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**To:** Mayor and Council

**From:** Doug Herron, Director of Planning and Development

**Date:** May 15, 2024

**Subject:** Request for Information – Potential Future Options and Areas for Growth and Economic Viability within the Township of Springwater

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### Report Highlights

- This report has been prepared in response to Council Resolution C116D-2024 dated March 6, 2024, which directed staff to explore and examine potential future options and areas for growth and economic viability in Springwater Township.
- Resolution C116D-2024 specifically references four (4) key areas for staff to explore as follows:
  1. Identify potential areas for increased residential and industrial development beyond current Settlement Area boundaries.
  2. Explore potential locations for ‘special economic zones’ where collaboration with neighbouring municipalities may be realized.
  3. Evaluate current municipal cross-border servicing agreements across Ontario.
  4. Consider collaboration with the County of Simcoe regarding a Regional water and wastewater infrastructure model that would support further development of employment lands.
- In preparing a response, Township staff have undertaken a review of current Provincial Planning Policy, and growth forecasts to the current planning horizon of 2051.
- Based on the Township’s current Growth Management Strategy as established through the County of Simcoe’s Land Needs Assessment component of their Provincially directed Municipal Comprehensive Review (MCR), Springwater has a sufficient supply of land to achieve its 2051 population and employment growth numbers.
- As such, Township Planning staff are unable to provide planning recommendations within the framework of ‘good planning’ which consider or support substantive (>40 Ha) expansions to existing Settlement Areas under current Provincial Policy.
- Staff recommend that to fully and accurately respond to Councils direction to assess areas for development beyond established settlement area boundaries, that Council authorize the issuance of an RFP to secure professional advice from

a spectrum of professional sources, including but not limited to demographers, economists, engineers and planners.

- For item 2) above, staff assessed potential locations of special economic zones with inter-municipal collaboration by applying a focus to lands where road linkages currently exist near or across municipal boundaries and municipal servicing could be provided. A total of six (6) 'Special Economic Zones' are identified.
- Staff conducted research and held discussions with multiple Ontario municipalities on the topic of shared municipal servicing. Staff determined that of those researched, and there are many more, the reasons and rationale along with the terms of the agreements differ greatly from one to another. Each one is tailored to the individual needs of the situation.
- The County of Simcoe, through the Regional Government Review – Service Delivery Task Force, adopted the "Simcoe Water and Wastewater Service Delivery Review, Final Report January 2022". Of the four recommendations the Task Force adopted from the report, two are directly related to Councils query of collaboration with the County in providing assistance with shared municipal servicing arrangements.

## Recommendations

That the report from the Director of Planning and Development entitled 'Request for Information – Potential Future Options and Areas for Growth and Economic Viability within the Township of Springwater', dated May 15, 2024, be received; and,

That Council direct staff to issue a Request for Proposal (RFP) for the purpose of determining opportunities for settlement area expansions and report back.

## Background

This report has been prepared in response to Council Resolution C116D-2024 which provided staff direction to explore and examine potential options and areas for growth and economic viability in Springwater Township. Resolution C116D-2024 specifically references four (4) key areas for staff to explore as follows:

\*Please note that the report was updated on 2024-05-15 @ 10:30 AM to correct the mover and seconder for the below noted resolution.

### **C116D-2024**

Moved by Cabral

Seconded by Garwood

That Council hereby reconvene discussions between the City of Barrie regarding cross border servicing, and they be so advised; and,

That staff be directed to explore and examine potential options including, but not limited to, the following,

1. Review and analyze existing Township planning policies alongside provincial direction through Bill 23, More Homes Built Faster Act, to identify potential areas suitable for increased residential and/or industrial development beyond existing predefined settlement areas that can be reasonably serviced.
2. Explore the possibility of establishing "special economic zone(s)" through collaborative partnerships with neighboring municipalities that aim to address potential employment opportunities.
3. Assess and evaluate current cross border servicing arrangements/agreements in other municipalities in Ontario to determine their effectiveness, efficiency, and overall viability.
4. Consider the potential for collaborating with the County of Simcoe to establish water and wastewater infrastructure that would support further development of employment lands, in and around Springwater Township.

And Further That this resolution be sent to the Minister of Municipal Affairs and Housing.

**Carried**

**Item #1 - Identify potential areas for increased residential and industrial development beyond current Settlement Area boundaries.**

In preparing a response under item #1 above, Township staff have undertaken a review of current Provincial Planning Policy available land supply within settlement areas and growth forecasts to the current planning horizon of 2051. The initial Tier 1 analysis and review is focused on Township settlement areas that could be expanded and serviced under current Provincial legislation. The Tier 2 analysis is based on a staff-initiated tabletop assessment of potential locations where 'settlement area' boundary expansions could occur.

