June 25, 2025

Via e-mail to: clerks@springwater.ca

Township of Springwater
c/o Clerk's Department
2231 Nursery Road
Minesing, Ontario L9X 1A8

Attn: Mayor and Members of Council

Re: 727 Bayfield Street N, Springwater

On behalf of Lonybra Developments Inc. c/o The Remington Group Inc. (Remington), we are pleased to submit this letter in response to the Growth Management Study listed as Item 6.1 on the June 4, 2025 Regular Council meeting agenda, as well as, to the June 2, 2025 letter from the Midhurst Landowners Group listed as Item 7.2 on the June 18, 2025 Regular Council meeting agenda.

As background, Remington owns approximately 19 hectares (47 acres) of land at 727 Bayfield Street N in the Township of Springwater. In August of 2023, Remington submitted an application under the Township's Minister's Zoning Order (MZO) Request Protocol, seeking a Council resolution of support in order to apply to the Province of Ontario for an MZO.

At its regular meeting on December 6, 2023, Township of Springwater Council passed the following resolution:

> That the report from the Senior Planner regarding MZO-2023-001 (727 Bayfield Street N), dated December 6, 2023, be received, and,
>
> That Council for the Township of Springwater endorses Remington Group's proposed request to locate a Senior's Medical Campus on lands known as 727 Bayfield Street N through a Provincial land use approval process.

Our MZO application will deliver a seniors' continuum of care campus including long-term care facilities, retirement residences, hospice care, life leases, and associated medical office and retail opportunities.

Since this time, we have been working diligently to determine servicing options (both water and wastewater) to bring our senior's continuum of care campus forward in the most cost effective and timely manner possible.

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remingtongroupinc.com

Expeditious delivery of this campus will achieve a number of objectives, including ensuring our aging population:

- remain independent and engaged with the community;
- lead healthy and active lives; and,
- have access to person-centered, high quality, integrated care close to home.

On May 9, 2025, the City of Barrie and the Township of Springwater released principles that would establish a new partnership between the two municipalities. It is our understanding that the City of Barrie has offered to extend municipal water and wastewater services to a portion of the Township of Springwater, which would include our lands at 727 Bayfield Street N. It is also our understanding that our lands would remain in Springwater and that in exchange for cross border servicing, the Township would transfer supplementary lands to the City of Barrie.

Our interests and goals remain – to seek the best method of achieving local and provincial priorities by delivering our continuum of care project in the most timely and cost-effective manner possible for the broader region. Finding this path forward will deliver the much-needed variety of living options, including long-term care, community services, and permanent jobs.

In careful consideration of the information available, and in consultation with our team, we believe the most timely and cost-effective path forward is to continue the fulsome discussions that support servicing through the City of Barrie.

We would like to take the opportunity to thank you for your time and consideration of our position and we look forward to continue working with both the Township of Springwater and the City of Barrie to move our continuum of care forward to construction.

Regards,
LONYBRA DEVELOPMENTS INC.

[redacted]

Jason Sheldon, RPP
Executive Vice President, Land