MIDHURST LANDOWNERS GROUP INC.

By E-mail to *clerks@springwater.ca*

June 13, 2025

Mayor Coughlin, Deputy Mayor Cabral and Township Council
c/o Township Clerk
Township of Springwater
2231 Nursery Road
Minesing, Ontario
L9X 1A8

Dear Mayor Coughlin, Deputy Mayor Cabral and Township Council,

Re: Council Meeting on June 4, 2025
Item 6.1 WSP Growth Management Presentation

I am writing on behalf of the Midhurst Landowners Group (the "**MLG**") further to our correspondence of May 15, 2025, and June 2, 2025, and in connection with Agenda Item 6.1 Growth Management Study that was presented at the June 4th Council Meeting.

In the growth management presentation by WSP, Mr. Marzo noted that there are servicing constraints, that the Phase 2 expansion to Midhurst Wastewater Treatment Plant is planned for 2031-2033 and the cost is unknown; and further that the Midhurst Expansion Lands would require a Phase 3 expansion to the WWTP. These statements are not accurate.

The MLG would like to correct the record.

In fact, the Midhurst Wastewater Treatment Plant is built and operating, servicing occupied homes in Phase 1. The Phase 2 Expansion is designed, and construction will commence this fall. The expanded plant will be commissioned in 2028, and parts of the Midhurst Expansion Lands can be serviced by the Plant at that time.

Background

Phases 1 and 2 of the Municipal Class Environmental Assessment (the "Class EA") for water, wastewater and transportation servicing for the Midhurst Secondary Plan commenced in 2008 and Notice of Completion was issued in July 2009. Among the options considered for water and wastewater servicing was the extension of municipal services from the City of Barrie. This was not the preferred alternative due mainly to cost.

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In 2009, the cost of the Barrie servicing alternative was $119MM. In 2025 dollars that cost is approximately $175MM.

However, we know that the cost of infrastructure has ballooned over the past ten years. There are multiple Ontario examples demonstrating this as illustrated in the following cases:

Town of Collingwood – Water Treatment Plant

- March 2022 Cost Estimate = $121MM
- Cost in 2023 (based on bids received) = $270MM
- **223%** increase

Town of Erin – Wastewater Treatment Plant

- Original Cost Estimate = $67MM
- 2023 Updated Cost Estimate = $129MM
- **193%** increase

Regional Municipality of York - 19th Avenue Roadworks Project

- 2017 Cost Estimate = $13.7MM
- 2023 Updated Cost Estimate = $43.3MM
- **316%** increase

Region of Durham – Development Charge Roadworks Projects

- Total Regional Roads Gross Costs (2018$) = $1.25B
- Total Regional Roads Gross Costs (2023$) = $2.63B
- **210%** increase

Town of Bradford West Gwillimbury – Southwest Arterial Road projects including roadworks, watermains, and sanitary forcemain

- 2013 Cost Estimate = $30MM
- 2023 Cost Estimate = $55.4MM
- **185%** increase

Given the above examples, it would be reasonable to expect that the cost of the Barrie servicing solution today could be at least double the 2009 cost estimate (i.e. $350MM in 2025$).

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Current Status of Midhurst Wastewater Treatment Plant

Phase 1

The initial phase of the Midhurst WWTP (Phase 1) is constructed and operational. It is presently servicing the first phase of development consisting of 342 homes. The existing Phase 1 plant can service 1,529 homes. This Phase 1 capacity is committed to the current members of the Midhurst Landowners Group, which include Geranium, Sundance, Brookfield, Countrywide, Clarose, Rosehaven, Ballymore, and Silver Paradise.

Ministry Tour of Utility Campus

In September 2023, the Springwater Engineering Staff, TYLin and MLG representatives hosted the Deputy Minister of the Ministry of the Environment, Conservation and Parks (the "MECP") and MECP Staff, together with Springwater Mayor and Ward 4 Councillor for a guided tour of the new Midhurst wastewater and water treatment facilities (also known as the Midhurst Utility Campus). Ministry Staff took particular note of the scalability of the infrastructure and further noted that this phased approach to delivering infrastructure should be utilized in other communities in Ontario. A more detailed summary of the tour is set out in the enclosed memorandum, dated September 7, 2023.