Policy and Legislation – Tier 1 Analysis

Based upon current Provincial Policies and Legislation and current Official Plan policies of both the County of Simcoe and the Township of Springwater, there is no rationale for expansion beyond settlement area boundaries. This broad statement is based upon the principles of growth established by the Province which directs that growth be concentrated within 'built-up' areas. Through the Growth Plan, the Province applies the policy of urban concentration by allocating population into settlement areas. Over the past decade, the allocation of projected population per Region, County, City, Town and

Township within the Greater Golden Horseshoe has been a massive undertaking of studies and updates to Official Plan and Zoning By-laws. This work is on-going in many municipalities as is the case in Springwater.

The County of Simcoe, in applying the “Growth Plan” population targets to its lower tier municipalities has fulfilled the Provincial Policy for growth through their recently completed “Municipal Comprehensive Review”. The result is that the population projections for growth within the Township of Springwater ‘settlement areas’ (Midhurst, Elmvale, Minesing, Phelpston, Anten Mills, Snow Valley and Centre-Vespra) have been determined and projected to the year 2051. The County updated its Official Plan to reflect the recommendations of the “MCR” as formal ‘planning development policy’.

The resulting County of Simcoe development policies in the form of ‘population targets’ for lands within Township of Springwater ‘settlement areas’ would suggest there is limited to no rationale for expansion of local settlement area boundaries to the year 2051. The County Official Plan update does allow for some limited expansion of up to 40 hectares beyond current settlement area boundaries. However, without further study and justification by the Township of Springwater, based upon the established population targets, there exists limited to no planning rationale for a need for development beyond currently established settlement area boundaries.

This point is underlined in its importance to the Township of Springwater. The current Township of Springwater population data and population growth numbers, and the resulting development policies for each settlement area, have been established by the Province and by the County of Simcoe. Although local municipalities were consulted by the County in performing it’s ‘Land Needs Assessment’ study to assign targets, many of the local municipalities were not satisfied with the resulting target populations assigned to them through the development planning policies. To satisfy a self-determination of feasible settlement area boundary adjustments, Springwater may wish to take the opportunity to perform a locally focused ‘Land Needs Assessment’ study. The purpose of such a study would be to gain a better understanding of where in each of its settlement areas there may be targeted opportunities for settlement area expansion.

#### Bill 185 and Provincial Planning Statement, 2024

Bill 185 and the Provincial Planning Statement, 2024 (PPS, 2024), currently under consideration by the Province, would allow for greater autonomy at the local government level to render decisions of settlement area boundary expansions. Decisions at the local level would be guided via Master Servicing Plans for both water capacity and wastewater capacities, restriction of settlement boundary expansion into ‘specialty crop’ lands, avoidance of settlement boundary expansion into Class A agricultural lands, and, the authority to stage development approvals based upon timing of availability of municipal servicing. The potential of both Bill 185 and the PPS, 2024 receiving Royal Assent within

the near-term further underscores the importance of the Township of Springwater performing a background study to self-determine logical areas of growth and investment around currently established settlement area boundaries.

### Staff Assessment of Resolution Item #1 – Tier 2 Analysis

The above sections of this report establish that current Provincial Growth Policies restrict settlement area expansions in favour of intensification and development to within settlement area boundaries. To meet the principle of the request of Council per Item #1 of Resolution C116D-2024, staff performed a theoretical constraint review to identify potential areas for growth outside of settlement area boundaries beyond the 2051 planning horizon. Due to lack of data related to both market assessment and locally created population projections, the theoretical review was limited to a tabletop mapping analysis of areas outside of currently established Springwater 'settlement area' boundaries. Consideration of where expansion could occur was assessed against two factors: 1) that development would naturally occur along established Highway and Arterial Roadways; and 2) that Natural Hazard and Natural Heritage lands, County Greenlands, and Areas of Natural and Scientific Interests (ANSI's) were deemed not available for expansion.

The conclusion drawn from this tabletop exercise is that, based on the two criteria of analysis, any results drawn from this approach are not defensible.

What became readily evident in performing the Tier 2 analysis, is that to fulfil the request of Council per the Resolution, and to perform a fulsome analysis of potential future development for expansion beyond the currently established settlement boundaries, a comprehensive assessment involving multiple levels of expertise is required. The accepted and established standard for making decisions on growth policy, is to draw those decisions based upon analysis from multiple levels of expertise. The 'broad level' of analysis includes input from demographers and economists to create the development policy. The 'detailed level' of analysis includes input from engineers and ecologists to assess the specific impacts and compliance to legislation of a development proposal. To accommodate Council's request under item 1 of Resolution #C116D-2024, staff recommend that to satisfy Council's request, at a minimum, a complete and defensible response will require input from planners, economists, demographers and engineers. Projecting future development potential onto lands currently not scheduled for development, will require those projections be justified and defensible.

### Discussion

In performing the initial research to fulfill Council's request for item 1 of resolution #C116-2024, staff determined that the Town of New Tecumseth is currently performing a similar growth management analysis to explore potential for development outside of established

settlement area boundaries. Similar to Council's direction for Item #1 of the Resolution, the first stage of study that New Tecumseth pursued was to assess the areas beyond established settlement area boundaries where development expansion could occur. To achieve this goal, New Tecumseth issued an RFP to source a range of professionals to complete the task. Through the RFP process, New Tecumseth hired a conglomerate of professional consultants with expertise as economists, demographers, and engineers.

