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**To:** Mayor and Council

**From:** Jeff Schmidt, Chief Administrative Officer

**Date:** November 15, 2023

**Subject:** City of Barrie – Proposed Boundary Adjustment

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### Report Highlights

- In September 2023, the Mayor from the City of Barrie presented a proposal to Springwater Council regarding a proposed boundary adjustment.
- On November 6, 2023, the Mayor from the City of Barrie presented to the Standing Committee on Heritage, Infrastructure & Cultural Policy – Regional Governance and Bill 134.
- On November 7, 2023, Springwater Council held a special closed session meeting to further discuss this matter and a public statement was released.

### Background

In September 2023, a proposal was provided to Springwater Council by Mayor Nuttall from the City of Barrie, entitled “Proposed Servicing/Land Options – Springwater/Barrie”. In this proposal, similar to the one provided to the Standing Committee on November 6, Barrie has indicated that they currently have a very limited supply of industrial developable land with access to water and wastewater. They are seeking additional vacant and serviced employment lands beyond the City’s existing boundary to attract new investment and allow existing businesses to expand. Four key principles were identified as being critical to their proposal, they are as follows:

1. Environmental conservation;
2. Value to all municipalities, in addition to taxes from employment lands and cost savings on infrastructure;
3. Employment opportunities for all residents; and
4. Potential additional housing opportunities

The proposal identified three key study areas as shown in Appendix A:

Study Area 1 – Penetanguishene Road (Hwy 93)/Little Lake

Study Area 2 – Bayfield Street North; and

Study Area 3 – Miller Drive/County Road 90

## **Details of City of Barrie Proposal**

- 1,324 hectares have been identified in the Study area; the City of Barrie agrees to service 10% of the developable land for Springwater's use (at the end of the City's servicing window).
- Springwater will pay all the infrastructure costs associated with their land with no commitment on timing.
- In exchange, the remaining land will be transferred to the City of Barrie. The City of Barrie commits to preserving the city-owned parcels of land around Little Lake as a natural park.

## **Standing Committee on Heritage, Infrastructure & Cultural Policy – Regional Governance and Bill 134 – Public Hearing**

On November 6, 2023, a public presentation was provided to the Standing Committee on Heritage, Infrastructure & Cultural Policy by Mayor Nuttall, whereby in the presentation it includes information proposing a boundary adjustment with neighboring municipalities to the east, north, and west of the City of Barrie. A copy of the presentation provided by the City of Barrie to the Standing Committee is attached as Appendix B.

## **Township of Springwater - Special Council Closed Session Meeting – November 7, 2023**

On November 7, 2023, Springwater Council held a special closed session meeting to discuss "Inter-Municipal Relations – City of Barrie". Arising out of that meeting, a public resolution was approved as follows:

### **C607-2023**

Moved by: Thompson

Seconded by: Garwood

That Council hereby approves the release of a statement on boundary adjustments relating to ongoing discussions with the City of Barrie.

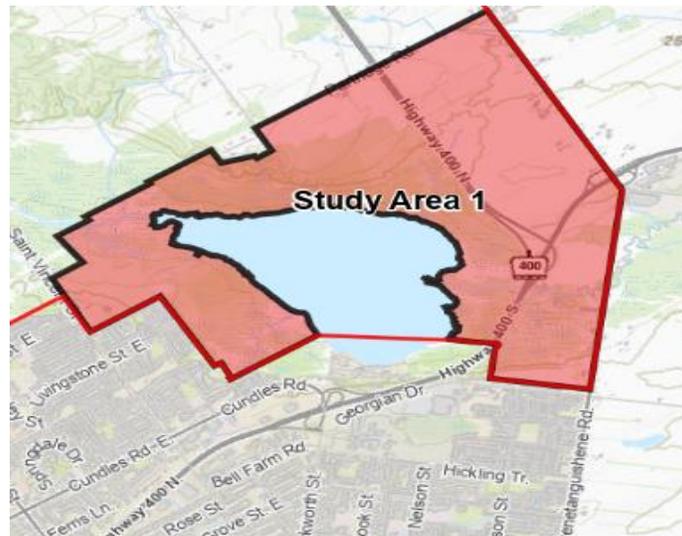
And Further That Council hereby direct that deliberations on this matter be included on the November 15, 2023 regular meeting agenda in open session; and,

Further That the previous report requested from Council relating to this proposal be included on the November 15<sup>th</sup> agenda.

**Carried**

The public statement that was released on November 7, 2023 by the Township of Springwater is included as Appendix C.

### **Study Area 1 – Penetanguishene Road (Hwy 93)/ Little Lake**



Based on the mapping provided by the City of Barrie (Appendix A), Study Area 1 is comprised of a total area of 1,038 hectares (2,564 acres). Springwater staff has conducted a further analysis on this Study Area and based on staff's review, which included identifying specific properties in Simcoe County Mapping software (GIS) and MPAC, the revised total area equates to 742 hectares (1,833 acres). Little Lake itself equates to approximately 226 hectares (558 acres) and as such it is believed that this forms a significant portion of the variance (742 vs. 1,038).

There are fifty-two (52) properties located in Study Area 1, in which the Township of Springwater currently owns one (1), which is pending sale, and the City of Barrie owns eight (8). Of the eight properties owned by Barrie, seven (7) of these abut Little Lake and equate to 227 hectares (561 acres). Properties identified in green in Study Area 1 (Appendix A) are City of Barrie owned properties.

Over the last several years, the City of Barrie has purchased land around Little Lake as it has become available. They have committed to keeping these lands in an environmental trust. In addition, they have stated that any new City owned lands around Little Lake would also be given a conservation designation to protect this greenspace forever.

#### Zoning and Current Land Uses:

Existing land uses in Study Area 1, are comprised of residential dwellings, golf courses, mini-storage, commercial/retail, and farm properties. Zoning includes agricultural,

commercial, open space, and environmental protection. A detailed zoning map of this Study Area is attached as Appendix D.

Assessment and Taxation:

The Township of Springwater’s current property tax rates are listed on our website (www.springwater.ca). The table below provides a comparison between residential, industrial and commercial property classes and their municipal tax levy for a property that has a current assessed value of \$1M:

Property Class	Municipal Tax Rate	Municipal Tax Levy
Residential/Farm	0.431786%	\$4,317.86
Industrial	0.514905%	\$5,149.05
Commercial	0.527772%	\$5,277.72

The 2023 Property Assessment and Municipal Tax Levy for Study Area 1 is provided for in the table below.

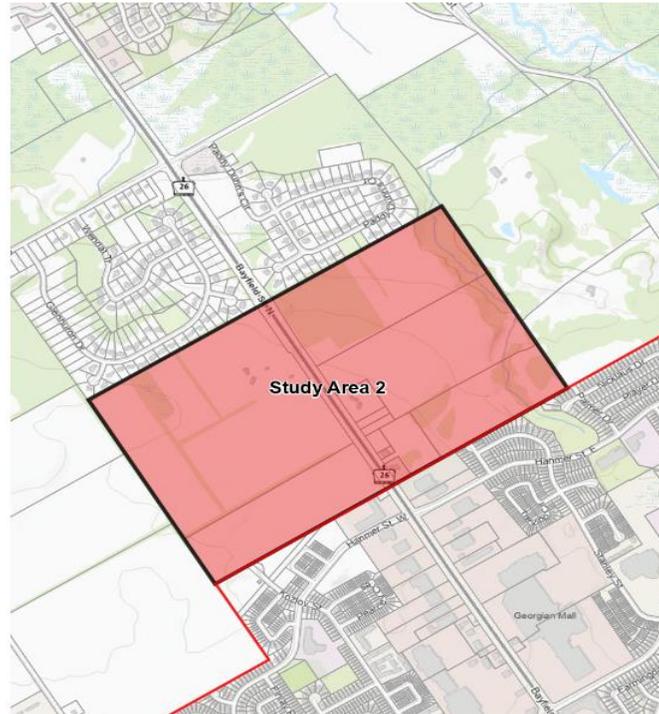
Assessment Type	2023 Assessment	2023 Municipal Tax Levy
Residential	15,744,500	\$67,983
Farmland	5,461,800	\$5,896
Commercial	4,375,900	\$23,095
Industrial	1,645,000	\$8,470
Exempt	4,036,500	-
<b>Total</b>	<b>31,263,700</b>	<b>\$105,444</b>

Servicing:

Properties located in Study Area 1 are currently outside an identified settlement area, the Township does not currently provide for municipal services (water and wastewater)

in this area. Servicing for these properties is by way of private services (private well and septic).

