (existing 1,529 units) WWTP will remain for use by the Township and County. The MLG will deliver the WWTP required by the Class EA.

- We agree. The $15MM estimates are for the extension of linear infrastructure only. In the absence of detailed engineering design information and potential employment uses along Highway 400 it is difficult to determine the required infrastructure and associated costs.

- We agree. The $15MM estimate is for the extension of linear infrastructure only. As envisioned in the 2021 Bayfield Street Corridor Study, the Class EA contemplated services along the Bayfield Street corridor, however these did not include the Remington and Sadlon MZO lands. In the absence of detailed engineering design information and uses along the Bayfield Corridor including Remington and Sadlon lands, it is difficult to determine the required infrastructure and associated costs.

Wastewater Treatment Infrastructure

Existing WWTP servicing first phases of development:

- 1,128 units in Carson neighbourhood
- 401 units in Doran neighbourhood
- **TOTAL = 1,529 units**

50acre Utility Campus - 20acres for WWTP/WTP

Existing WWTP includes the following components:

- Raw Wastewatwer Pumping Station
- Headworks Screening System
- Equalization Tank
- Biological Nutrient Removal System
- Membrane Bioreactor
- Effluent Main to Willow Creek

Wastewater Treatment Infrastructure

The proposed expansion lands can be serviced through expansion and/or improvement to the existing Midhurst WWTP and associated infrastructure.

Future expansions of the WWTP will be designed to accommodate the required residential and employment land uses and will be subject to the required approval processes.

Expansions can be phased in a cost effective and timely manner in accordance with growth needs, consistent with section 9.2 of the MSP and the 2020 Class EA.

Water Treatment Infrastructure

Two existing treatment facilities.

The proposed expansion area can be serviced through expansion and/or improvement to the existing water treatment facilities and infrastructure.

Expansions can be phased in a cost effective and timely manner in accordance with growth needs, consistent with section 9.2 of the MSP and the 2020 Class EA.

Wastewater and Water Treatment Infrastructure

September 7, 2023 – Site Tour

TYLin
90,123 followers
1y · Edited

September 7 was an exciting day at the Midhurst Water Treatment Plant and Wastewater Treatment Plant! Delegates from the Environment, Conservation and Parks | Environnement, Protection de la nature et Parcs, Township of Springwater, Ontario Clean Water Agency, Geranium, and TYLin attended a field tour of the facilities in Springwater, Ontario.

Deputy Minister Serge Imbrogno and MECP Barrie District Officers were on hand confirming their commitment to environmental stewardship. The Township of Springwater was well represented by Jennifer Coughlin, Anita Moore, Mahesh Ramdeo, P. Eng. MBA. PMP., and Trevor Harvey.

Adding to the wealth of expertise were delegates from the Ontario Clean Water Agency, including John Duckett, and Vimal Patel from Geranium. Our own Kevin Stubbings and Jega Jeganathan P.Eng. Ph.D., FEC contributed their valuable insights.

We have been providing preliminary, detailed design, tender assistance, and construction services for these critical water and wastewater treatment plants. Together, we're forging a sustainable future and setting a precedent for responsible environmental management.

Thank you to all our guests for their dedication to advancing the cause of clean water and a healthier environment.

#CleanWater #WaterTreatment #WastewaterTreatment #TYLinConnects

Assimilative Capacity Study and Phosphorus Budget

- Flow and water quality have been monitored in Willow Creek by Hutchinson Environmental Sciences Ltd. (HESL) since 2013
- Significant data base established since 2009
- 2025 analysis by HESL demonstrates that Willow Creek can receive additional treated sewage effluent from the Expansion Lands in addition to Midhurst Secondary Plan Area
- In accordance with MECP policies and guidelines for sewage effluent discharge in the Province of Ontario.

Hutchinson Environmental Sciences Ltd.

Linear Infrastructure

Existing linear infrastructure within proximity to Expansion Areas

- At south end within 2km
- At east end within 2km

It is feasible to extend the existing linear water infrastructure and sanitary sewer infrastructure to the Expansion Areas

- Cost to extend to the south is estimated at $15MM to $20MM (based on $7,000/metre, excl. costs for pumping stations, boosters and treatment facility upgrades)
- Same cost to extend pipes to the east

Additional upgrades to linear infrastructure and the existing local sewer collection systems may be required and will be determined through the detailed design process

SCS consulting group ltd

Transportation Assessment

Significant transportation improvements are already planned for the MSP area and adjacent areas within the Township to Barrie limits. These works are captured in cost sharing obligations within MLG and will benefit the Expansion Lands.

