Agenda
Regular Council Meeting
Wednesday, July 2, 2025 - 6:30 p.m.
Hybrid - In person and Virtual

Page

1 Call to Order

Be advised that meetings of Council are held as hybrid meetings allowing for in person and remote participation. Residents are provided with the following options to watch or listen to the Council meeting:

1) Watch the meeting live online at www.springwater.ca/live

2) Listen in to the meeting live from a telephone or cellular device by calling 1-647-558-0588 and using the following meeting ID 889 8119 4875. This option will only be available for the duration of the meeting.

3) Attend the meeting in person in Council Chambers at the Township's Administration Centre located at 2231 Nursery Road, Minesing, ON.

Those who are unable to watch the live stream are encouraged to review the meeting at their convenience by watching the video on the Township's YouTube channel at https://www.youtube.com/@springwatertwp

Question Period Procedures: In an effort to accommodate question period, the following process will be followed until further notice. Those wishing to submit a question or comment for question period shall have 2 options:

1) **Submit questions in writing.** The Clerk will read the submissions during the Question Period portion of the agenda:

a) Email clerks@springwater.ca with the subject line reading "Question Period Submission".

b) Provide your full name, address and stated question or comment noting the accompanying agenda item number, if applicable.

2) **Submit a request to make oral submission**. Members of the public may request to make an oral submission, via electronic attendance through zoom or in person at the Administration Centre, during the Question Period portion of the agenda.

a) Email clerks@springwater.ca with the subject line reading "Question Period Submission".

b) Provide your full name, address and stated question or comment noting the accompanying agenda item number, if applicable. Also note in the email that

you would like to pose your question/comment as an oral submission during Question Period.

c) Once received, you will receive an email with further instructions on how to attend the meeting virtually, if that is your chosen method.

Questions and comments will be accepted once the agenda is published on the Township's CivicWeb portal. Submissions received prior to the agendas' release will not be accepted.

In order to accommodate the registration process for oral presentations, submissions will be accepted until 12:00 p.m. on the day of the meeting.

In accordance with the Procedural By-law, the first 5 submissions will be accepted in the order that they are received, on a first come first served basis with a total of 10 minutes to be dedicated to question period. Written submissions which are similar in nature may be dealt with as one question.

1.1. Open Meeting

Recommendation
That the Regular meeting of the Council of the Township of Springwater of July 2, 2025 come to order at _____p.m.

2 Singing of the National Anthem

3 Disclosure of Pecuniary Interest

4 Deputations

4.1. Elmvale Harvesters Senior Hockey Club **13 - 22**
Presented by: Jared Robertson

Recommendation
That the delegation from the Elmvale Harvesters Senior Hockey Club, be received.
Presentation: Elmvale Harvesters Senior Hockey Club
Delegation Request

4.2. Midhurst Landowners Group Inc. regarding the Midhurst Expansion Lands **23 - 59**
Presented by: Midhurst Landowners Group Inc.

***Presentation added 2025-07-02 @ 3:50PM**

Recommendation
That the delegation from the Midhurst Landowners Group Inc. regarding the Growth Management Study recommendations and potential Midhurst expansion lands, be received.
Delegation Request

Presentation dated July 2, 2025 from MLG re Midhurst Expansion Lands

5 Presentations

5.1. Watson & Associates Economists Ltd. regarding Fiscal Impacts of the Barrie Boundary Adjustment 60 - 112

Presented by: Daryl Abbs, Managing Partner

Recommendation

That the presentation from Watson & Associates Economists Ltd. regarding Fiscal Impacts of the Barrie Boundary Adjustment, be received.

Memo dated March 30, 2025 from Watson & Associates re Fiscal Impacts of Boundary Adjustment

Presentation dated April 16, 2025 from Watson & Associates re Fiscal Impacts of Boundary Adjustment

5.2. Ainley Group regarding Peer Review of the Midhurst Landowners Group's materials related to Water & Wastewater Servicing of an Expanded Midhurst Secondary Plan 113 - 132

Presented by: Joe Mullan, P. Eng., President & CEO

***Presentation added 2025-06-30 @ 2:55PM**

Recommendation

That the presentation from Ainley Group regarding Peer Review of the Midhurst Landowners Group's materials related to Water & Wastewater Servicing of an Expanded Midhurst Secondary Plan, be received.