Phase 2

Since December 2023, the MLG has been working with Township Staff, Ainley Group, and project engineers TYLin on the Phase 2 expansion of the WWTP. The design of the expansion is complete and approved and in August or September 2025, construction will commence.

Construction of the plant expansion will be complete and commissioned 2028. On commissioning, the plant will have an immediate capacity for an additional 4,000 residential units.

As has been completed for the Phase 1 plant, flows will be monitored to confirm actual use. Monitoring will be undertaken for a period of four years. As with the Phase 1 plant, it is expected that actual usage will be lower than the design assumptions (which are conservative), and the actual Phase 2 capacity available will be in the order of 5,600 units.

The table below summarizes the additional capacity that will be available with the Phase 2 expansion.

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Phase 2 Expansion Midhurst Wastewater Treatment Plant		
	Commissioned 2028	**Post Monitoring 2032**
Flow Rate	315 L/c/d	225 L/c/d
Additional Capacity	4,000 units	5,600 units

The table below shows that by the end of 2028 the Midhurst WWTP will have capacity to service 5,529 housing units, of which 1,529 units are currently committed. Flows to the expanded WWTP will be monitored for a period of four years, following which it is expected that the capacity of the plant can be increased to service 7,129 units (based on the monitoring data showing actual use much lower than design assumptions).

Summary Phase 1 and Phase 2			
		Post Monitoring	**Status**
Phase 1	1,529 units	1,529 units	Committed
Phase 2	4,000 units	5,600 units	To be determined
Totals	5,529 units	7,129 units	

It is noted that the Highway 400 Employment Lands could be serviced today. Water and wastewater linear infrastructure exists in the Doran Neighbourhood of Midhurst, roughly two kilometres away from the Forbes Road interchange on Highway 400. Our previous submissions note that the cost to extend this linear infrastructure would be in the order of $15MM (based on $7,000/metre).

Phase 3/Future Phases

In accordance with the approved Class EA, future expansions to the WWTP can be undertaken to service additional lands and will be completed as required in conjunction with development phasing including the proposed Highway 400 Employment and Expansion Lands.

Phasing

The timing for the expansions to the Midhurst WWTP and associated infrastructure, will continue to be correlated to the forecasted population and employment demand, which will ensure there is always sufficient capacity as development proceeds. This is consistent with the phasing provisions outlined in the approved Midhurst Secondary Plan as well as Sections 3 and 6.5.5 of the approved Municipal Class EA. These provisions are intended to ensure that plant expansions occur in a cost effective and timely manner.

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Redevelopment of the Bayfield Street Corridor

The WSP presentation also referenced the Bayfield Street Corridor Study completed in June 2021 by WSP. This Study builds on the policies of the Midhurst Secondary Plan, providing more refined direction and guidance for intensification and a mix of uses along the Bayfield Corridor. The vision for the Bayfield Corridor is to see the area provide a new focal point for Midhurst with mid-rise residential and retail commercial uses consisting of approximately 1,800 new residential units and 42,000 square meters of new retail and commercial space generating approximately 700 new jobs.

In 2023, Springwater Council unanimously supported requests for Minister's Zoning Orders made by Remington and Sadlon for their properties fronting onto Bayfield Street at the south end of Springwater, north of the Barrie border. Servicing for these two sites was "to be determined".

Given the vision endorsed by Council in 2021 for the Bayfield Street Corridor, servicing the Remington and Sadlon lands through the Midhurst WWTP could facilitate Council's vision for the Bayfield Street Corridor by extending servicing through corridor. This could significantly advance the timing through which Springwater would realize the benefits of redevelopment including a mixed-use main street focal point in the community, together with enhanced property tax assessment, additional property taxes, development charges, and jobs, to name a few.

The cost to extend linear water and wastewater infrastructure to the Remington and Sadlon properties from the existing constructed linear infrastructure is estimated at $15MM (a distance of approximately two kilometres @ $7,000/metre).

Based on the presentations to Council made by Remington and Sadlon regarding proposed development yield, the cost on a per unit basis is estimated at $6,000. Factoring in the development potential set out in the Bayfield Street Corridor Study reduces the cost per unit to $3,500.