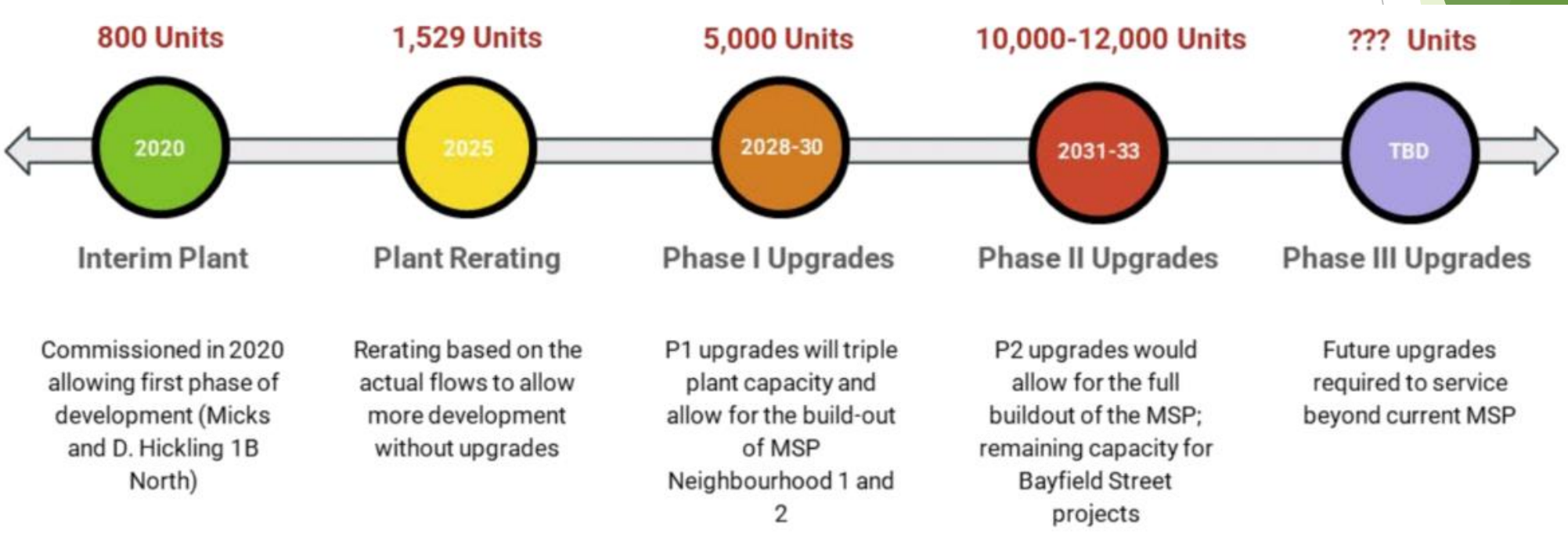
Traffic volumes associated with additional development beyond MSP will be somewhat accommodated by the existing and planned area road network – particularly given roadway widenings and new roadways planned within the Township, such as the Craig Road extension.

A mix and density of land uses within the MSP area, particularly in the introduction of more employment and commercial or community uses, provides opportunities to internalize trips within the Township thereby reducing average vehicle travel kilometres and traffic impacts to road networks outside of the Township.

