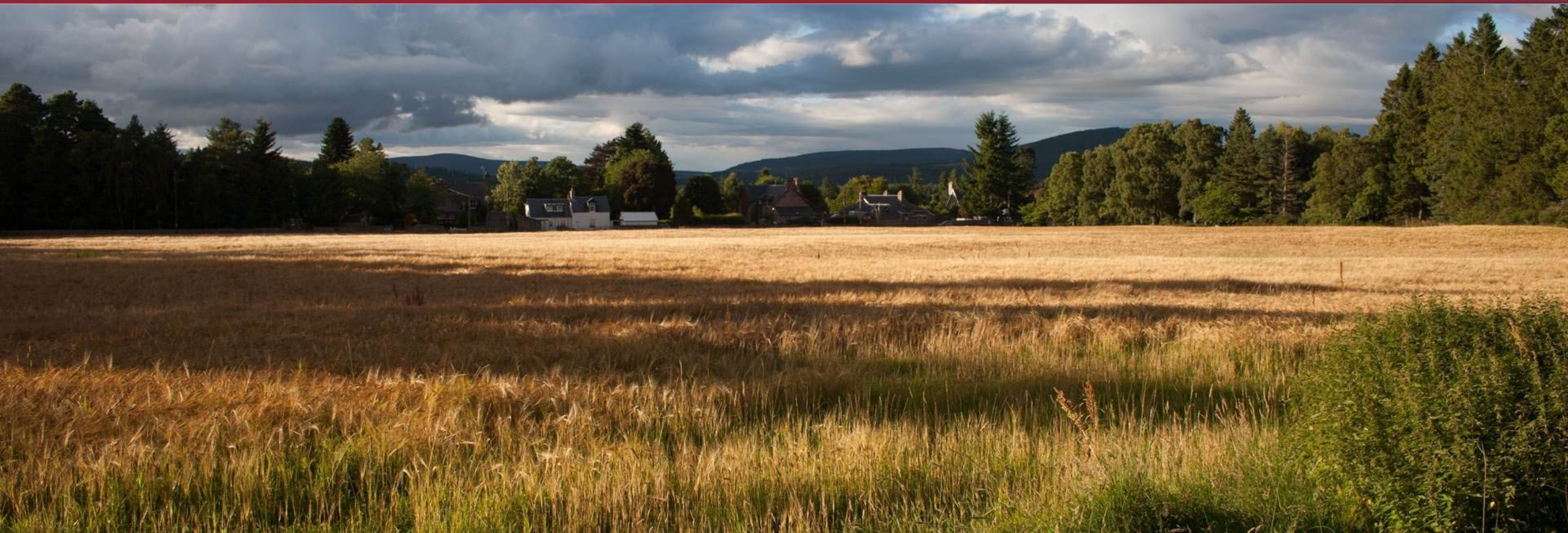


JOINT LAND NEEDS ANALYSIS AND STUDY – STAGE 3

Plenary Session #2 (Planning Analysis)



September 16, 2025

Plenary Session Agenda

Task	Leader	Time	Topics
Introduction and Review of Objectives	OPLDF	10 min	Expectations, schedule
Planning Analysis	Hemson	20 min	Forecasts, land needs, growth scenarios
Natural Heritage Assessment	Hemson & North-South Environmental	50 min	NHS constraints
Break		10 min	
Servicing Analysis	RV Anderson	90 min	Water, wastewater, roads, stormwater infrastructure
Lunch Break			
Review of Draft Framework Agreements	City of Barrie	90 min	Agreement terms & conditions, mapping
Breakout Sessions/Discussions		60 min	
Next Steps and Recap	OPLDF	30 min	

Two Parallel Tracks Since June Plenary

- **Track 1 – Consulting Team**

- Following the approved schedule, work plan, and scope
- Forms the core of today's presentations