## **Study Area 2 – Bayfield Street North**



Based on the mapping provided by the City of Barrie (Appendix A), Study Area 2 is comprised of a total area of 115 hectares (284 acres). Springwater staff has conducted a further analysis on this Study Area and based on staff's review, which included identifying specific properties in Simcoe County Mapping software (GIS) and MPAC, the revised total area equates to 109 hectares (269 acres).

There are eleven (11) properties located in Study Area 2, in which the Township of Springwater currently does not own any, and the same is true for the City of Barrie.

### Zoning and Current Land Uses:

Existing land uses in Study Area 2, are comprised of a gas station, paramedic (EMS) facility, motel (decommissioned), farm property and residences. Zoning includes agricultural and commercial. A detailed zoning map of this Study Area is attached as Appendix E.

### Assessment and Taxation:

The 2023 Property Assessment and Municipal Tax Levy for Study Area 2 is provided for in the table below.

Assessment Type	2023 Assessment	2023 Municipal Tax Levy
Residential	2,610,500	\$11,272
Farmland	893,100	\$964
Commercial	2,158,400	\$11,391
Industrial	-	-
Exempt	-	-
<b>Total</b>	<b>5,662,000</b>	<b>\$23,627</b>

Servicing:

Properties located in Study Area 2 are currently outside an identified settlement area, the Township does not currently provide for municipal services (water and wastewater) in this area. Servicing for these properties is by way of private services (private well and septic).

Staff was requested by Council to further explore servicing options in Study Area 2, one such option is for the Township to consider providing its own municipal water and wastewater services.

In 2020, the Township received approval from the Ministry of the Environment for the Midhurst Class Environmental Assessment (Water, Wastewater & Transportation) associated with the Midhurst Secondary Plan. The Midhurst Class EA identified Water, Wastewater & Transportation solutions to accommodate the following new development within the Midhurst Secondary Plan.

Area	Number of Units
Doran Road North	2,379 units

Doran Road South	2,920 units
Carson Road	2,559 units
Future Employment Lands (along Snow Valley Road)	350 equivalent units
<b>Total</b>	<b>8,208 units (approx. 30,000 people)</b>

The completion of the Midhurst Class EA allowed for the design and construction of the following infrastructure to proceed:

- A new Wastewater Treatment Plant (WWTP) on Snow Valley Road that will serve a future equivalent population of approximately 30,000 in Midhurst.
- Two new Water Treatment Plants (WTPs), one on Snow Valley Road and one on Gill Road that will serve a future equivalent population of approximately 30,000 in Midhurst.

The Midhurst Class EA did not contemplate servicing the employment lands along Bayfield St N, nor did it include servicing the MZO lands. Should Council wish to consider servicing one or both of these areas then an addendum to the Midhurst Class EA would be required.

Based on some high-level preliminary cost estimates, the Township would need to invest \$23.2M for the necessary water infrastructure and \$55.45M for the necessary wastewater infrastructure. The table below, provides a breakdown of these costs.

Infrastructure	Employment Lands along Bayfield St N Corridor	Additional Costs to Service MZO Lands	Total Preliminary High-Level Costs
Water	\$12,500,000	\$10,700,000	\$23,200,000
Wastewater	\$33,200,000	\$22,250,000	\$55,450,000
<b>Total Preliminary Cost Estimate</b>	<b>\$45,700,000</b>	<b>\$32,950,000</b>	<b>\$78,650,000</b>

From a water perspective, to service the employment lands along the Bayfield St N corridor (between Snow Valley Road and Carson Road) will require the expansion of the Midhurst Water System with additional well(s), storage expansion, and extension of

the water distribution system. The preliminary high-level cost estimate for this equates to \$12.5M. To service the MZO lands will require further expansions and the preliminary incremental cost estimate for this equates to \$10.7M, hence in total it is estimated that it would cost \$23.2M for the required water infrastructure to service the MZO lands.

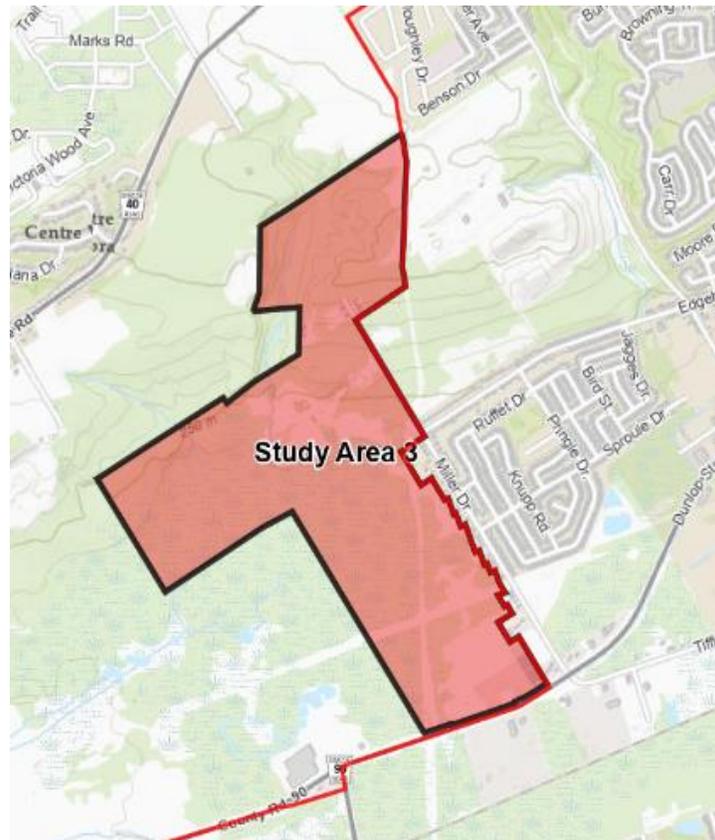
From a wastewater perspective, to service the employment lands along the Bayfield St N corridor (between Snow Valley Road and Carson Road) will require the expansion of the Midhurst Wastewater Treatment Plant (WWTP), a new Sewage Pumping Station and a forcemain, as well as a trunk sanitary sewer along Bayfield St N from Snow Valley Road to Carson Road. The preliminary high-level cost estimate for this equates to \$33.2M. To service the MZO lands will require a further expansion of the WWTP and an extension of the trunk sanitary sewer along Bayfield St N to the MZO lands and the preliminary incremental cost estimate for this equates to \$22.25M, hence in total it is estimated that it would cost \$55.45M for the required wastewater infrastructure to service the MZO lands.