Presentation dated July 2, 2025, from Ainley regarding Peer Review of Water/Wastewater Servicing of Expanded MSPA Materials Submitted by MLG

6 Question Period

Members of the public are invited to ask questions of Council or make comments. Questions that are intended or worded in such a way to solicit a decision or resolution of Council where the subject matter is not listed on the published agenda shall be at the discretion of the Chair. Each person may speak for a maximum of two (2) minutes. Question period will not exceed a total of 10 minutes.

7 Minutes

7.1. Adoption of Minutes of Council 133 - 143

Recommendation

That the Minutes of Council listed herein, be approved as presented:

1) Minutes of the Regular Meeting of Council of June 18, 2025

1) Minutes of the Regular Meeting of Council of June 18, 2025

7.2. Minutes of boards/committees and organizations 144 - 153

Recommendation
That the minutes of boards, committees and other organizations listed herein, be received as information:

1) Minutes of the Cultural & Heritage Advisory Committee Meeting of April 10, 2025
2) Minutes of the Joint Accessibility Advisory Committee Meeting of June 17, 2025
1) Minutes of the Cultural & Heritage Advisory Committee Meeting of April 10, 2025
2) Minutes of the Joint Accessibility Advisory Committee Meeting of June 17, 2025

8 Board Reports

8.1. Library Salary Increase Due to Collective Agreement 154 - 155

Recommendation
That the report from the CEO, Springwater Township Public Library dated July 2, 2025, be received; and

That the amount of $37,212.63 be added to the Springwater Township Public Library's 2025 budget for staff salary increases.
Report: Library Salary Increase Due to Collective Agreement

9 City of Barrie Proposed Boundary Adjustment Correspondence and Information Items

This standing item includes correspondence and/or information items for Council's information regarding the City of Barrie Proposed Boundary Adjustment.

Items requested to be added to this section of the agenda can be sent to clerks@springwater.ca and are due the Thursday before the regular Council Meeting by noon.

Any correspondence received after the deadline will be added to the Friday CIP and the next regular Council Agenda.

9.1. Resolution for Correspondence items received as information

Recommendation
That Correspondence items 9.2 through to 9.7 be received as information:

9.2 - Correspondence from the Simcoe County Federation of Agriculture dated June 19, 2025 re: Rejection of City of Barrie Boundary Proposal
9.3 - Correspondence from Innovative Planning Solutions dated June

24, 2025 re: Comments on Midhurst Landowners Group Submission and Ongoing
Barrie/Springwater Boundary Discussions
9.4 - Correspondence from SEAN.ca dated June 24, 2025 re: Comments on Midhurst Landowners Group Submission and Ongoing Barrie/Springwater Boundary Discussions.
9.5 - Correspondence from The Remington Group dated June 25, 2025 re: 727 Bayfield Street N, Springwater
9.6 - Correspondence from Catherine Bennett and Richard Crooke dated June 25, 2025 re: 716 St. Vincent Street
9.7 - Correspondence from The City of Barrie dated June 26, 2025 re: Follow up to the Shared Principles for Boundary Adjustment and Cross Border Servicing

9.2. Correspondence from the Simcoe County Federation of Agriculture dated June 19, 2025 re: Rejection of City of Barrie Boundary Proposal **156 - 157**

Correspondence from the Simcoe County Federation of Agriculture dated June 19, 2025 re: Rejection of City of Barrie Boundary Proposal

9.3. Correspondence from Innovative Planning Solutions dated June 24, 2025 re: Comments on Midhurst Landowners Group Submission and Ongoing Barrie/Springwater Boundary Discussions **158 - 162**

Correspondence from Innovative Planning Solutions dated June 24, 2025 re: Comments on Midhurst Landowners Group Submission and Ongoing

9.4. Correspondence from SEAN.ca dated June 24, 2025 re: Comments on Midhurst Landowners Group Submission and Ongoing Barrie/Springwater Boundary Discussions. **163 - 165**

Correspondence from SEAN.ca dated June 24, 2025 re: Comments on Midhurst Landowners Group Submission and Ongoing Barrie Springwater Boundary Discussions