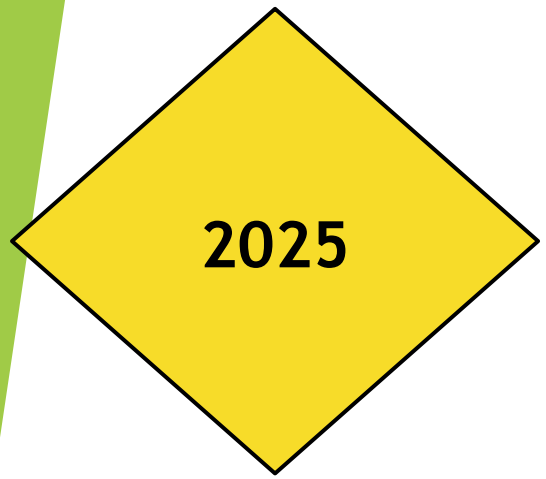
BA Group

Township Midhurst WWTP Status Update

Extract of April 16, 2025 Springwater Staff Report



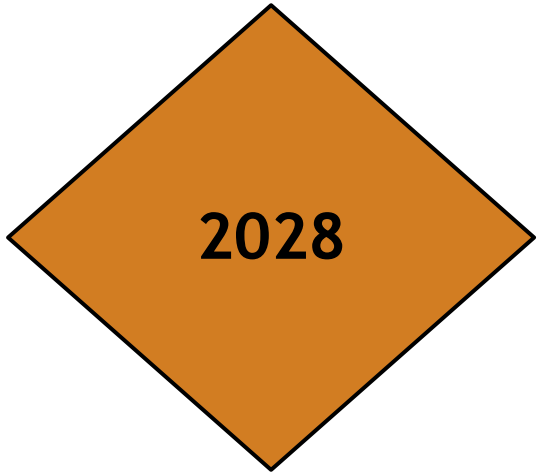
Midhurst WWTP Status Update



Phase 1
1,529 units

Phase 1B Expansion will be commissioned in 2025 @225 L/c/d

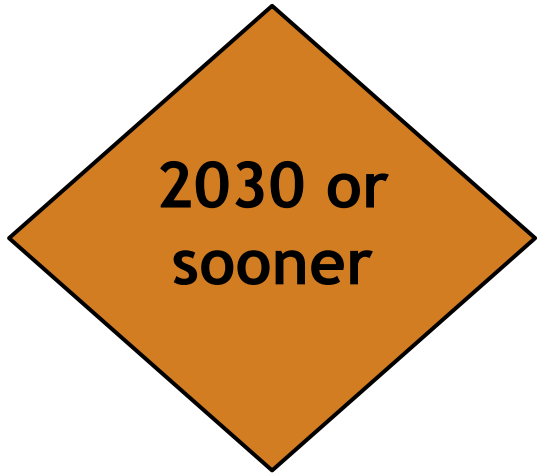
Community Hub allocation **CONFIRMED**



Phase 2
5,529 units

3,400-4,000 units @315 L/c/d will be phased in as required with tertiary treatment modules, subject to approvals

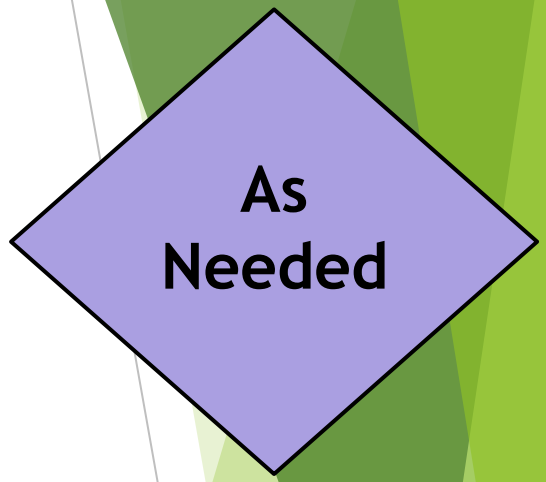
Capacity can be made available for Non-Participating parties



Phase 2 – Rerating
7,129 units

Flows monitored throughout Phase 1&2 occupancies

Rerating to 225 L/c/d expected similar to Phase 1, subject to Township approval



Phase 3
10,000+

Future plant expansions will be required and be completed to accommodate the necessary housing and employment demand, as required