- **Track 2 – Municipal Negotiations**

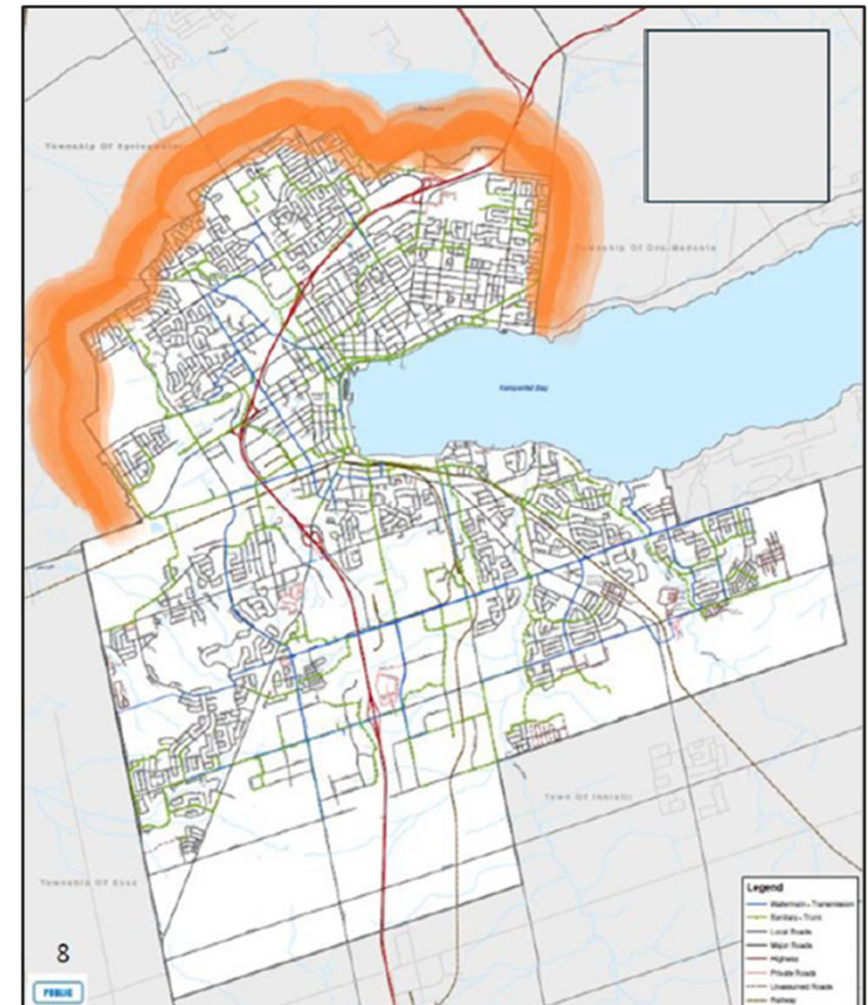
- Bilateral discussions among municipalities
- Consulting team has not participated—only informed of outcomes affecting analysis

- **Note:** Some maps and visuals may not fully align with current negotiations or agreements. They are intended to present a clear, consistent analysis, even if not fully reconciled with ongoing discussions.

Recap of Stage 3 Study Objectives

1. Analyze where additional urban land can be accommodated with Study Area
2. Assess infrastructure needs and environmental constraints

Land Type	Developable Land Need
Community Area (Housing)	~500 ha
Employment Area	minimum 300 ha
Total Estimated Land Need	minimum 800 ha



Source: City of Barrie, Township of Oro-Medonte, Township of Springwater, & County of Simcoe