Bayfield Street Corridor Per Unit Cost of Linear Infrastructure		
Area	**Potential Development**	**Cost per unit**
Remington Site	470 units	
Sadlon Site	2,000 units	
Sub-total	***2,470 units***	***$ 6,000***
Bayfield Street Corridor	1,800 units	
Total	**4,270 units**	**$3,500**

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The MLG would be pleased to meet with WSP and Township of Springwater Staff, as well as County Staff and the Provincial Development Facilitators to review the detailed information and reports on the proposed WWTP expansions and associated phasing and timing that have been submitted to the Township of Springwater and which we understand have been forwarded to WSP.

We trust this information will be helpful in the Township's deliberations on the Barrie boundary expansion proposal.

Yours truly,
MIDHURST LANDOWNERS GROUP INC.

[redacted]

Daniel Steinberg, A.S.O.

Enclosures: Summary of MECP Site Visit dated September 7, 2023

Copy:
Township of Springwater
- Greg Bedard, Deputy CAO
- Chris Russell, Director of Planning and Development
- Trevor Harvey, Director of Public Works

County of Simcoe
- Basil Clarke, Warden
- Jennifer Coughlin, Deputy Warden
- Mark Aitken, CAO
- Rob Elliott, General Manager Engineer, Planning and Environment
- Nathan Westendorp, Director of Planning and Chief Planner
- Nancy Huether, Director of Economic Development

Province of Ontario
- Hon. Doug Downey, MPP for Barrie-Springwater-Oro Medonte & Attorney General
- Brian Saunderson, MPP for Simcoe-Grey and Parliamentary Assistant to the Minister of Municipal Affairs and Housing
- Jeffrey Schelling, Chair, Office of the Provincial Land Development Facilitator
- Daniel Mathieson, Office of the Provincial Land Development Facilitator

Midhurst Landowners Group

GERANIUM
From the ground up™

Site Tour - Midhurst Utility Campus

Date: September 7, 2023
Time: 10:00 AM

Attendees: Serge Imbrogno, Deputy Minister of Environment, Conservation, and Parks (MECP)
Mark Bailey, MECP
Jennifer Coughlin, Mayor, Township of Springwater
Anita Moore, Ward Councillor, Township of Springwater
Mahesh Ramdeo, General Manager, Infrastructure, Township of Springwater
Trevor Harvey, Project Coordinator, Township of Springwater
John Duckett, Ontario Clean Water Agency
Kevin Stubbings, Ty-Lin
Jega Jeganathan, Ty-Lin
Vimal Patel, Geranium
Additional MECP Staff
Additional OCWA Staff

Re: Midhurst Utility Campus Site Visit with MECP, OCWA, and Township of Springwater

On September 7, 2023, a site tour of the Midhurst Utility Campus, located in the Midhurst Community of the Township of Springwater, Ontario, was completed with project stakeholders, including representatives of the Ministry of Environment, Conservation, and Park (MECP), Township of Springwater, Ontario Clean Water Agency (OCWA) Wastewater, Ty-Lin, and Geranium. The Utility Campus contains the Wastewater Treatment Plant (WWTP) and the Water Treatment Plant (WTP) to service development, initially in the Carson Neighbourhood and ultimately the entire Midhurst Secondary Plan area.

An overview of the development and approvals history was provided by Geranium and the Township, including the design and phased approach of the treatment facilities. Both the WWTP and WTP were designed and constructed to meet the robust treatment requirements set out in the approved Class Environmental Assessment (Class EA), while providing phasing flexibility to be expanded as required. This approach provides for the most efficient design and use of infrastructure.

A detailed tour of the WTP and associated well houses was completed to provide an overview of the treatment technologies, including the UV disinfection system, the chlorination system, and the ion-exchange system. The layout of the plant was also reviewed in detail, highlighting the future expansion areas for equipment and underground reservoirs. The MECP complimented the design and efficient layout of the water treatment facilities.

A tour of the WWTP was completed next. Geranium provided an overview of the stringent treatment requirements as confirmed through the approved Class EA. A summary of the treatment processes and technologies was provided by the design engineer, Ty-Lin. Effluent, once treated, is outletted into Willow Creek through the effluent outfall that was constructed through Wilson Drive and Highway 26.

After the completion of the site tour, the Deputy Minister of Environment thanked everyone in attendance for their efforts and participation in the site tour and the successful completion of this project. This is a great outcome, which demonstrates that the phased infrastructure model can be applied in other communities in Ontario. The Township of Springwater staff also expressed their gratitude and praise with the treatment facilities and overall completion of the development to date.

Tour Group