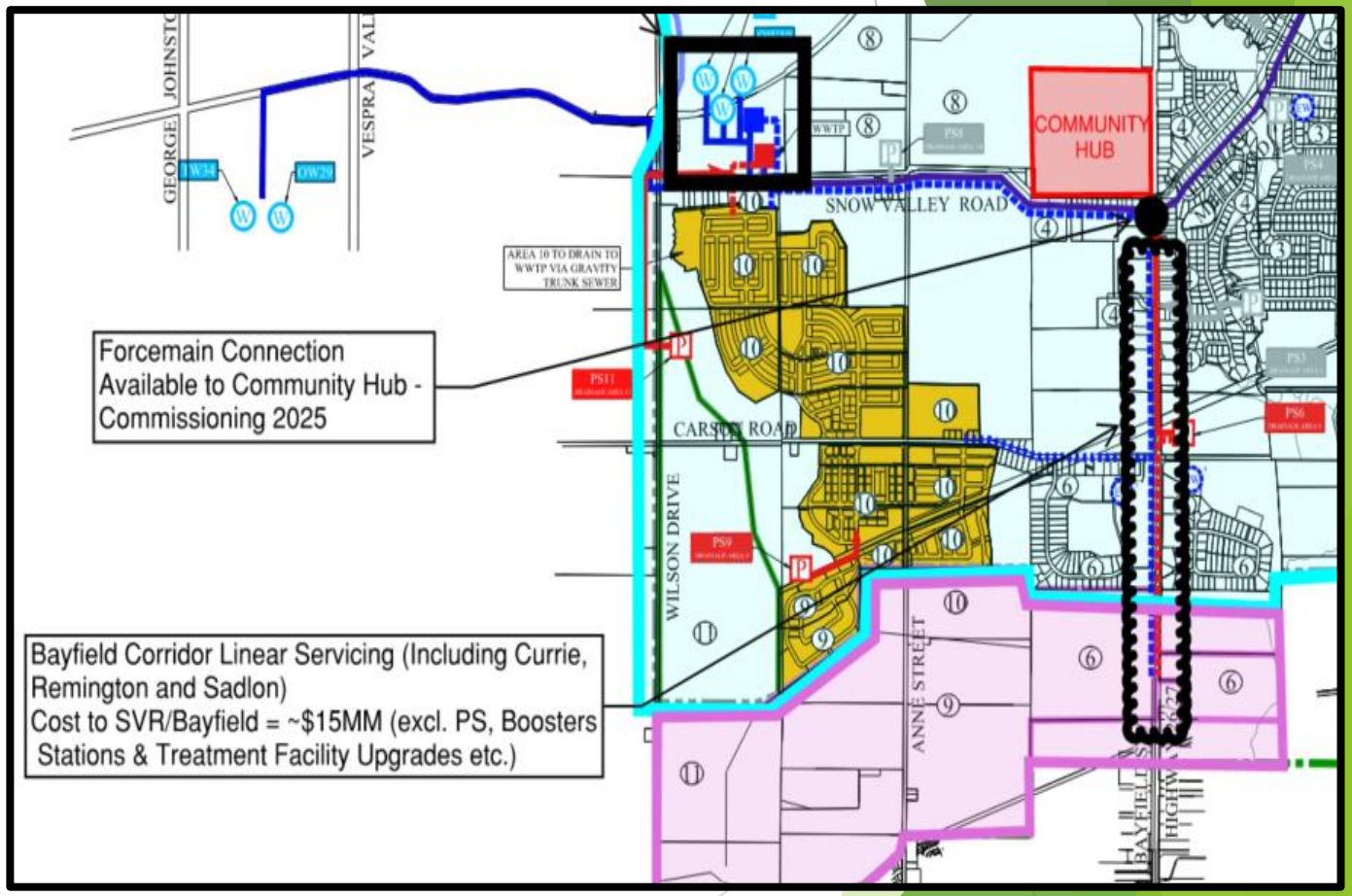
Redevelopment of Bayfield Street Corridor

Township vision set out in ***Bayfield Street Corridor Study*** completed by WSP in June 2021

- Builds on policies and vision set out in Midhurst Secondary Plan
- Main Street Uses – mix of retail shops and medium density housing
- Smaller more affordable housing

Council support in 2023 for MZO requests by Remington & Sadlon

Servicing Remington/Sadlon lands via Midhurst through Bayfield Street helps Township to realize its vision for the corridor



Extract 2021 Bayfield Street Corridor Study by WSP

Market analysis conducted by Watson & Associates Economists Inc. identified potential opportunities for the Bayfield Street Corridor. Their analysis focused on retail and commercial supply and needs in the Township of Springwater, identifying the Corridor as a possible central gathering place for Midhurst.

….. there's an opportunity to establish the Corridor as a community hub and to focus mixed use development. The future hub could accommodate a higher density with office and retail uses, similar to the Royal Courtyards in Bolton, ON, pictured...

Extract 2021 Bayfield Street Corridor Study by WSP

Figure 14: Overall Conceptual Massing Plan for Centre Character Area

Extract 2021 Bayfield Street Corridor Study by WSP

5.3.1 CORRIDOR CHARACTER AREAS

As noted in Section 1.1 of the Study, the study area has been divided into three discrete Character Areas:

- **Bayfield Centre Character Area** (Bayfield Street between Carson Road and the intersection of Highway 26 /, County Road 27);
- **Bayfield South Character Area** (Bayfield Street between the southern Midhurst boundary and Carson Road); and
- **Bayfield North Character Area** (Bayfield Street between the intersection of Highway 26 & County Road 27 and the northern Midhurst boundary).