To fully satisfy Item #1 of Resolution C116D-2024, staff are recommending Council consider authorizing staff to seek input from a range of professional sources. In reviewing the New Tecumseth comparison, staff determined that the appropriate budget for such an endeavour would be between \$100,000 to \$150,000 subject to bids. Staff note that bids on contracts in the current market are oftentimes significantly higher than estimated. While decidedly an additional cost to the Township, it is worth noting that the information garnered from such a study will benefit the Township at multiple levels beyond Item #1 of the Resolution.

With the Province signaling through Bill 185 and the new Provincial Planning Statement 2024 that it proposes to redirect authority back to Local Councils for Settlement Boundary expansions, the funding for this study would be well spent as a supplemental background study for the soon to be required Official Plan update. Bill 185 through the Municipal Act, proposes to adopt a policy to control the timing of allocation of water and sewer supply. The recommended Study to satisfy Item #1 would serve to assist the Township with water and wastewater allocation planning supplemental to the on-going Water and Wastewater Master Plan Study which is scoped to the MCR population growth numbers. Bill 185, through the Planning Act, will also permit municipalities to either 'allocate' or 'withdraw allocation' of water and sewer supply. The recommended study would assist the Township in developing a Phasing of Allocation of water/wastewater services. This last point is directly related to the purpose of the Provincial Planning Statement, 2024 in assisting Springwater to create policies to determine the timing of approvals of development applications. The direct reference in establishing phasing policies is to ensure the municipality can direct that development in growth areas is orderly and would align with the timely provision of infrastructure and public service facilities.

**Item #2 - Explore potential locations for 'special economic zones' where collaboration with neighbouring municipalities may be realized.**

Regarding Item #2 of Resolution C116D-2024, Township staff have undertaken a mapping exercise to examine locations within the Township of Springwater that could benefit and provide increased employment opportunities in collaboration with adjacent municipalities.

The intent of this exercise is to examine and identify 'Special Economic Zone' locations within the Township where the adjacent municipality provides or has planned to provide municipal water and wastewater services. The goal of this exercise is to establish locations where the municipality may wish to explore mutually beneficial 'Cross Border Servicing Agreements to facilitate employment and job growth'.

The analysis for 'Special Economic Zone' has been prepared with a focus on existing Provincial Highways, Primary Roads and Secondary roads which either cross, or abut, municipal boundaries which the Township currently enjoys with neighbouring municipalities. In performing the analysis, staff determined 'Special Economic Zones' to mean areas which currently and in the future, could host shared commercial or industrial economic zones. In addition, a condition of whether municipal water and sewer services 'are' available or 'could be made' available in the future is also factored into the selection of Special Economic Zones. In applying this understanding, locations where the uses on either side of the municipal borders are strictly residential or rural have been excluded as potential sites. Examples of such exclusions include County Road 6 where it crosses into Tiny Township, Highway 26 where it crosses into Clearview Township, and County Road 92 where it crosses into the Town of Wasaga Beach.

To reiterate the parameters of the analysis are limited to two factors: 1) That the locations are centered on locations where a highway or roadway cross or abut the municipal border, and, 2) where either partial or full municipal servicing is available or could be made available in the future from either one, or both municipalities.

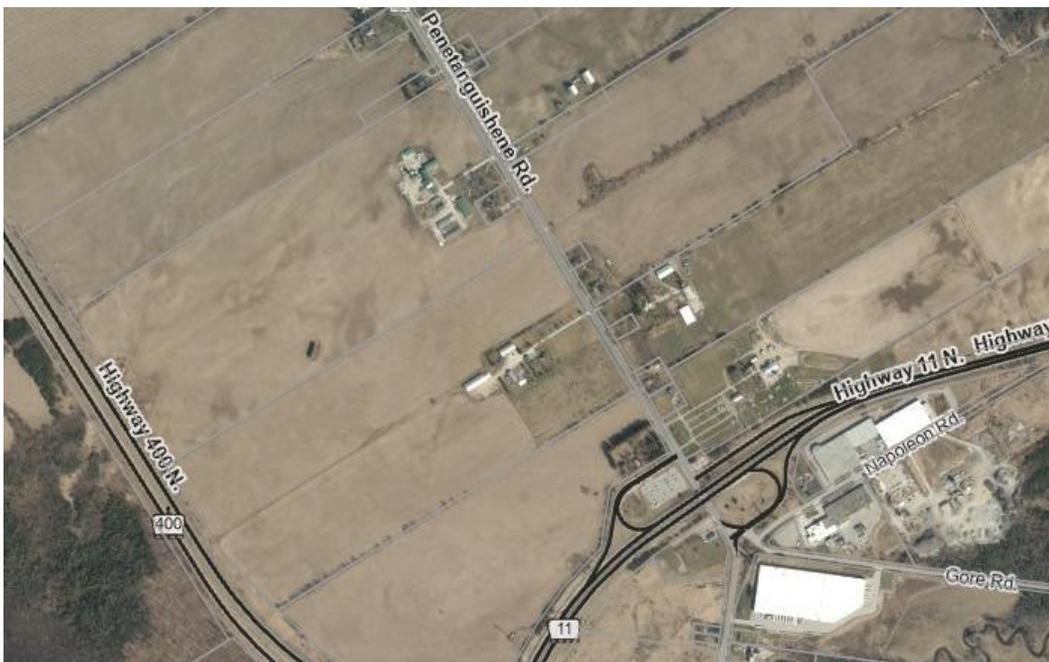
It is important to acknowledge that staff, in performing the analysis, have not engaged with neighbouring municipalities in the analysis and identification of these six (6) potential "Special Economic Zones" through this process. It is also important to note that the analysis presented in this report is subject to further analysis of the feasibility of each of the six (6) shared economic zones identified in this report.