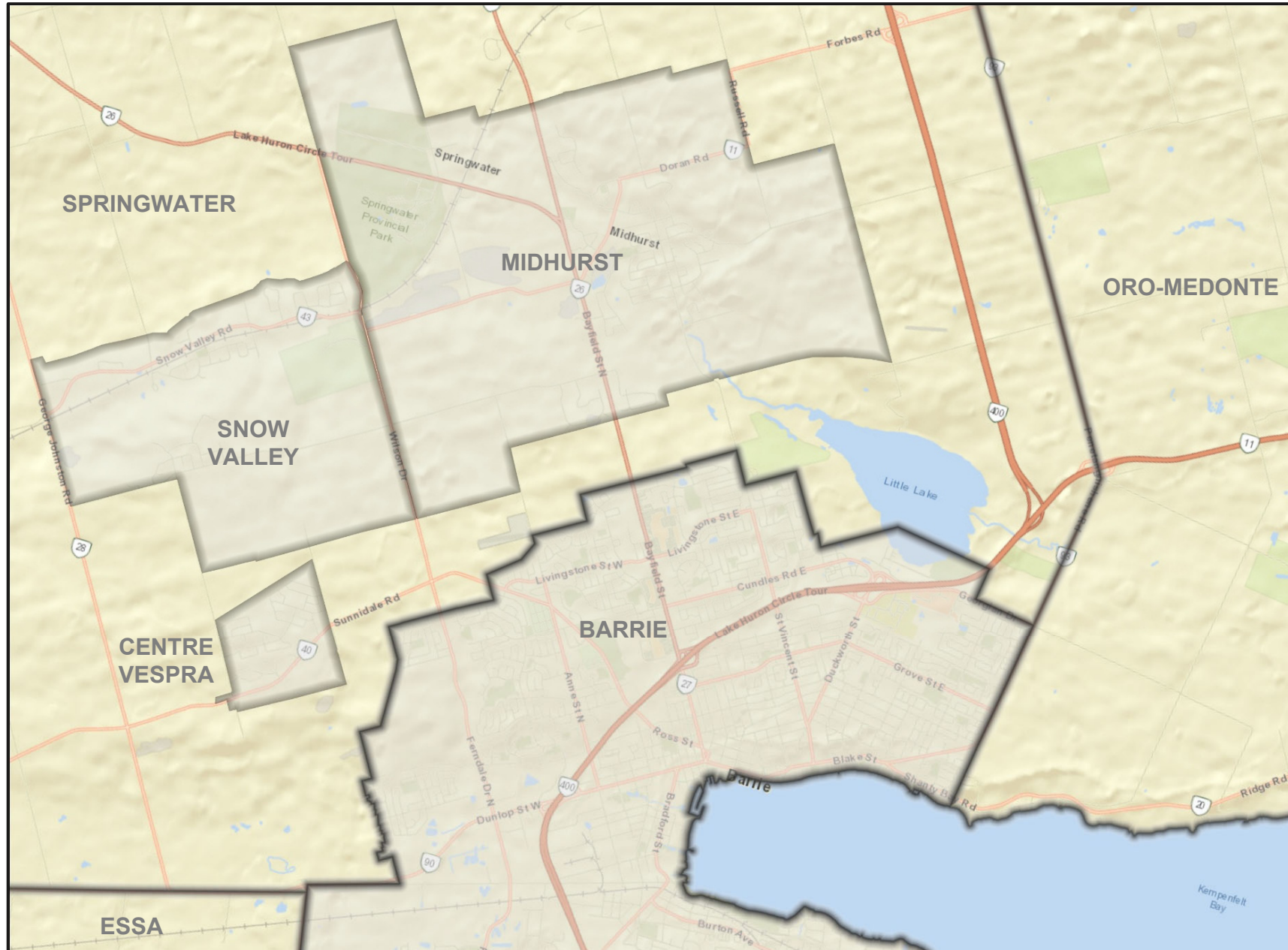
Three Key Premises

- Barrie's Official Plan 2051 forecasts of population (298,000) and employment (150,000) represent good planning
- Without additional urban land, Barrie's growth will slow
- If Barrie's growth slows, the spillover to the County is real—but where it goes is uncertain