Should Council wish to move forward in servicing these lands on its own, it is estimated to cost \$78.65M. That said, there would need to be cost recovery agreements put in place with the various property owners in the affected areas (employment lands and MZO lands) to ensure that the required infrastructure costs would be shared by those benefitting property owners.

Shared services or cross border servicing is another option that Council could consider in its efforts to have the MZO lands serviced. This would require further discussions with the City of Barrie along with an agreement between to the two municipalities to have these services provided via their existing infrastructure.

Another potential option would be for the proponents of the MZO applications to consider constructing their own or a shared private system, although this would require further discussion and consideration.

## Study Area 3 – Miller Drive/County Road 90



Based on the mapping provided by the City of Barrie (Appendix A), Study Area 3 is comprised of a total area of 171 hectares (423 acres). Springwater staff has conducted a further analysis on this Study Area and based on staff's review, which included identifying specific properties in Simcoe County Mapping software (GIS) and MPAC, the revised total area equates to 202 hectares (500 acres).

There are twenty-three (23) properties located in Study Area 3, in which the Township of Springwater currently owns none, and the same is true for the City of Barrie.

### Zoning and Current Land Uses:

Existing land uses in Study Area 3, are comprised of mini storage, lumber/saw mill and commercial properties. Zoning includes agricultural, commercial, and environmental protection. A detailed zoning map of this Study Area is attached as Appendix F.

### Assessment and Taxation:

The 2023 Property Assessment and Municipal Tax Levy for Study Area 3 is provided for in the table below.

Assessment Type	2023 Assessment	2023 Municipal Tax Levy
Residential	5,687,400	\$24,557
Farmland	-	-
Commercial	3,455,000	\$18,235
Industrial	1,443,000	\$7,430
Exempt	-	-
<b>Total</b>	<b>10,585,400</b>	<b>\$50,222</b>

Servicing:

Properties located in Study Area 3 are currently outside an identified settlement area, the Township does not currently provide for municipal services (water and wastewater) in this area. Servicing for these properties is by way of private services (private well and septic).

**Next Steps:**

Staff is seeking Council's direction as to how they wish to proceed.

**Financial Implications**

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

**Strategic Priorities/Goals**

The above initiative supports the following Strategic Priorities/Goals:

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

**Approvals**

**Submitted by:** Jeff Schmidt, CPA, CGA, Chief Administrative Officer

**Approved by:** Jeff Schmidt, CPA, CGA, Chief Administrative Officer

**Version Code:** C04 2023-11-13 1:37 PM 2892093

SHARED/C - Council, Boards, By-Laws and Resolutions/C04 Reports to Council/CAO/Administration/2023

## **Attachments**

Appendix A – Study Areas

Appendix B – City of Barrie Presentation – November 6, 2023

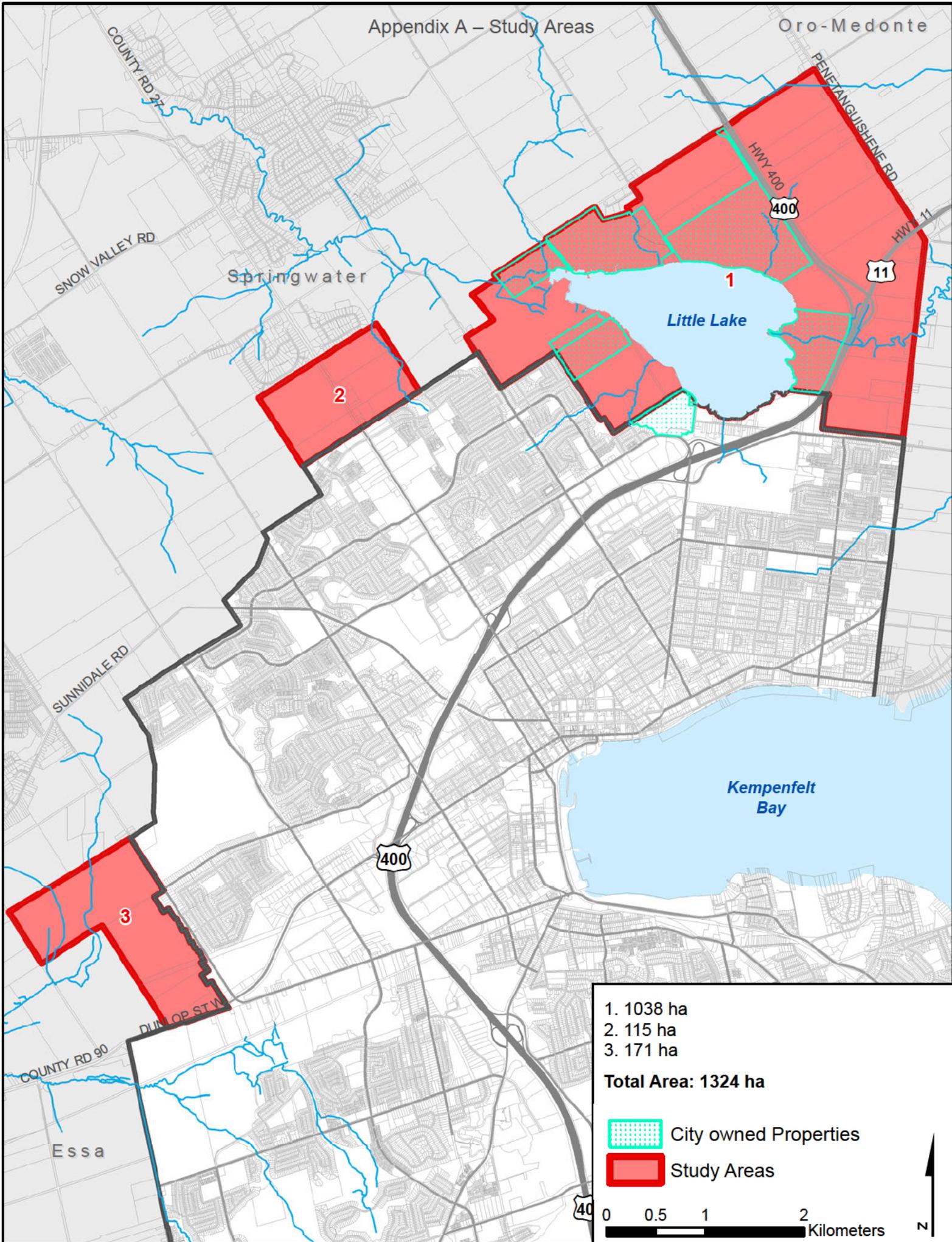
Appendix C – Statement on Proposed Boundary Adjustment