### Discussion

Attached in Appendix "A" is a map titled "Potential Special Economic Zones" which describes six (6) potential "Special Economic Zones" where the Township of Springwater abuts our neighbour municipalities. It is worth stating that the Township of Springwater abuts seven (7) different municipalities. Described clockwise from our northern border are: Tiny Twp, Tay Twp, Oro-Medonte Twp, City of Barrie; Essa Twp, Clearview Twp and Wasaga Beach. Of these seven municipal neighbours, staff have identified three (3) of them which harbour the potential of shared "Special Economic Zones". Each Economic Zone is numbered from 1 to 6. Zone 1 borders with the Township of Oro-Medonte, Zone 2 borders Oro-Medonte and the City of Barrie. Zones 3 and 4 border with the City of Barrie. Zone 5 borders with the City of Barrie and Essa Township. Zone 6 borders with the Township of Essa.

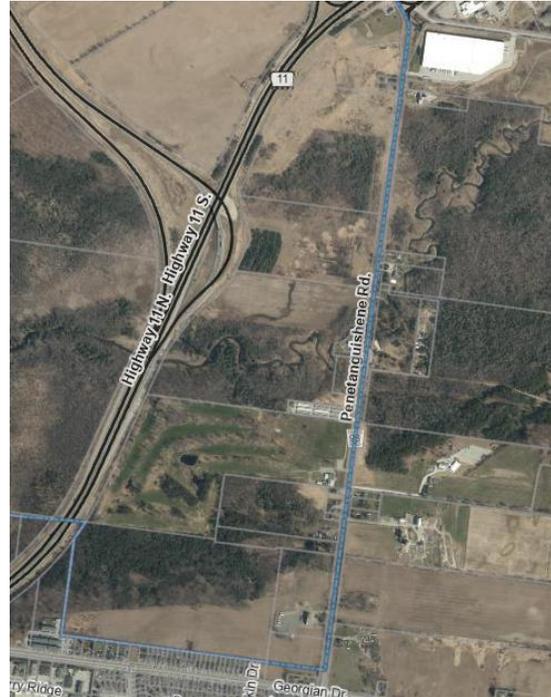
## Special Economic Zone #1

This Special Economic Zone represents the lands generally located between Partridge Road on the North, Penetanguishene Road to the East, Highway 11 to the South, and Highway 400 to the North. All of these lands are currently farmed and are qualified as Class A farmland. These lands do not today nor in the immediate future enjoy municipal servicing. However, they are directly serviced by two Provincial Highways, and a major roadway. There exists the possibility that in some years into the future, the lands will be under pressure as employment lands due to their proximity to major transportation networks. These lands have been included as a potential area of shared economic prosperity given their locational value with direct access to Highways 400 and 11N.



