Katja Awender

From: Renee Ainsworth
Sent: August 16, 2025 11:08 AM
To: Quinto M. Annibale
Cc: Renee Ainsworth; Greg Bedard; Jennifer Marshall
Subject: COB Proposed Boundary Adjustment Matter - Questions from Council
Attachments: Ltr re 2252841 Ontario Inc. (Paul Sadlon) to Township of Springwater - August 13, 2025.pdf; 250724-Springwater Council letter re 727 Bayfield Street N.pdf; 250625-Springwater Council letter re 727 Bayfield Street N.pdf; External Letter - Ministerial Zoning Order's by Remington Group Inc. and Paul Sadlon Communities - Signed.pdf; FW: Memo from the MLG re Servicing of Bayfield Corridor

Good morning Mr. Annibale,

Council has submitted a number of questions relating to the COB matter, stemming from the closed session with the provincial facilitator. Through this process there has been a request for Bruce Engell to comment regarding the liability surrounding servicing of the Bayfield corridor/potential expansion lands as Mr. Engell/WeirFoulds have been representing the Township on the Midhurst Secondary Plan file since the beginning and is very familiar with the various agreements/OLT decisions. As such, I am also sending a copy of these questions to Bruce for response, where appropriate. Please feel free to connect with Bruce should you feel it necessary.

There are quite a few questions, some more complex than others, however if we could continue to accommodate the timeline of responses by Wednesday it would be greatly appreciated. I have copy and pasted the questions exactly as they were received. Commentary starting with *Context, was added by myself where I felt additional explanation/documentation would be helpful.

Please let me know if you require any additional information or documentation as you make your way thru the questions. If you could provide your responses directly to myself, it would be appreciated. Also acknowledging the las minute work on this before you head off on vacation. It is greatly appreciated.

Thank you,

Renee

Questions:

1) Does the latest Barrie offer (August 12, 2025) combined with the knowledge that the provincial land facilitator is not considered MLG as a servicing option for Sadlon and Remington groups combined with the findings of the phase 3 Hemson report alter your advice to our council?

2) During our meeting with the Provincial Facilitators we were informed, in no uncertain terms, that despite our legal opinion on the value of the land exchange proposed by Barrie, that the current deal provided would be the best deal the facilitators would consider. When I spoke to the differences in land exchange between St Thomas/Elgin and our situation, as per your opinion, we were told that all future annexation deals would be based off of that model. I am hoping you can provide some advice on options to counter this and allow us to continue fair negotiations where Springwater will be appropriately compensated.

   Each option presents distinct advantages, and when all relevant factors are considered, either could yield positive outcomes for the Township. ***However, on balance, we are of the view that the total***

compensation under the Barrie Proposal does not align with the potential value of the Proposed Lands to the Township, and that development of the Proposed Lands could likely proceed more efficiently and at a lower cost if they remain in the Township of Springwater.

3) I wouldn't mind knowing about Sadlon/Remington legal re: MLG servicing option only, since Sadlon's sent their latest letter via legal firm. *Context – Sadlon and Remington have sent letters advising of their position on servicing thru MLG. Letters attached.

4) I'd also like to know if MLG is legally bound to service Forbes lands (400 corridor outside Midhurst 2nd plan). And would like to know if the province, while not feeling MLG is capable to service Bayfield St Corridor and Sadlon/Remington, but capable of servicing the Forbes lands, is able to force them to.

5) Would you please ensure Mr. Annabel has the most recent city of Barrie proposal (deal offer) to review and provide comment on. Additionally would Mr. Annabel then provide an idea of what a counter proposal from Springwater to COB could look like from a financial perspective regarding price for developable acre, tax sharing in perpetuity, and any other covenants he might suggest be included that address benefit to Springwater.

6) Another question involves the specific blocks of land as identified in the latest proposal, and if Springwater has right to refine or remove blocks of land from proposal.

7) In Mr. Annabel's expert opinion, does he believe the province would annex the Bayfield Corridor lands to the COB - as stated in latest proposal - even as there now exists a clearly viable made in Springwater/MLG servicing path forward that can easily meet timelines?

8) Lastly, do landowners, Remington & Sadlon - and now other landowners who have bellied up to the trough - have right to decide who/where their servicing comes from when that request ultimately presents annexation concerns.

9) Please note Mayor Coughlin has requested Council reconsider the MZO endorsement "condition for servicing" be reconsidered based on the notion that she will be unable to negotiate cross border servicing at the upcoming plenary session Sept 16/25 - would appreciate your thoughts. This Council has still not seen a final map for consideration as deemed necessary by Hemson - also up for negotiation. *Context – July 2nd motion re MZO is attached.

10) I was under the impression at our last meeting that there would be a summary created by your office that would highlight the legal opinion you provided without compromising our client/solicitor privilege - do you have an estimated timeline of when this will be made available.

11) I understand you have been provided updated information regarding the positive feedback from Ainley (Mr Mullan) and the MLG/Township team regarding servicing of Bayfield St., which I believe to be a change in position for Mr Mullan - servicing/capacity is available/timing is 2028 and most importantly costs are not as initially presented - are you able to confirm and include in your summary please. *Context – Info from MLG and comments by Staff/Ainley attached to this email.

12) The newest proposal from the COB appears to be supported by the facilitators as presented - without taking into consideration future taxation for the Township - what are your thoughts?

13) The "Next Steps" of the Hemson report are sched to be provided by Sept 12 with a plenary session scheduled for Sept 16/25 without this Council or staff being given the opportunity to review and discuss accordingly. The Mayor has advised that she will be signing a "framework" of some sort on the same day. We have requested an extension until Council can consider the results as well as reviewing the WSP final

report sched to be released in late fall which appears to have been refuted - your thoughts please. * Context – WSP final report noted is the Growth Management Study

14) The "Next Steps" of the Hemson report includes not just RV Anderson findings re: servicing but the very important answers from the NVCA and the Lake Simcoe Region Conversation Authority which will address watershed issues. I have always understood that the watershed "line" at the top of the Bayfield St Barrie/Springwater border is the line in the sand where the watersheds could not be combined. Servicing for the Sadlon/Remington lands could therefore not be serviced by the COB because of this - are you aware of any documentation either through the County of Simcoe/History of the last annexation or elsewhere to state the same (This may be a Mr Engell question)

15) The facilitators have advised that d/t the landowners requesting to be serviced in Barrie, this helps to form the basis for the recommendation that these lands (Sadlon/Remington) being given the option to choose their servicing provider and also the recommendation NOT to allow the MLG to service appears to be their preference- your thoughts please

16) I think it would be beneficial to have Bruce weigh in on the legal ramifications from MLG.

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