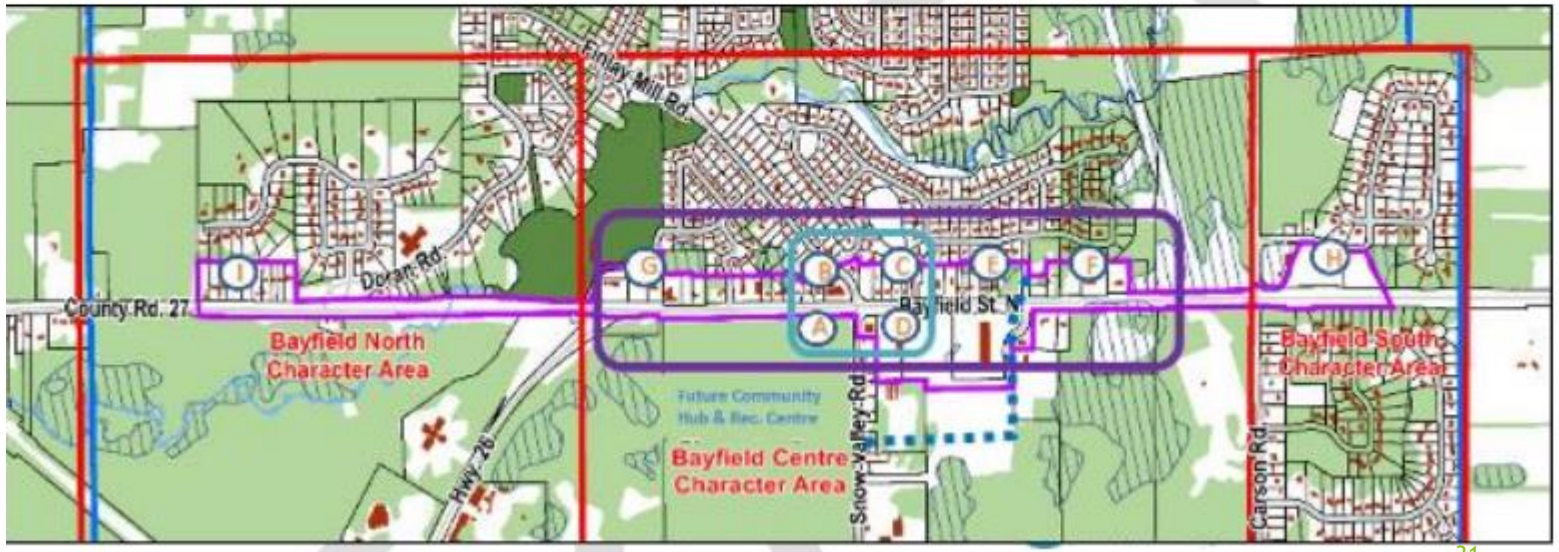


Figure 12: Character Areas, Corridor Study Boundary and Sub-Areas

Bayfield Street Corridor

Summary of Estimated Economic Impacts by Area

	Bayfield Corridor	Remington Lands	Sadlon Lands	Total
Assessment Value	$ 675,416,852	$ 101,631,000	$ 770,120,000	$ 1,547,167,852
Annual Property Tax Revenues (note 1)	$ 6,813,657	$ 1,809,342	$ 6,850,726	$ 15,473,724
Development Charges (note 1)	$ 54,320,405	$ 15,318,417	$ 57,534,290	$ 127,173,112
Job Generation	700	472	-	1,172
Construction-Related Impacts				
Output ($m)	$ 1,339	$ 301	$ 1,464	$ 3,104
GDP ($m)	$ 696	$ 156	$ 757	$ 1,609
Labour Income ($m)	$ 420	$ 94	$ 455	$ 969
Jobs (Person Years)	6,197	1,389	6,763	14,350
Development Characteristics				
Residential Units	1,800		2,000	3,800
Institutional Beds (LTC, Retirement, Hospice, LLA)		471		471
Commercial GFA (m2)	42,000			42,000
Retail Spending	$ 60,116,850	$ 8,683,545	$ 66,796,500	$ 135,596,895

Note (1): includes tax/DC revenues for Township, County and education

Source: Keleher Planning & Economic Consulting Inc. based on Township and County DC/tax information, Statistics Canada Input-Output Model

MLG Commitment to Springwater & Simcoe County

- $100's of Millions in Land Investment
- $100MM in External Infrastructure Constructed (ie. WWTP, WTP, forcemains, roadworks)
- Phase 2 WWTP contract award of ~$80MM with $35MM HEWS funding received
- $175MM in Internal Infrastructure Constructed (ie. local sewers, SWM ponds, parks)
- Committed to Springwater and Simcoe County

Conclusion

- Partnership with Township, County and Province dates back to 2004
- Significant shortfall of ground-related housing in regional market area
- Highway 400 Employment Lands presents a solution to the shortage in North Simcoe and will benefit the entire RMA including Barrie
  - Synergies between Highway 400 Corridor and Simcoe Regional Airport
- Springwater poised to accommodate significant portion of shortfall
- MLG is committed to working with the Township of Springwater, County of Simcoe and Province of Ontario to accommodate needed housing and employment uses for the benefit of the region