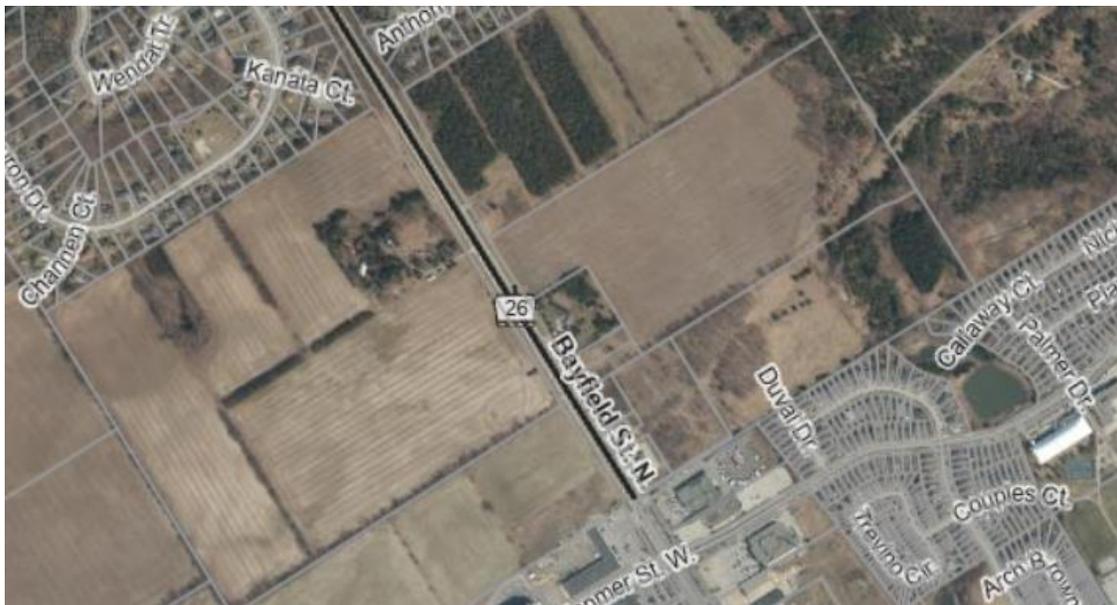
### Special Economic Zone #2

This Special Economic Zone abuts lands in Springwater, Barrie, and Oro-Medonte. The lands are framed with Highways 400 and 11N to the west, Penetanguishene Road/County Road 93 to the east, and Georgian Drive to the south. The Zone #2 lands enjoy direct access to both local arterial roads and the Provincial Highway system. The current use of these lands is agricultural, residential, and commercial/industrial.



### Special Economic Zone #3

Special Economic Zone #3 is Bayfield Street where the street abuts with the City of Barrie. These lands are currently the subject of two applications for Municipal Zoning Orders (MZO's) which are awaiting decision from the Province. Zone #3 is comprised of farmed and or arable lands and commercial uses. The two MZO's propose that municipal services would be provided by the City of Barrie. Subject to further study, design and construction, this zone could potentially be serviced by the Township of Springwater.



#### Special Economic Zone #4

Special Economic Zone #4 encompasses the crossroads at Wilson Drive/Ferndale Road and Sunnidale Road. The economic zone abuts the City of Barrie to the south. The subjects lands are Prime Agricultural lands and are currently being cultivated. Municipal sanitary services could be provided by either the Township of Springwater from the Centre Vespra wastewater plant, or by the City of Barrie.



#### Special Economic Zone #5

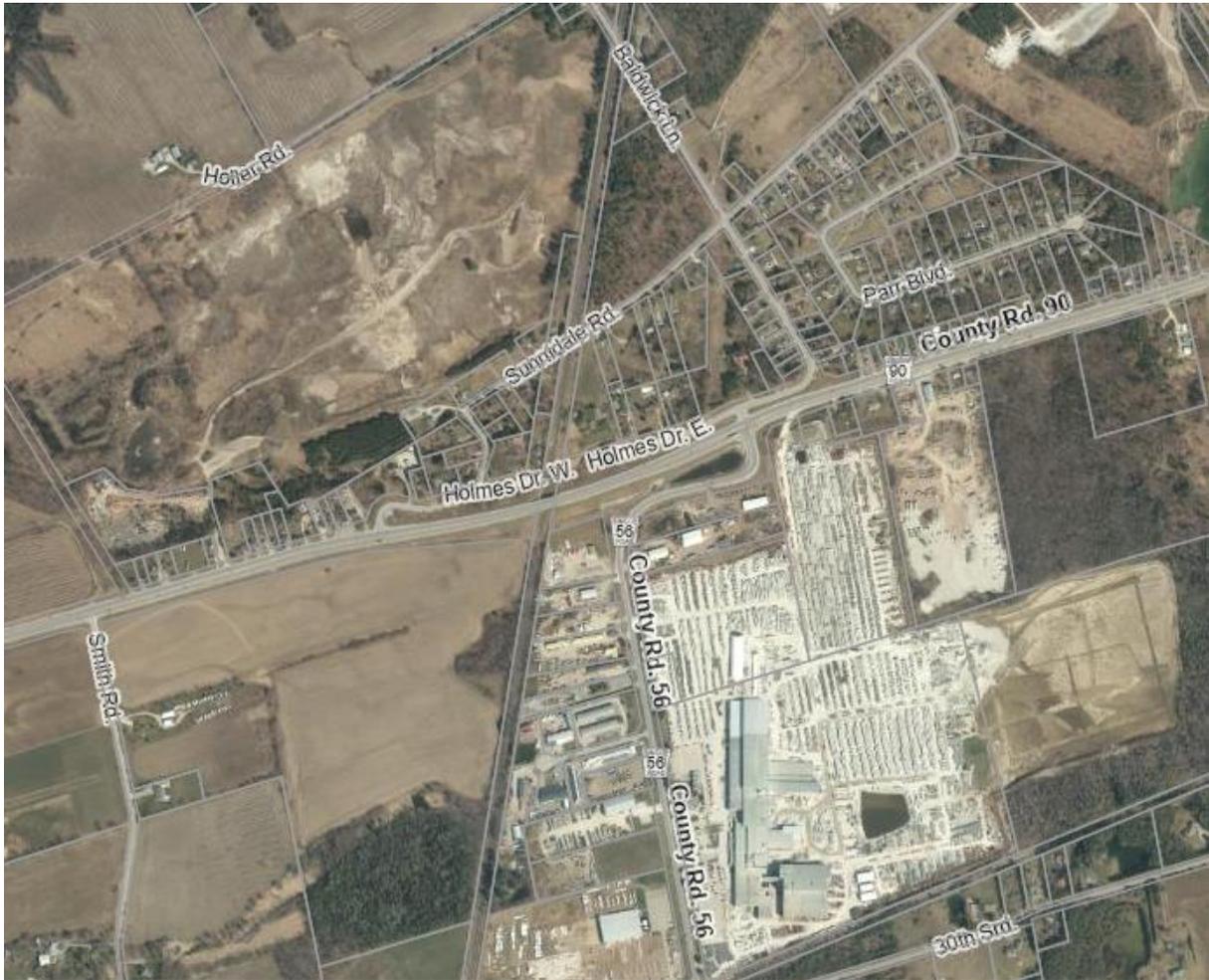
The #5 Special Economic Zone is located at the intersection of County Road 90 and Miller Drive at the south border of the Township. Zone #5 is shared with Essa Twp and the City of Barrie. Economic Zone #5 is currently established as an industrial/commercial node on lands in each of the three municipalities. While the lands are currently developed, the uses are primarily 'dry industry' which could potentially be expanded to heavier water usage industries with appropriate servicing. Zone #5 enjoys direct access to the Highway 400 corridor via Dunlop Street West.