Appendix D – Study Area 1 – Zoning

Appendix E – Study Area 2 – Zoning

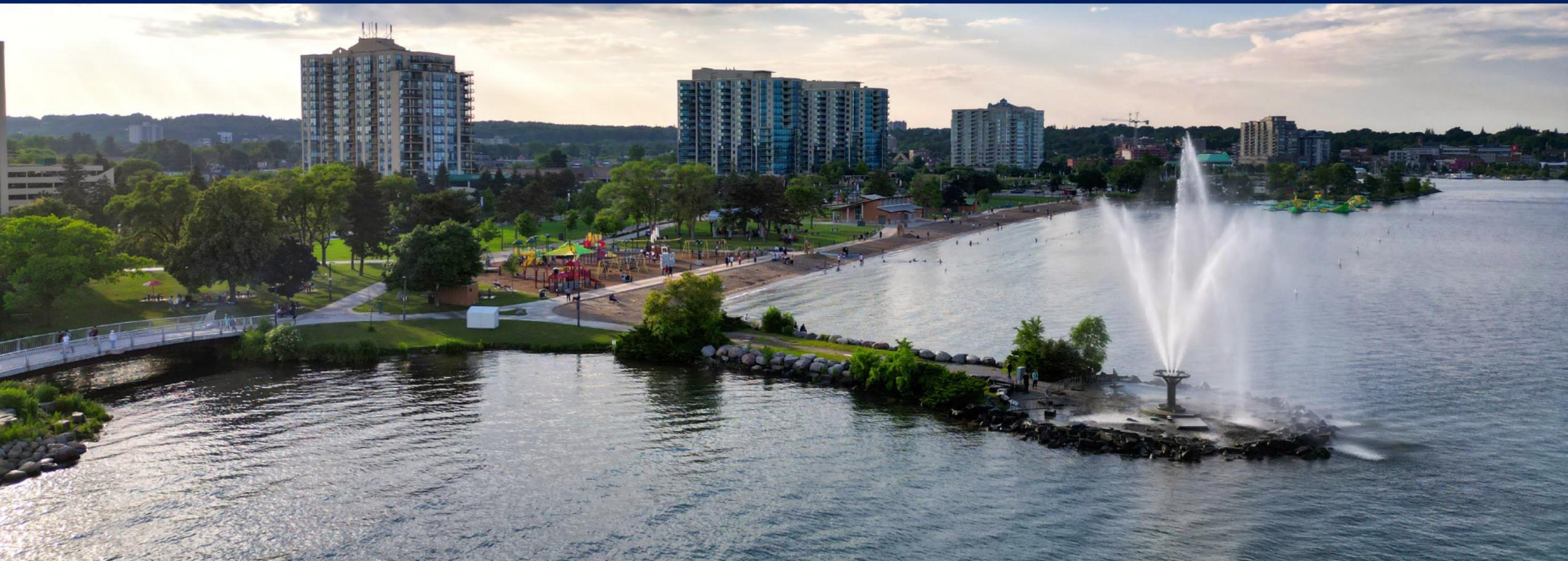
Appendix F – Study Area 3 - Zoning

Appendix A – Study Areas



# Standing Committee on Heritage, Infrastructure & Cultural Policy Regional Governance and Bill 134

City of Barrie Mayor Alex Nuttall



November 6, 2023

The logo for the City of Barrie, featuring the word "Barrie" in a stylized font with a wave-like underline.

# Barrie is a strong single tier municipality

- The City of Barrie continues to be one of Canada's fastest growing and dynamic cities.
- Barrie City Council is committed to working towards our key priorities, which include making Barrie an *affordable place to live*, *improve community safety*, *create a thriving community*, *make infrastructure investments* and *govern responsibility*.
- As a **strong, single tier municipality Barrie can continue to be a partner to the Province** and continue our work to:
  - get more homes built faster
  - be efficient and get things done, and
  - cut red tape.





The Municipal Benchmarking Study released by **BILD** named Barrie as the **overall best municipality** across the GTA for **getting new housing developments approved** for two straight reports.

### Getting Houses Built:

Barrie is committed to meeting the housing targets set by the Province and being a partner to get houses built.

- We are well on our way to reach our target of 23,000 homes. Since January 1, 2023 we have had **1,850 starts** – which **exceeds our annual target of 1,687 by more than 10%**. Barrie is hitting above our weight for building housing.
- In 2023, **Council has approved 4,641 housing units**, and through the Community Infrastructure and Housing Accelerator we have **approved or have an additional application** coming before Council for an **additional 5,211 housing units**.
- Barrie City Council has identified **surplus lands** in the City that will be designated for housing which is estimated to be **approx. 3,000 units**.

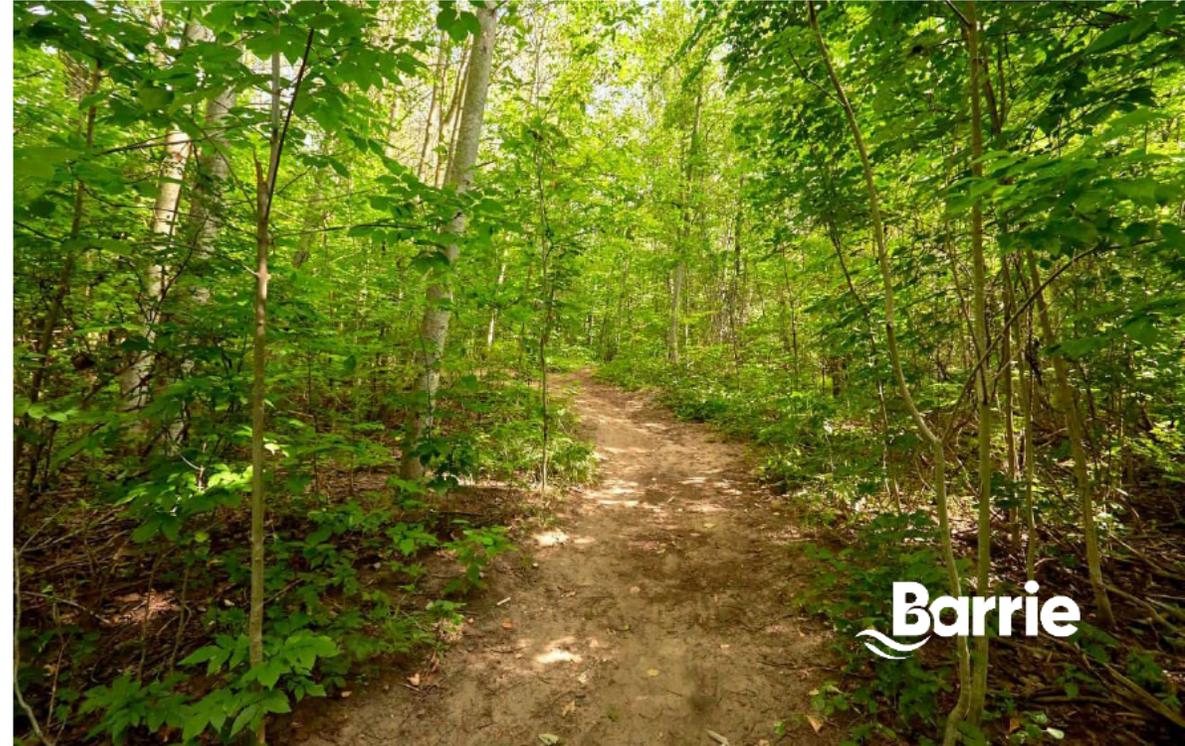


- Barrie currently has a very limited supply of industrial developable land with access to water and wastewater. **We need additional vacant and serviced employment lands beyond the city's existing boundary** to attract new investment and allow existing businesses to expand.
- Barrie is uniquely positioned to provide the services and infrastructure necessary to meet the needs of growing businesses.
- Infrastructure is needed to support new development (water plants, wastewater treatment facility expansion, recreation centres, roads, bridges).

Barrie has invested in an **infrastructure plan that places servicing at the city's boundaries** for connection to water, wastewater and transportation within a single tier government structure.