Key Questions for All Four Municipalities

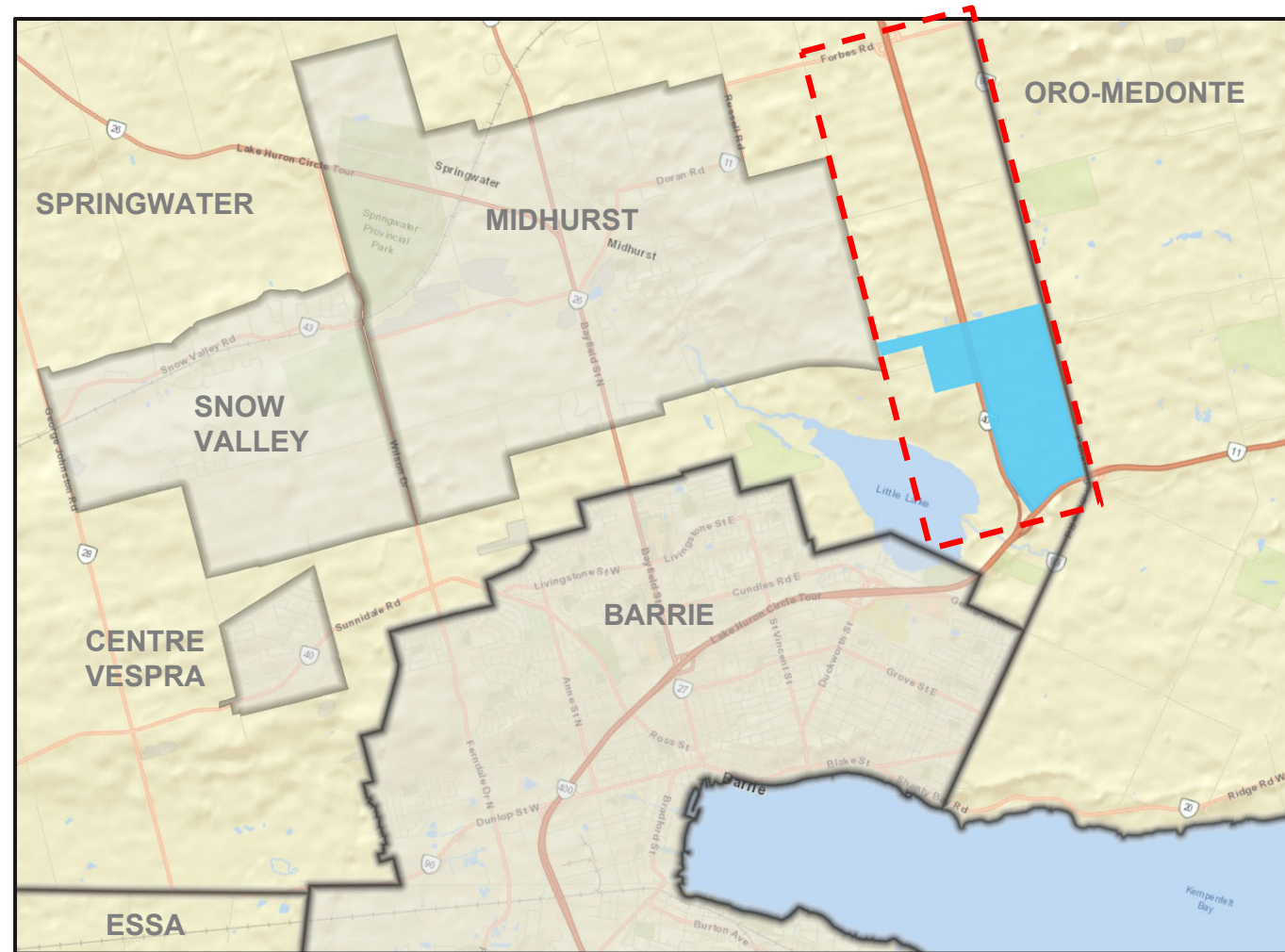
- Does Barrie need to grow?
- How fast can Midhurst grow?
 - New town vs. established city
 - Historical growth pattern
 - Varying plans/forecasts
- How might we plan for employment areas on a regional basis, meeting the needs for all municipalities?