### Special Economic Zone #6

The #6 Special Economic Zone is located in the southwest corner of the Township and is shared with the Township of Essa. Zone #6 incorporates the intersections of Sunnidale Road, County Road 90 and County Road 56. The lands within Springwater are comprised of a variety of residential, commercial, industrial and agricultural uses. The lands are not currently serviced however servicing potential may be available from the lands to the west in Essa Twp at the Baldwin Street development area.

Of note are two additional areas the intersections of County Rd 90 and George-Johnson Road and also at County Rd 90 and County Rd 43/Sunnidale Rd. While both of these areas were considered in the evaluation of potential 'Special Economic Zones', it was determined that both were sufficiently isolated from existing municipal services that their potential as shared economic zones is minimal.



**Item #3 - Evaluate current municipal cross-border servicing agreements across Ontario.**

Item #3 of Resolution C116D-2024 seeks information related to existing ‘Cross Border Servicing’ Agreements across Ontario in order to help determine and evaluate best practices the Township may use going forward.

Staff have researched and held discussions with a number of Ontario municipalities to obtain information, staff reports, and agreements related to existing cross-border servicing models. Of note and attached to this report within Appendix B6 is a report from the City of Barrie dated June 9, 2014 titled “Criteria for Evaluating Service Requests Outside of City Boundary”. The report establishes the policy the City of Barrie would follow in considering cross-border servicing options.

Staff have identified the following as examples of cross-border servicing in Ontario where Springwater Township could draw on and expand its knowledge base in exploring its own

cross-border servicing. The reader will note that in each of the examples of cross-border servicing described below, the denominator is that there was first, a need on one or both sides of the border, and second, the servicing agreements resulted in what is colloquially described as a 'win - win' result for each municipal corporation, and in the end, the public.

#### Township of Springwater & Township of Oro-Medonte (Water Service)

The Township of Springwater currently provides water service from the Hillsdale Settlement area to four (4) properties located along the east side of Scarlett Line within the Township of Oro-Medonte. While there is no formal agreement in place between the municipalities to detail the cross-border servicing parameters, it is understood the provision of water service to these properties is long standing and may have been in place prior to the Township amalgamation of a small portion of Oro-Medonte in 1994. The Township of Springwater invoices these properties on a quarterly basis similar to residential properties in Springwater.

#### Town of Innisfil & Town of Bradford West Gwillimbury (Water Service)

In 2004, the Town of Innisfil entered into an agreement to provide additional water service to the Town of Bradford West Gwillimbury (BWG) for their future needs. The agreement was later amended in 2008 and 2012.

The Town of Bradford West Gwillimbury agreed to front-end financing and contributions to the construction costs of both Phase 2 and Phase 3 expansions of the Innisfil Lakeshore Water Treatment Plant as well as a segment of the Cookstown Watermain in return for Innisfil undertaking these expansions projects earlier than otherwise required by Innisfil.

Staff have attached the Innisfil / BWG Water Supply Agreement as part of Appendix 'B1'.

#### Town of Collingwood & Town of New Tecumseth (Water Service)

The Town of Collingwood and Town of New Tecumseth have shared water resources for the last twenty-five (25) years. Recently, the Towns have reached an expanded and mutually beneficial agreement to supply the Town of New Tecumseth with an additional 250 cubic meter water supply in exchange for covering 63% of the capital costs associated with the Raymond A. Barker Water Treatment Plant expansion project in Collingwood.

The expansion project is estimated to come online in 2029 and cost roughly \$270 million dollars in total. A joint study to investigate and share additional interim capacity is expected to be completed in fall 2024.