9.5. Correspondence from The Remington Group dated June 25, 2025 re: 727 Bayfield Street N, Springwater **166 - 167**

Correspondence from The Remington Group dated June 25, 2025 re: 727 Bayfield Street N, Springwater

9.6. Correspondence from Catherine Bennett and Richard Crooke dated June 25, 2025 re: 716 St. Vincent Street. **168 - 170**

Correspondence from Catherine Bennett and Richard Crooke dated June 25, 2025 re: 716 St. Vincent Street

9.7. Correspondence from The City of Barrie dated June 26, 2025 re: Follow up to the Shared Principles for Boundary Adjustment and Cross Border Servicing **171 - 173**

Correspondence from The City of Barrie dated June 26, 2025 re Follow up to the Shared Principles for Boundary Adjustment and Cross Border Servicing

10 Action Reports

10.1. Resolution for the approval of Action Reports

Recommendation
That Action Report items 10.2 through to 10.11 be received; and,

That the recommendations contained therein be approved, as presented.

10.2 - Municipal Ice Storm Assistance Program - March 2025 Ice Storm
10.3 - Community Safety & Well Being Plan Update
10.4 - Award of 2025-32-PW - Professional Engineering Consulting Services for Road Reconstruction
10.5 - Award of 2025-42-PW - Hasty Tract Internal Road Works
10.6 - 1256 Wilson Drive – Release of Securities
10.7 - Allocation of Capital Project Funds - Kerr St. Watermain Replacement
10.8 - B11/15 to B14/15 - 16 Mill Street West, Hillsdale - Reduction of Securities
10.9 - Award of Project 2025-31-PW – Snow Valley Water & Wastewater Facility Assessments
10.10 - Midhurst Heights Phase 1A - Clarose Midhurst GP Inc.
10.11 - Parkland Dedication – Direction to Update Benchmark Valuation

10.2. Municipal Ice Storm Assistance Program – March 2025 Ice Storm **174 - 177**

Recommendation
That the report from the Interim Deputy Chief Administrative Officer regarding the Municipal Ice Storm Assistance Program – 2025 Ice Storm, dated July 2, 2025, be received; and,

Whereas the Township of Springwater has eligible costs directly linked to the March 2025 ice storm, the Council of the Corporation of the Township of Springwater hereby requests assistance under the Municipal Ice Storm Assistance program; and,

Further That the Treasurer is given delegated authority to verify and attest to the accuracy of the application package.
Report: Municipal Ice Storm Assistance Program - March 2025 Ice Storm

10.3. Community Safety and Well-Being Plan Update **178 - 210**

Recommendation
That the report from the Clerk regarding the Community Safety and Well-Being Plan Update, dated July 2, 2025, be received; and,

That Council adopt the South Georgian Bay and Springwater Community Safety and Well-Being Plan 2025-2029 attached as Appendix A to this report.
Report: Community Safety and Well-Being Plan Update
Appendix A: South Georgian Bay & Springwater CSWB Plan 2025-2029

10.4. Award of 2025-32-PW – Professional Engineering Consulting Services for Road Reconstruction **211 - 215**

Recommendation
That the report from the Manager, Capital Infrastructure Delivery regarding Award of 2025-32-PW – Professional Engineering Consulting Services for Road Reconstruction, dated July 2, 2025, be received; and,

That RFP 2025-32-PW be awarded to Planmac Engineering Inc., the highest scored proposal, in the amount of $146,408.00, excluding HST ($148,984.78 including HST recoveries) for the provision of engineering consulting services; and,

That Council approve staff to spend up to the upset limit of the combined two capital projects, totaling $250,000.00, to cover additional studies, technical investigations, and any potential change orders; and,

That the Mayor and Clerk be authorized to execute the resulting agreement.
Report: Award of 2025-32-PW – Professional Engineering Consulting Services for Road Reconstruction

10.5. Award of 2025-45-PW – Hasty Tract Internal Road Works **216 - 219**

Recommendation
That the report from the Manager, Capital Infrastructure Delivery regarding the Award of 2025-45-PW – Hasty Tract Internal Road Works, dated July 2, 2025, be received; and,

That RFT 2025-45-PW be awarded to G. Priest Services Inc., the lowest compliant bidder, in the amount of $343,239.60 excluding HST ($349,280.62 including HST recoveries and provisional items); and,