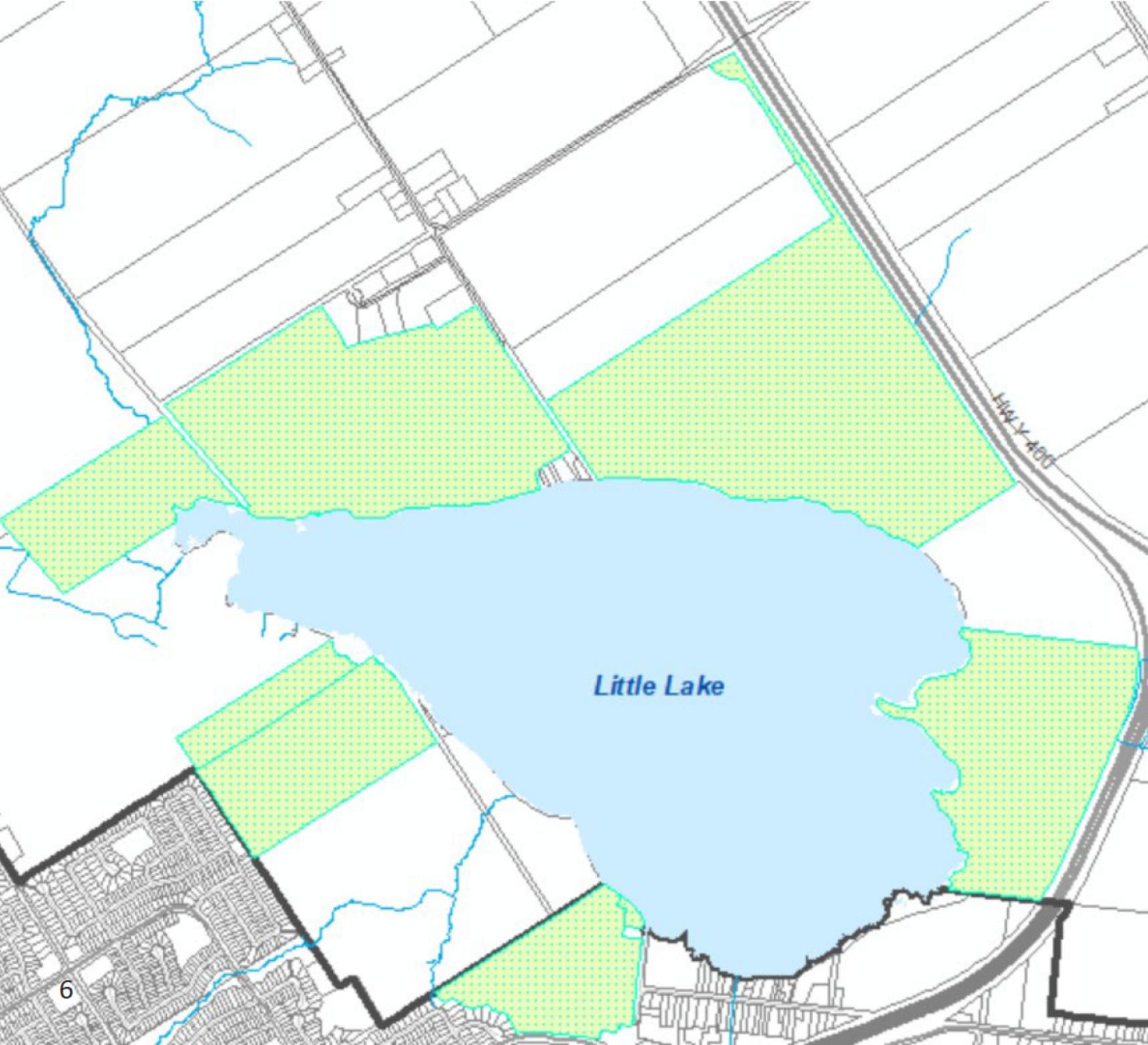
# Four Key Principles

1. Environmental conservation.
2. Value to all municipalities: in addition to taxes from employment lands and cost savings on infrastructure.
3. Employment opportunities for all residents.
4. Potential additional housing opportunities.

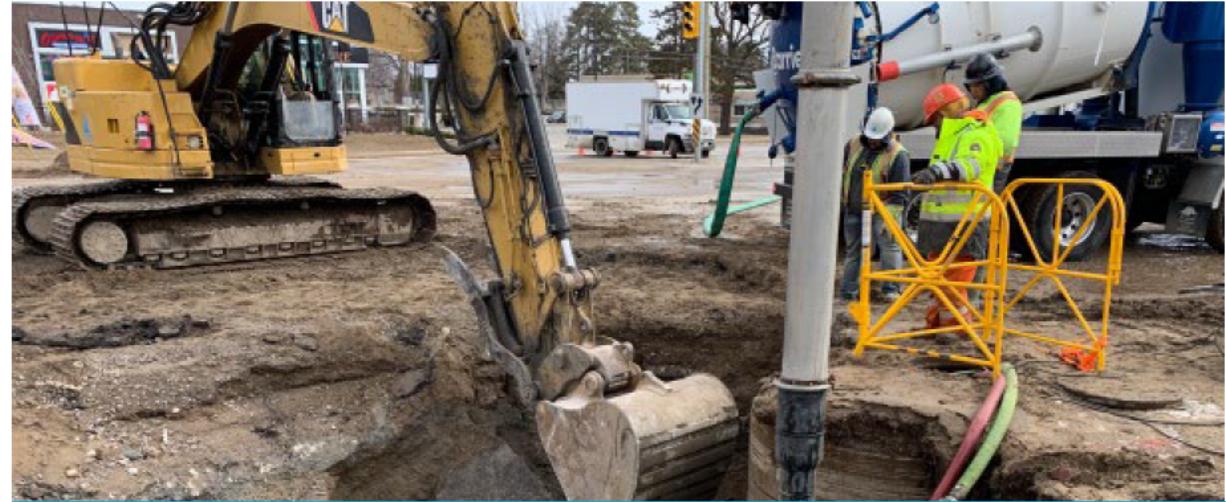


# Environmental Conservation

- Over the last several years, Barrie has purchased land around Little Lake as it has become available. We have committed to keep these lands in an environmental trust.
- Any new City owned lands around Little Lake would also be given a Conservation Designation to protect this greenspace forever.



- Barrie is experiencing demand from existing employers who want to expand & grow. **We are constrained by the availability of shovel-ready and available lands.**
- Over the past two weeks, a major Barrie employer has announced they are leaving the City to expand their business as we don't have the available lands.
- Boundary adjustments & subsequent rezoning of lands abutting Barrie's current boundaries would allow for the advancement of **serviced industrial lands.**
- Timing is perfect as our **OP is open for comment** and we are updating our **Master Servicing Plans for the City.** City Council has committed approx. 20M in additional infrastructure spending as part of an employment land strategy.
- This will set up this area for **20+ years of job creation & growth.**