Additional information can be found at the following link:

<https://www.collingwood.ca/council-government/news-notice/joint-statement-offices-mayor-hamlin-and-mayor-norcross-re-agreement>

#### City of Peterborough & Smith Township (Water & Sewer)

In the mid to late 1990's, the City of Peterborough undertook a series of negotiations aimed at expansion and annexation of neighbouring Smith Township and Otonabee Township to secure additional lands to accommodate an additional 15,000 units for the City.

In exchange for annexation of lands the City of Peterborough agreed to supply Smith Township with the annexed assessment tax base for an additional 10-year period as well as an annexation levy. The City further agreed to extend municipal water and sewer servicing to Woodland Acres Settlement Area in Smith Township and provide a formalized agreement to provide access to designated fire hydrants in close proximity to the Township for emergency firefighting response.

Additional information can be found within the attached staff report from the City of Peterborough PL-94-054 (Appendix 'B2')

#### City of Waterloo & Woolwich Township (Water Service)

The City of Waterloo currently provides cross-border water service to a single commercial property near the St. Jacobs Market. The service was necessary for the Township to secure development of a 3,240 square foot commercial building and provide water service in a more cost-effective manner. As part of the Agreement, the Township paid a \$5,000 cross-border servicing fee as well as the City's \$95,000 Development Charge fee. The water service passes through a bulk metre and the Township pays the City of Waterloo for that water and is in turn reimbursed by local water end-users.

#### City of Windsor & Town of Tecumseth (Sewer Service)

The City of Windsor and Town of Tecumseth have had a long-standing agreement in place since 1970 related to the joint payment and construction of a trunk sanitary sewer and the treatment of sewage from Tecumseth by the City of Windsor at the Little River Pollution Control Plant (LRPCP). The agreement has been amended several times since 1970 to adjust the proportionate share and costing of effluent within the trunk main over time as well as to bring on additional development lands within the Town. The cross-border agreement was updated in 2004 to address and provide further servicing as a result of an annexation of lands between Windsor and Tecumseth.

The agreement provides details for the proportionate payment of the operating and maintenance costs as well as replacement costs of the plant on an ongoing basis.

Staff have attached the 2004 updated Windsor / Tecumseth Wastewater Agreement as part of Appendix 'B3'.

#### City of Toronto & Region of Peel (Wastewater Service)

Cross border wastewater servicing agreements have existed between the City of Toronto and the Region of Peel since the 1960's. The reciprocal agreements allow the municipalities to treat each other's wastewater and take advantage of each other's natural drainage characteristics and avoid significant capital and operational costs. The cross-boundary transfer of wastewater occurs at three (3) locations and the volume of wastewater transferred at each location is metered. Each municipality bills the other quarterly for the total volume of wastewater they receive using a common wholesale wastewater rate they agreed to in 2009.

Additional information can be found within the Regional of Peel Information Report attached as Appendix "B4".

#### Region of Peel & Region of York (Water and Wastewater Service)

The Region of Peel and the Region of York have cross-border Wastewater and Water agreements that have been in place since 1998 and 2001 respectively. Peel Region supplies approximately 30% of York Region's potable water demand and treats approximately 10% of York Region's wastewater.

As the water and wastewater agreements were developed separately and at different times, the format of the agreements and governance structures differ significantly. In 2021 the Regions standardized the agreements to provide additional clarity on roles, responsibilities and cost proportions of each Region.

York Region contributes into a Major Maintenance and Replacement Reserve for both water and wastewater infrastructure. Required annual contributions and each Region's share of the contributions are determined through a Comprehensive Capital Component Study that takes place every five years. The agreements require a York Region investment of approximately \$585 Million for water and \$70 Million for wastewater in cost shared capital.

Additional information can be found within the attached staff report from the Region of York Appendix 'B5'.

#### Summary

Of note in each of these examples is the obvious factor of inter-municipal cooperation. In each example, the municipalities identified the need for cross-border servicing which garnered efficiencies from each of the local systems. The Toronto-Region of Peel

example above represents an excellent rationale of cross-border servicing determined by grades of land where it is more efficient for one partner to perform the service than the host partner. To the benefit of the Township of Springwater, the key aspect to draw from this exercise is that municipal partners must first understand both the needs and constraints of water and wastewater service delivery experienced by their neighbours. In this regard, Springwater could consider researching capacities and constraints of neighbouring municipalities as a precursor to exploring the advancement of the “Special Economic Zones” identified within Section 2 of this report.

**Item #4 – Consider collaboration with the County of Simcoe regarding a Regional water and wastewater infrastructure model that would support further development of employment lands.**

In performing an analysis of the direction established in Item #4, staff determined that the County has performed multiple historic initiatives to explore regional initiatives on water and wastewater servicing scenarios. In 2006, the County of Simcoe finalized the “Intergovernmental Action Plan (IGAP)”, Appendix F & G, which reviewed water and wastewater servicing capacities at the local level County wide. In 2012, the County completed the “County of Simcoe Water and Wastewater Visioning Strategy”, Appendix E. More recent in 2022, the County of Simcoe performed the “Simcoe Water and Wastewater Service Delivery Review” in which Springwater Township was an active participant. The Final Report was completed in January of 2022. A summary of the recommendations from the Final Report are:

1. Lobby for Provincial Support;
2. Establish Municipal Partner Water and Wastewater Utility Task Forces;
3. Increase County Role and Expertise; and,
4. Improve Communications and Collaboration.