That a 20% contingency totalling $68,647.92 excluding HST ($69,856.12 including HST recoveries) be allocated for unforeseen circumstances; and,

That the Mayor and Clerk be authorized to execute the resulting agreement.
Report: Award of 2025-45-PW – Hasty Tract Internal Road Works

10.6. 1256 Wilson Drive – Release of Securities **220 - 221**

Recommendation
That the report from the Capital & Development Engineering Technologist regarding the reduction of securities for 1256 Wilson Drive be received; and,

That the securities amounting to $174,149.72 be released when the subdivision agreement is executed.

Report: 1256 Wilson Drive - Release of Securities

10.7. Allocation of Capital Project Funds - Kerr St Watermain Replacement **222 - 224**

Recommendation
That the report from the Capital Engineering Technologist titled Allocation of Capital Project Funds, dated July 2, 2025, be received; and,

That Council approve the allocation of funds from capital budget project number 2021-09 Watermain/Distribution System Upgrades in the amount of $375,000 to fund the replacement of the Kerr St watermain from Yonge St to Shaw St; and,

That the Mayor and Clerk be authorized to execute the resulting change order.
Report: Allocation of Capital Project Funds - Kerr St Watermain Replacement

10.8. B11/15 to B14/15 - 16 Mill Street West, Hillsdale - Reduction of Securities **225 - 227**

Recommendation
That the report from the Development Engineering Technologist regarding the reduction of securities for 16 Mill St West, dated July 2, 2025, be received; and,

That the securities amounting to $20,219.10 be released.
Report: B11/15 to B14/15 -16 Mill St West, Hillsdale - Reduction of Securities

10.9. Award of Project 2025-31-PW – Snow Valley Water & Wastewater Facility Assessments **228 - 230**

Recommendation
That the report from the Capital Engineering Technologist titled Award of Project 2025-31-PW Snow Valley Water & Wastewater Facility Assessments, dated July 2, 2025, be received; and,

That Tender 2025-31-PW Snow Valley Water & Wastewater Facility Assessments be awarded to WSP Canada Inc. for $178,764.00, excluding HST, ($181,910.25 including HST recoveries) and,

That the Mayor and Clerk be authorized to execute the resulting agreement.
Report: Award of Project 2025-31-PW – Snow Valley Water & Wastewater Facility Assessment

10.10. Midhurst Heights Phase 1A - Clarose Midhurst GP Inc. **231 - 306**

Recommendation

That the report from the Director of Planning and Development regarding Phase 1A of the Midhurst Heights Subdivision dated July 2, 2025 be received; and

That Council accept the proposed 'open cut' installation of the stormwater management outlet through the unopened Craig Road allowance and transfer of a portion of lands located at 2228 Russell Road to the Municipality; and,

That Council authorize the Mayor and Clerk to amend and re-execute all necessary agreements to allow the developers to install and complete required infrastructure and to connect to the Interim Wastewater Treatment Plant; and,

That Council accept and endorse Redline Revision application RR-2025-001 to the Midhurst Heights Draft Plan of Subdivision and that the Ontario Land Tribunal (OLT) be notified for final approval; and

That Council authorize the Mayor and Clerk to execute and register the Phase 1A M-Plan subject to minor modifications and final clearances from the Midhurst Landowners Group (MLG), Township Engineering, County of Simcoe and the Ontario Land Tribunal (OLT).
Report: Midhurst Heights Phase 1A - Clarose Midhurst GP Inc.
Appendix A: MECP ECA Amendment (Alternative Stormwater Outlet
Appendix B: NVCA Permit (Alternative Stormwater Outlet)
Appendix C: Midhurst Heights Redlined Draft Plan
Appendix D: Updated Midhurst Heights Phasing Plan
Appendix E: Redlined Draft Conditions of Approval
Appendix F: Applicant's Comment Response Matrix

10.11. Parkland Dedication – Direction to Update Benchmark Valuation **307 - 365**

Recommendation
That the report from the Manager of Planning Services regarding Parkland Dedication – Direction to Update Benchmark Valuation dated July 2, 2025 be received; and,