## Employment Opportunities for the Area

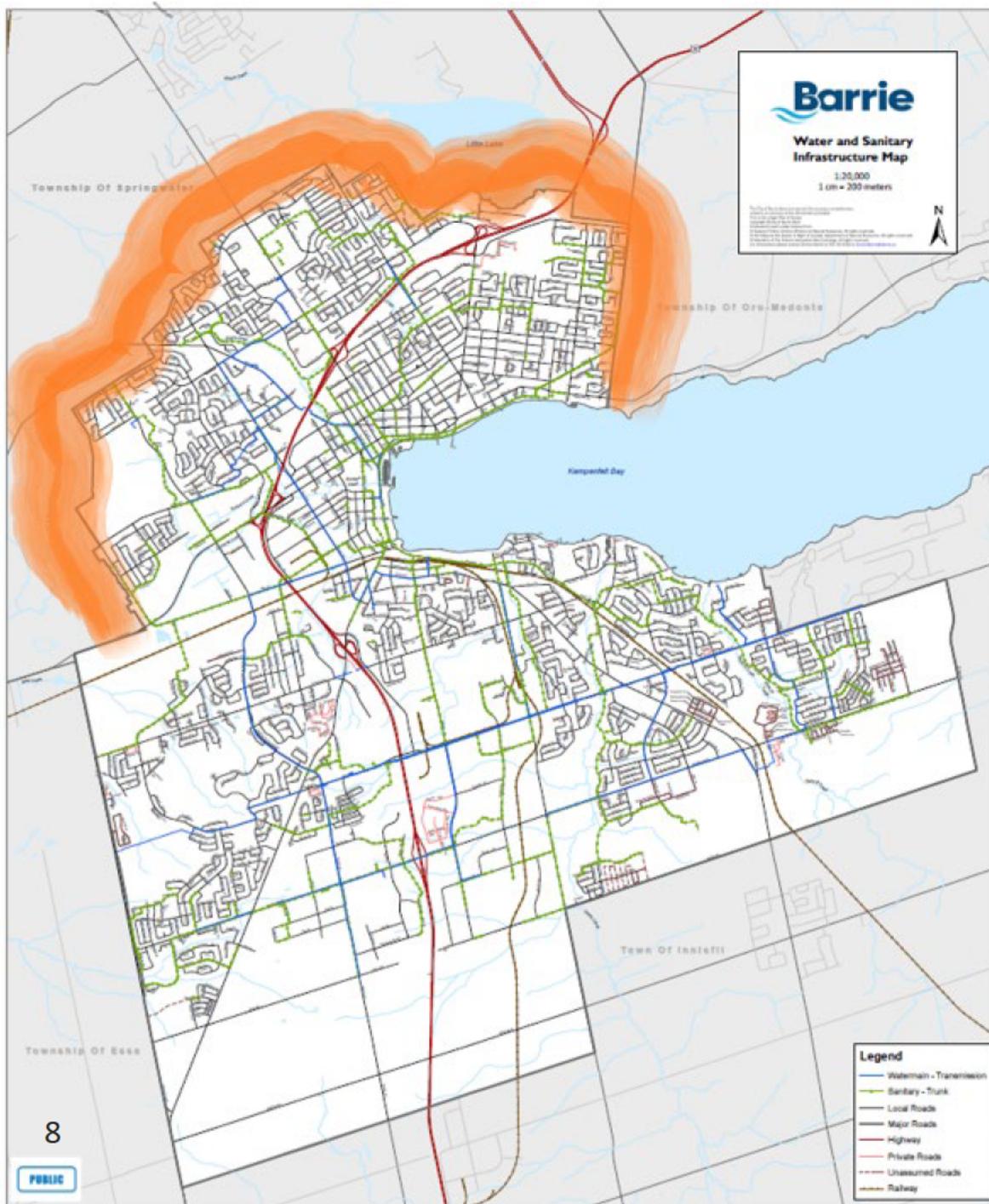


We have letters of support for the need for more land in Barrie from every Mayor of Barrie dating back to 1988.

**Barrie**

# City Servicing

- Servicing at the boundaries can be expanded or upgraded.
- Available treatment capacity in our water and wastewater systems to support the growth.
- Well positioned for investments in water, wastewater, and transportation network improvements.
- Expanding Barrie's boundary could add approximately 20,000 industrial/manufacturing/warehousing jobs.





## Proposed Details

- Of the land identified as part any boundary expansion, Barrie is prepared to service 10% of the conveyed land back to the host municipality for their own use as a serviced employment hub.
- Municipalities will pay the infrastructure costs associated with their land with no commitment on timing.
- Consideration would be given for % of tax revenue to flow back to municipalities until such time as employment lands were serviced and then it would end.

# Strong Single Tier Municipality & Provincial Partner

- As a **single tier municipality**, Barrie can continue to be a **strong partner for the Province** and solve area problems for business expansion and growth and get housing built.
- **City of Barrie** as a **single tier municipality** can achieve all provincial direction – **all that is missing is industrial land.**
- We are ready and open for business to meet the demand for employment growth in our region and support major local employers.

**Thank you**





**November 7, 2023**

## **Statement on Proposed Boundary Adjustment**

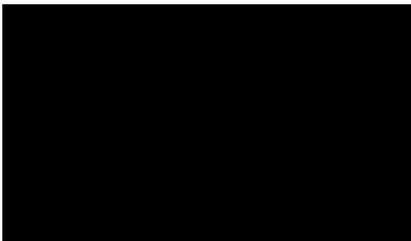
We, the Council of the Township of Springwater, understand that there are reports circulating regarding the City of Barrie annexing lands from the Township of Springwater. We stand aligned and committed to making decisions that protect the interests of Springwater residents.

The Township of Springwater has been approached by the City of Barrie regarding their desire for a boundary adjustment in various locations along the Barrie / Springwater border, as well as shared servicing. As of now, no commitments have been made, and no agreements have been established.

Although disappointed with the recent approach taken by Mayor Nuttall and the City of Barrie, Township of Springwater staff and Council will continue to perform a rigorous evaluation on the proposal to ensure that the interests of Springwater residents are considered and remain the highest priority.

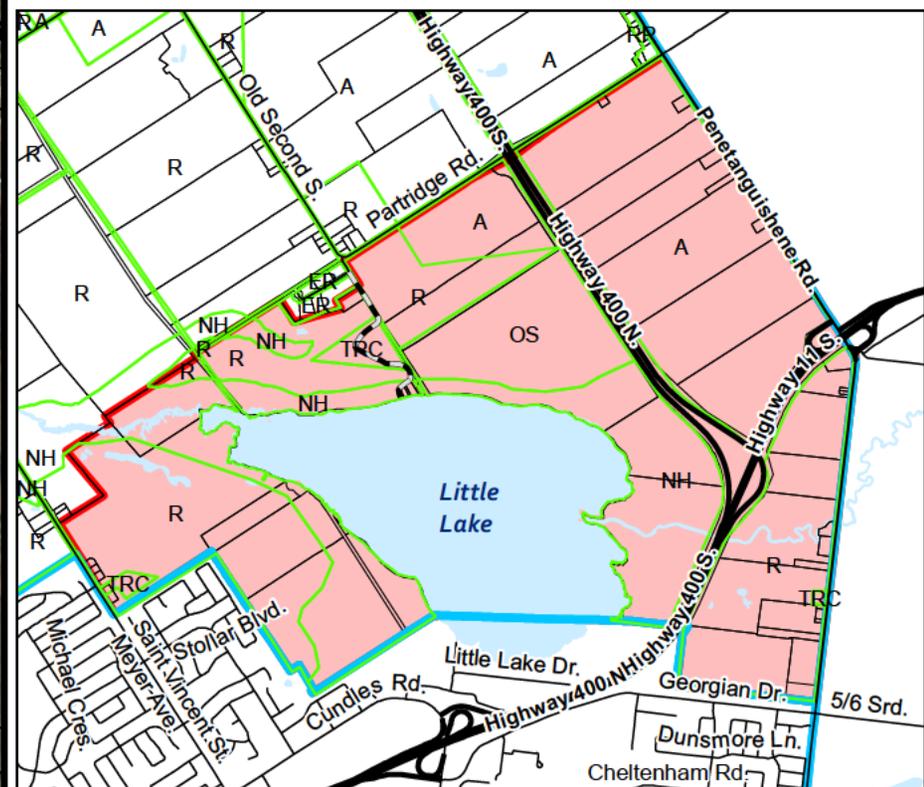
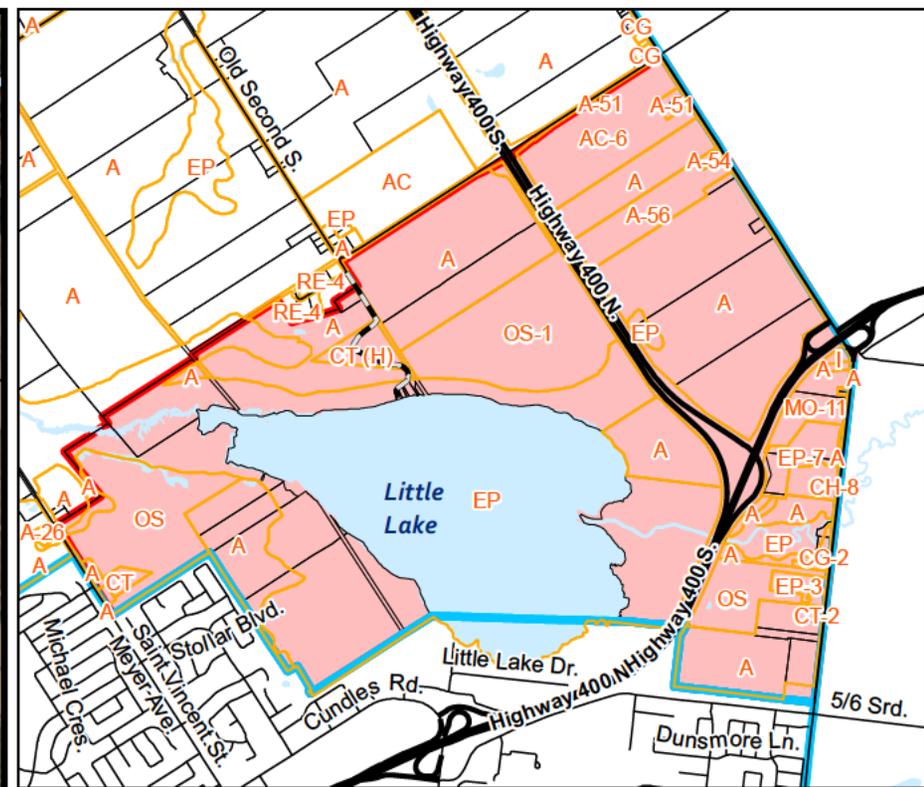
To ensure transparency regarding this matter, Springwater Council will be deliberating this matter further during the November 15, 2023 regular meeting of Council in open session.

