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BY EMAIL

August 5, 2025

Mayor & Council
The Corporation of the Township of Springwater
2231 Nursery Road
Minesing, ON L9X 1A8

Dear Mayor Coughlin and Members of Council:

Re: Proposed Boundary Adjustment – Springwater Township – City of Barrie

You have asked for a summary of my opinion with respect to the proposed boundary adjustment presented by the City of Barrie ("**Barrie**") regarding the annexation of 4,373 acres of land (the "**Proposed Lands**") from Springwater Township to Barrie in exchange for compensation, including the provision of water and wastewater servicing for 453 acres of lands located within Springwater. This letter provides a brief overview of options, including whether the Township of Springwater (the "**Springwater**") should proceed with the boundary adjustment based on the Barrie Proposal, explore an expansion of Midhurst, or look at other options.

Overview of the Barrie Proposal:

- **Annexation** of 4,373 acres from Springwater to Barrie.
- **Servicing** of 453 acres in Springwater delivered by Barrie for water and wastewater.
- **Compensation:**
  - Initially $7,500 per developable acre → revised to $12,500 per developable acre (≈ $22.6M).
  - One-time payment of $6.825M.
  - Annual payments of\$1M for 5.5 years.
  - Development charges retained by Barrie.
  - Economic development funding: $100K per year for 5 years.
  - Other benefits: tax phase-in, waterfront parking passes, conservation trust membership, etc.

Comparative Analysis with Other Boundary Adjustment Agreements:

- **St. Thomas–Central Elgin:** Higher compensation, urgent development need (Volkswagen plant). The delivery of 3000 jobs was the driving force behind the proposal. Very different than this situation
- **Ingersoll–Southwest Oxford:** Ongoing tax compensation, unlike Barrie's proposal.
- **Brantford–Brant County:** Phased, technically detailed agreement; Springwater not dependent on Barrie's services.

Concerns with the Barrie Proposal:

- No identified user or urgent need for annexed lands.
- Compensation excludes non-developable land.
- No ongoing tax revenue or other compensation.
- Barrie's ability to service Springwater's 453 acres has not been demonstrated.
- Falls well short of compensation given in other restructurings.
- The same housing and employment uses can be provided by Springwater
- No explanation as to why Barrie must provide it.
- No consideration of the fact that housing and employment should be considered on a regional market area basis

Alternative – Springwater-Led Growth:

- **Midhurst Expansion:** Supported by studies and landowners.
- Strategic location for employment lands along Highway 400.
- Springwater retains control over growth, phasing, and infrastructure.
- Balanced development: housing, jobs, services.
- Springwater citizens reap the financial benefits

Conclusion:

- The Barrie proposal is not fair, is not in keeping with principles applied in other municipal boundary adjustments
- Midhurst expansion offers more control and long-term benefits for Springwater.
- Further analysis needed via the Growth Management Study.
- Further technical information needed for the servicing of all options

We trust you have found this summary helpful. If you have any questions or require additional information, please contact the undersigned.

Yours truly,

LOOPSTRA NIXON LLP

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BARRISTERS AND SOLICITORS

Per: Quinto M. Annibale