That Council direct staff to retain Andrew, Thompson and Associates Ltd., to prepare an updated 'Benchmark Residential Lot Values' Report to an upset limit of $5,750 plus HST ($5,851.20 including HST recoveries) to be funded from the Tax Rate Stabilization Reserve.
Report: Parkland Dedication - Direction to Update Benchmark Valuation
Appendix A: Fees and Charges By-law Schedule "H"
Appendix B: Benchmark Residential Lot Values by Andrew, Thompson and Associates Ltd., 2016

11 Information Reports

11.1. Resolution for Reports Received as Information **366 - 375**

Recommendation
That the Report items listed herein, be received as information:

1) Q1 2025 Procurement Summary
2) Automated Speed Enforcement Update
3) Commemorative Crosswalk – Elmvale
1) Q1 2025 Procurement Summary
2) Automated Speed Enforcement Update
3) Commemorative Crosswalk – Elmvale

12 Verbal Reports

12.1. Development Updates

12.2. County Updates

***Please click on the above link to access County Council Meeting Highlights**

12.3. Municipal Updates

13 Notices of Motion

13.1. Notice of Motion regarding MZO-2023-001 - The Reminton Group Inc. and MZO-2023-002 – Paul Sadlon Communities (2252841 Ontario Inc.)

Presented by: Councillor Fisher

Recommendation
Whereas in December of 2023, Council unanimously supported the requests for Ministerial Zoning Order's by Remington Group Inc. and Paul Sadlon Communities for their proposed developments on Bayfield St at the south end of Springwater; and,

Whereas at that time servicing for the Remington and Sadlon parcels was "to be determined"; and,

Whereas on June 4, 2025 Council received an update on Growth Management work by WSP, including the 2021 Bayfield St Corridor Study detailing the redevelopment potential for Bayfield St with main street uses, which expands on the 2008 polices of the Midhurst Secondary Plan; and,

Whereas, the Midhurst Landowners Group provided correspondence on June 13,2025 detailing the capacity of the Midhurst Wastewater Treatment Plant, currently and with the upcoming Phase 2 Expansion; and,

Whereas servicing the Remington and Sadlon developments via the Midhurst Wastewater Treatment Plant will extend services through the Bayfield St Corridor; and,

Whereas the redevelopment of the Bayfield St corridor will deliver

significant economic and social benefits for the Township of Springwater.

Now Therefore, Council hereby revokes its support for MZO-2023-001 – The Reminton Group Inc. – 727 Bayfield Street North and MZO-2023-002 – Paul Sadlon Communities (2252841 Ontario Inc.) – 742 Bayfield Street North unless they are serviced through the Midhurst water and wastewater treatment facilities.

And Further That Township staff be directed to circulate this decision to the Hon. Rob Flack, Minister of Municipal Affairs and Housing, Remington Group Inc., Paul Sadlon Communities, Midhurst Landowners Group and the Provincial Facilitator expeditiously.

14 Items for Future Consideration

14.1. Items for Future Consideration

Members may verbally present their request for an item to be reported on at a future meeting of Council. The Clerk will record the general nature of the item(s) in the order in which they are presented. Such requests shall be authorized by resolution at the meeting to which they are presented. The Chair, in consultation with the CAO, may request that an item for future consideration be deferred to a subsequent meeting for further information, should the subject matter warrant further information before adoption of the request.

15 By-laws

15.1. By-laws

Recommendation
That the by-laws listed herein be signed and sealed by the Mayor and Clerk

5000-408, LH-2025-001 D. Hickling Phase 1B North

15.2. 5000-408 LH-2025-001 – D. Hickling Phase 1B North 376 - 380

Explanatory Note 5000-408
5000-408 LH-2025-001 - D. Hickling Phase 1B North

16 Confirmatory By-Law

16.1. Confirmatory By-law 381 - 382

Recommendation
That By-law 2025-053 to confirm and adopt the proceedings of Council at the Regular Meeting held on July 2, 2025 listed herein be signed and sealed by the Mayor and Clerk.
2025-053 Confirmatory By-law

17 Adjournment

17.1. Adjournment

Recommendation

That the Regular Meeting of the Township of Springwater does now adjourn at _____p.m. to meet again in a Regular Meeting on September 3, 2025 at 6:30 p.m.