**Sincerely,**

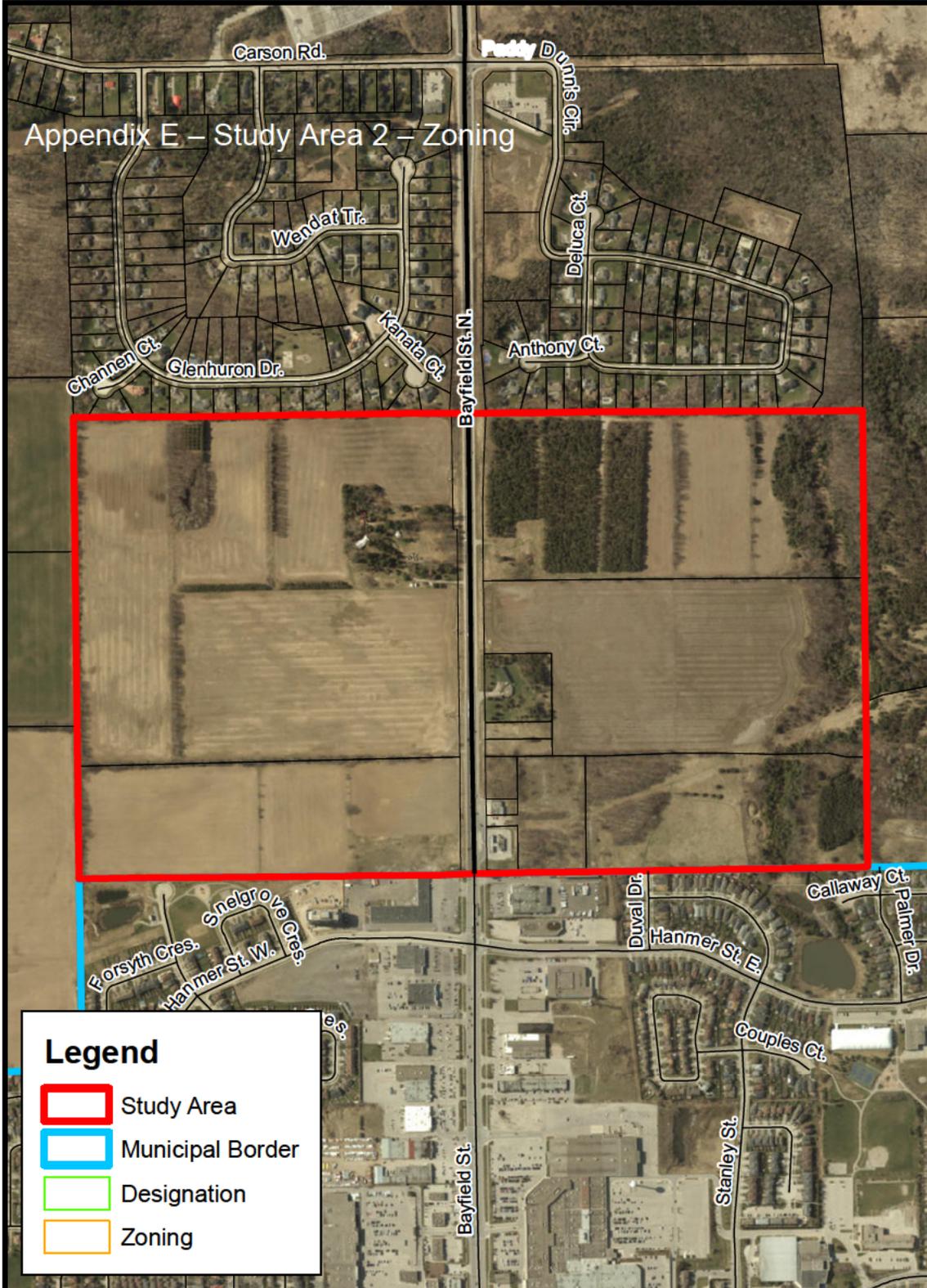


**Mayor Jennifer Coughlin**  
(on behalf of Springwater Council)

# Appendix D – Study Area 1 – Zoning

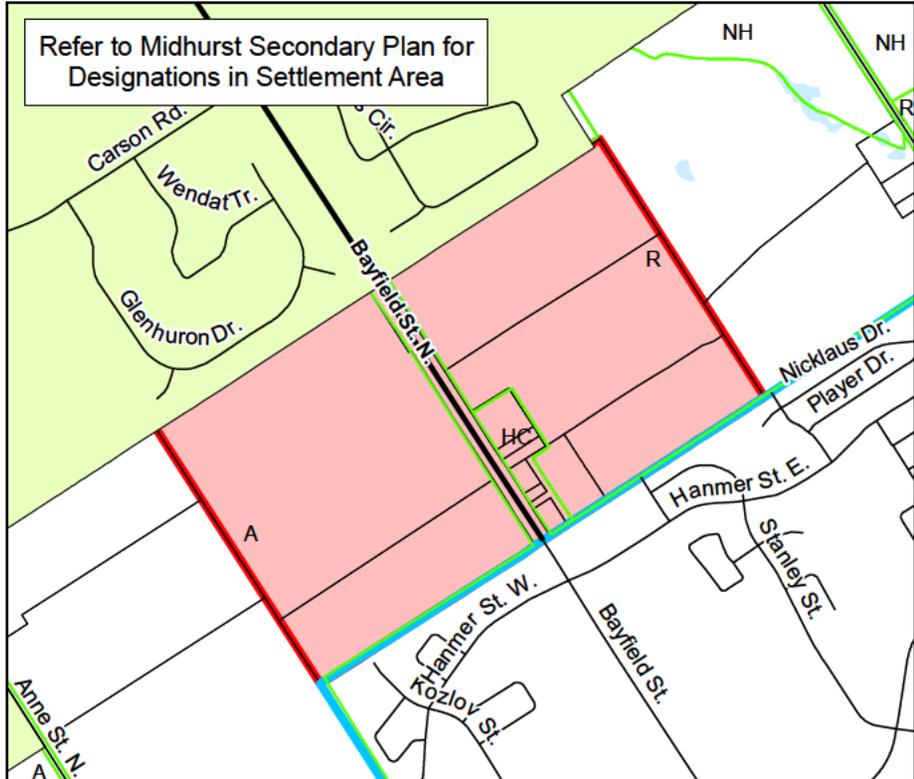
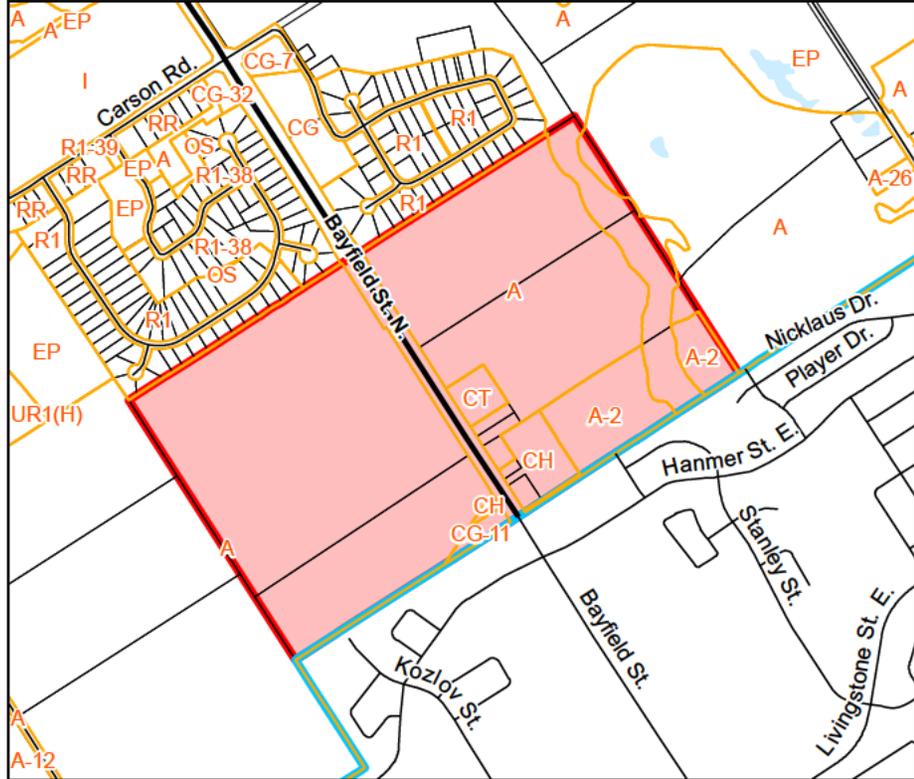