Current Urban Areas in Study Area



One Area for New Employment Land Stands Out

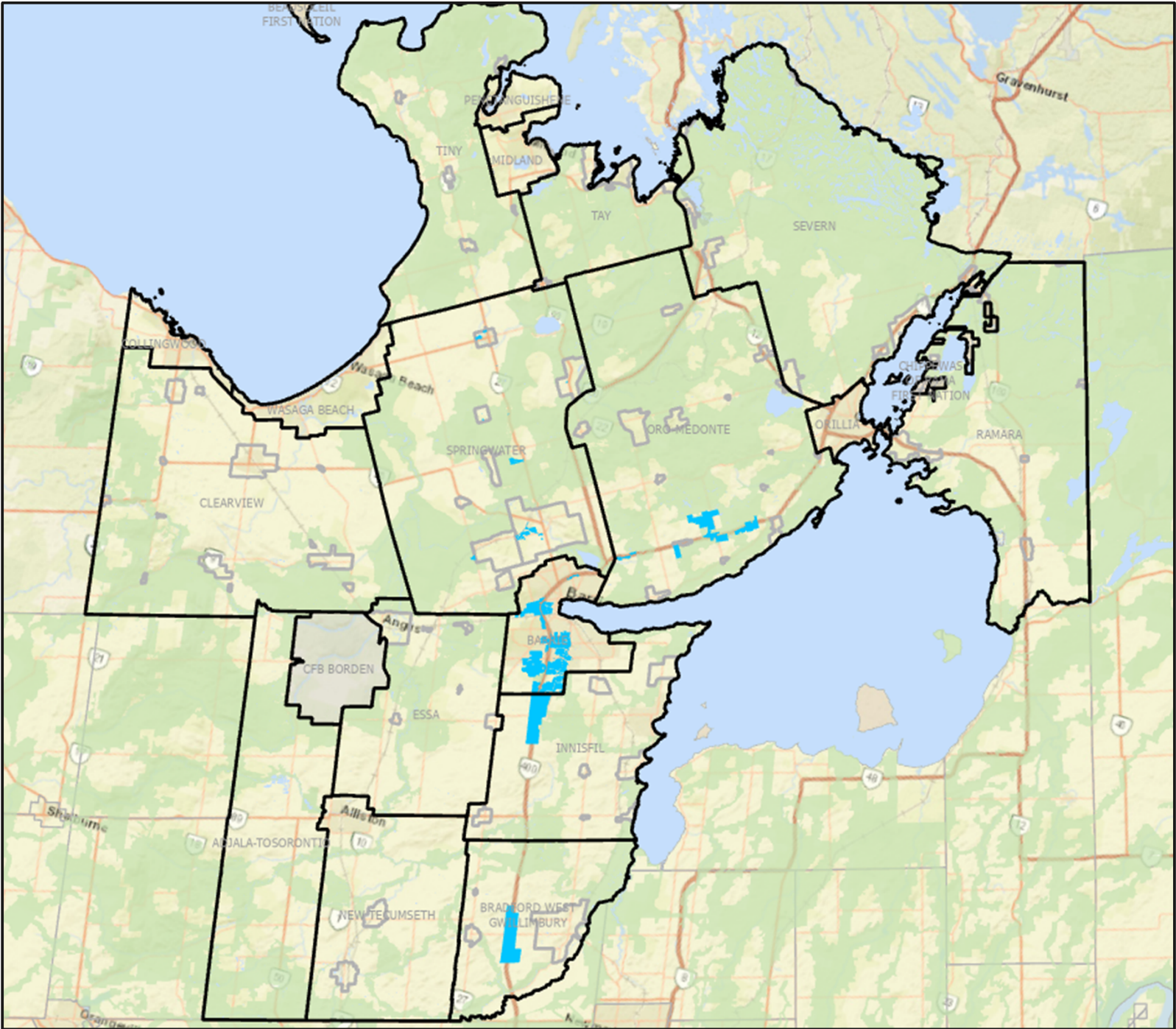
- Regional approach to planning for employment lands
- Blue block could address long-term Barrie employment land needs
 - to 2061
 - minimum 300 developable ha
- Remaining red-dashed area could help address County and Township of Springwater long-term employment land needs



Planning Merits of ~300 ha Employment Area

Employment Area Site Selection Criteria	East of Highway 400	West of Highway 400
Advantages		
Direct highway access	Yes – especially with intersection at Partridge Rd	Yes – especially with intersection at Partridge Rd
Flat topography	Yes	Yes
Supports land-extensive users & emp. clusters	Yes	Yes, but not to the same extent as East side
Easy to manage/avoid land use conflicts	Yes	Yes – with buffering for potential land trust lands
Access to supply chains and markets	Yes	Yes
Access to labour	Yes	Yes
Ability to serve rural businesses	Yes	Yes
Visibility from arterial roads	Yes	Yes
Access to rail lines/airport	No rail; 15-min drive to Simcoe Regional Airport	No rail; 15-min drive to Simcoe Regional Airport
Lack of physical features could inhibit development	Yes	Yes
Uncertainties		
Compliments planned Employment Areas nearby	Potentially Oro-Medonte to the east	Potentially Oro-Medonte to the east
Could attract target employment sectors	Uncertain	Uncertain
Opportunity for servicing	See RVA Presentation	
Disadvantages		
Close to other Employment Areas	No	No
Existing uses can be leveraged	No – one radio tower; active farms & farmhouses	No – 1 active farm & farmhouse