The County of Simcoe Water and Wastewater Service Delivery Review is attached hereto as Appendix ‘C’.

The conclusions of the “Simcoe Water and Wastewater Service Delivery Review” firmly establish the County’s role in assisting its local member municipalities with establishing ‘formal partnerships and potential municipal or inter-municipal servicing solutions’. This is particularly true of recommendations 2) and 3). The recommendations of the Study represent a significant opportunity to the Township of Springwater in advancing the intent of resolution #4 in seeking out collaboration with the County of Simcoe. The recommendations of the County of Simcoe Regional Review Committee on water and wastewater service delivery would be relevant should Council provide direction to further explore the creation and development of one or more of the “Special Economic Zones” identified within this report.

Attached hereto as Appendix 'D' is a copy of the recommendations adopted by the Regional Government Review – Service Delivery Task Force at their meeting of April 5, 2022.

## Conclusion

- 1) Township staff have reviewed both the Township's current Growth Management Strategy and County's Land Needs Assessment which indicate Springwater has a sufficient supply of land to achieve its 2051 growth numbers. As the need for lands cannot be justified at this time, Township Planning staff are unable to consider or support substantive (>40 Ha) expansions to existing Settlement Areas under current Provincial Policy.
- 2) To properly and fully respond to Council's request with regard to "increased residential and industrial development beyond current settlement area boundaries", staff recommend to Council that the Township issue an RFP to seek input from qualified professions, including but not limited to demographers, economists, engineers and planners, to provide a locally focused growth management model to determine opportunities for expansion beyond established 'settlement area' boundaries.
- 3) A high-level analysis of potential areas of economic interest where servicing could be possible with neighbouring municipalities was performed with a total of six (6) areas identified as potential sites of "Special Economic Zones"
- 4) Staff have researched and held discussions with a number of Ontario municipalities to collect information on existing 'shared services agreements'. Through the research, staff have determined that such agreements, while all for the same purpose, differ in substance, in terms of acceptance, and in reasons and rationales for their existence. A common denominator in each of the examples of cross-border servicing agreements, both parties understood the need for the agreement based upon limitations such as geographic, or capacity, constraints. As a next step, to further explore the feasibility of the "Special Economic Zones", Council may wish to consider further research to explore servicing needs and capacities of neighbouring municipalities to better understand the parameters of cross-border servicing opportunities.
- 5) Through the Regional Review Committee, and in particular the 'Water and Wastewater Service Delivery Review', the County of Simcoe adopted four recommendations, two of which would be directly applicable to the County assisting the Township with shared services delivery projects. Should Council decide to move forward with the exploration of the potential of "Special Economic Zones", staff suggest that the County of Simcoe would present as a beneficial partner in any discussions.

## Financial Implications

Should Council wish to engage in a similar growth management analysis to that of which the Town of New Tecumseth is currently undertaking to explore the potential for development outside of established settlement area boundaries, staff estimate the cost to do so would be in the range of \$100,00 to \$150,000. A portion of these costs are projected to be DC eligible.

With Council's endorsement staff would prepare a Request for Proposal (RFP) and advertise it on our Bids & Tenders portal and report back to Council with our findings.

## Strategic Priorities/Goals

The above initiative supports the following Strategic Priorities/Goals:

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

**Goal 2** - Leveraging growth to improve Springwater's economy.

## Approvals

**Submitted by:** Doug Herron, Director of Planning and Development

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

**Version Code:** C04 2024-05-15 4:15PM 2947230

SHARED\DC - Council, Boards, By-Laws and Resolutions\C04 Reports to Council\Planning Department\2024\2024-05-15 - Council Resolution C116D-2024 - Recommendation Report

## Applicable Municipal Policy or Legislation

Planning Act, R.S.O. 1990

A Place to Grow: Growth plan for the Greater Golden Horseshoe

Provincial Policy Statement (2020)

County of Simcoe Official Plan

Township of Springwater Official Plan

Township of Springwater Zoning By-law 5000

## Attachments

- Appendix A – Potential 'Special Economic Zone' Mapping
- Appendix B – Various Cross Border Servicing Agreements and Staff Reports
  - B1 - Innisfil BWG Water Agreement
  - B2 - City of Peterborough Essential Terms with Smith Township
  - B3 - Windsor Tecumseth Wastewater Agreement

- B4 - Toronto Peel Wastewater Servicing Agreement
  - B5 - York Peel Water and Wastewater Agreement
  - B6 – City of Barrie Criteria for the Evaluation of Shared Servicing
- Appendix C - County of Simcoe Water and Wastewater Service Delivery Review
- Appendix D - Regional Government Review - Service Delivery Task Force Recommendation
- Appendix E – County of Simcoe Water-Wastewater Visioning Strategy Feb 2012
- Appendix F – IGAP Communities Report – March 2006
- Appendix G – IGAP Infrastructure Assessment Report – March 2006