# Appendix E – Study Area 2 – Zoning

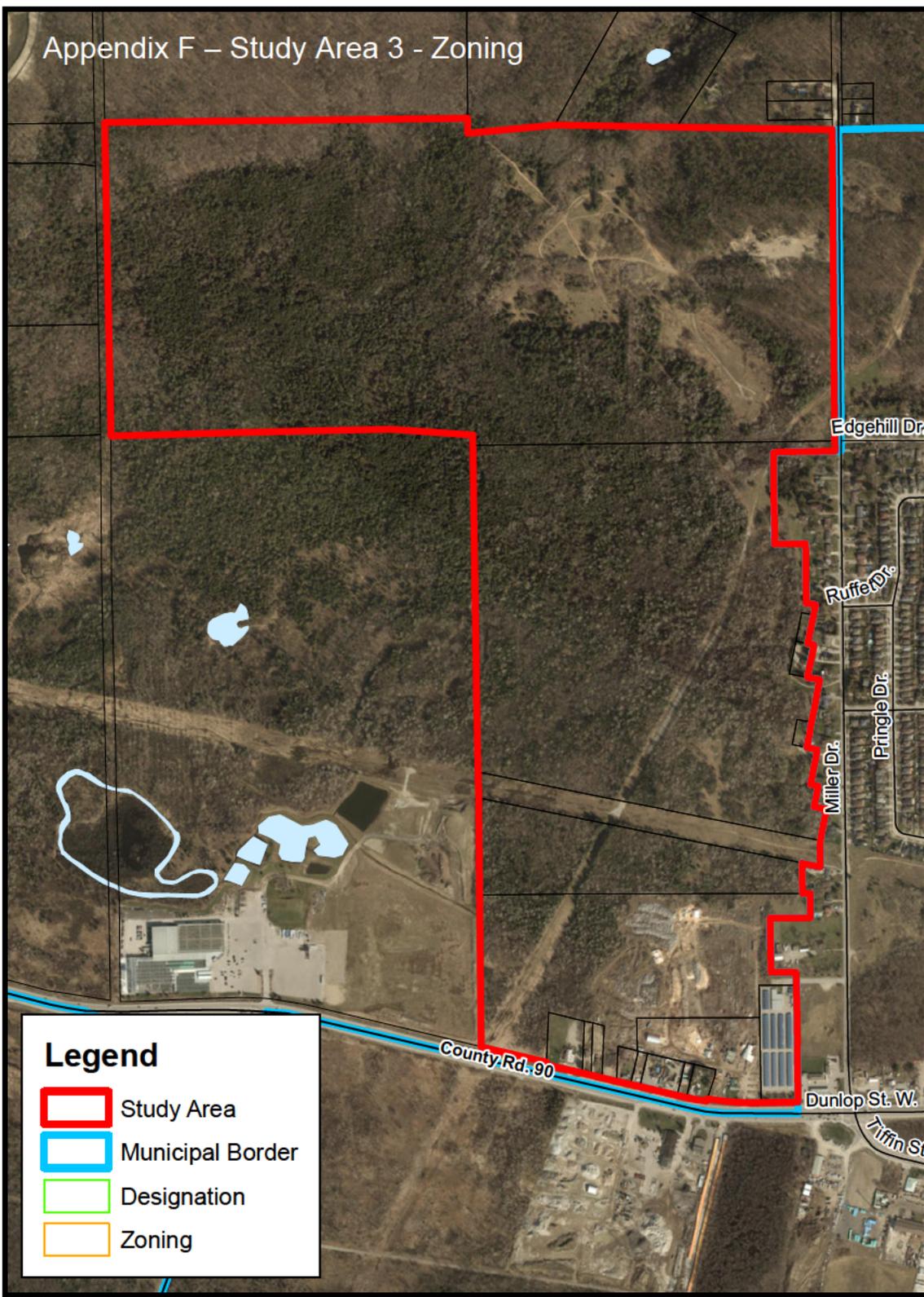


**Legend**

- Study Area
- Municipal Border
- Designation
- Zoning



# Appendix F – Study Area 3 - Zoning



**Legend**

- Study Area
- Municipal Border
- Designation
- Zoning