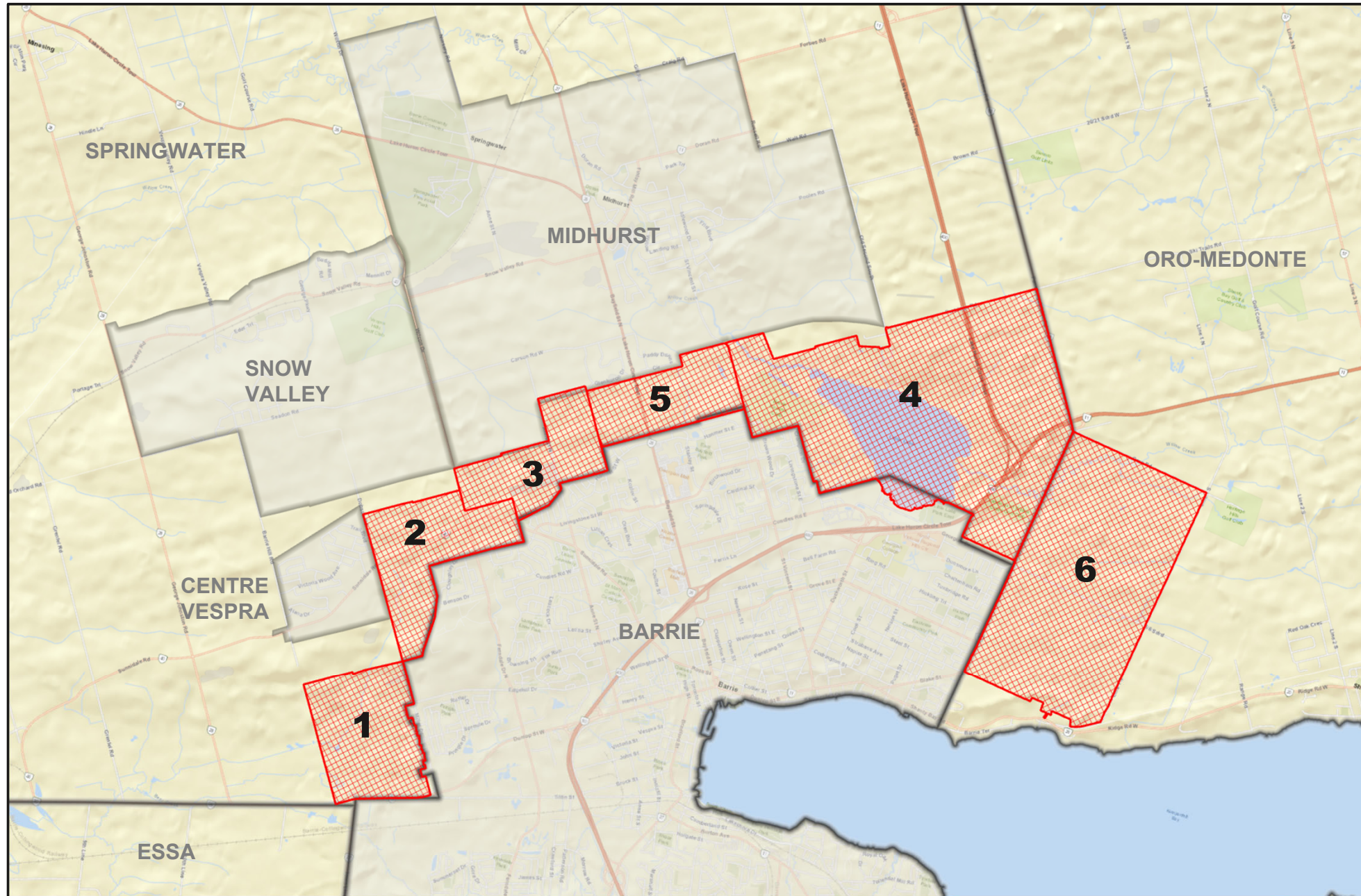
Regional Context for Employment Land Analysis



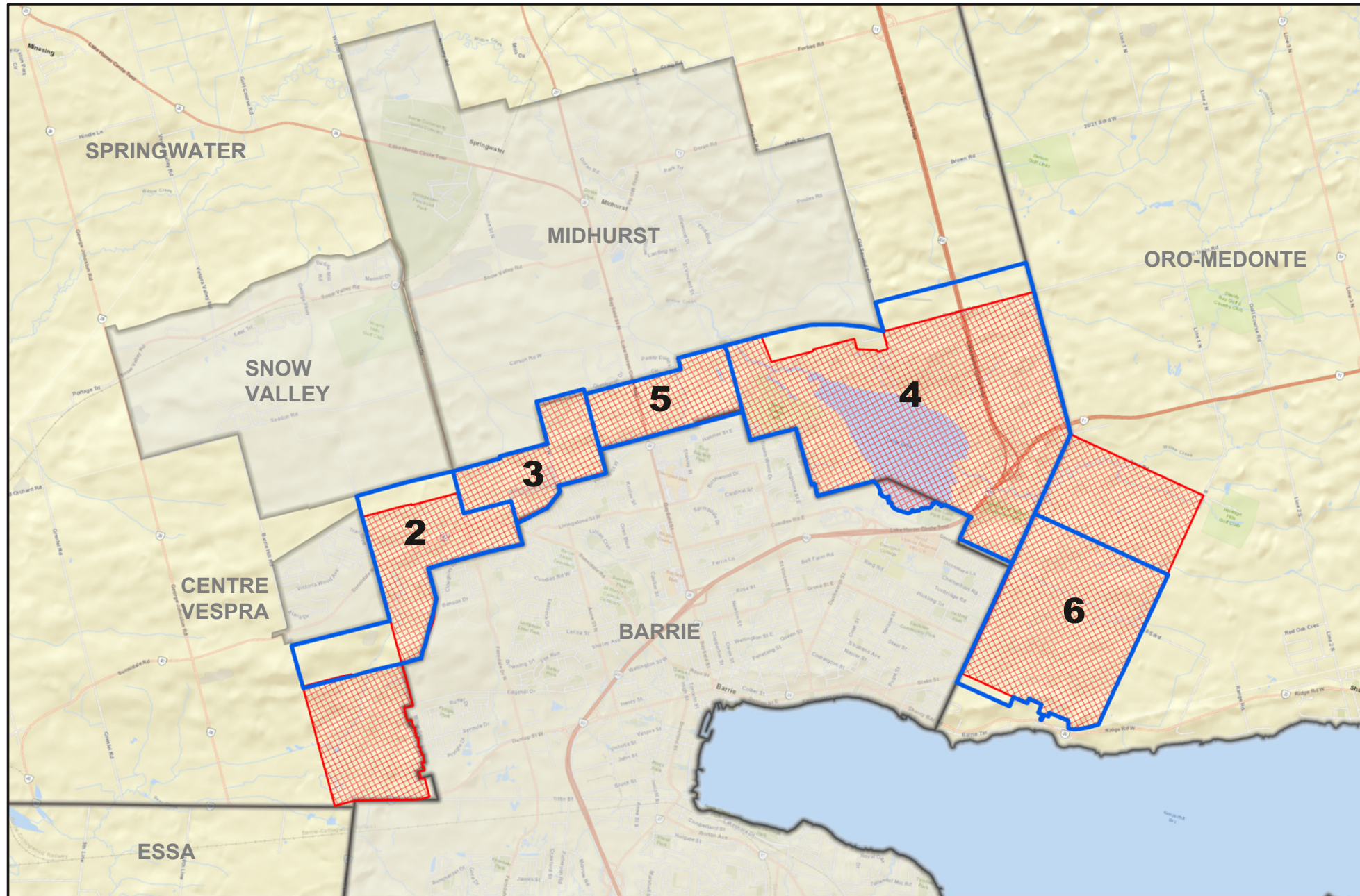
There Are More Options for Housing: Three Scenarios for Accommodating ~500 Hectares

Scenario	Area	Developable Land
Scenario 1	Midhurst Secondary Plan	~250 ha
Scenario 2a	Barrie/Springwater (All Blocks)	~500 ha
Scenario 2b	Barrie/Springwater (Block 5—Bayfield Corridor—remains in Springwater)	~430 ha
Scenario 3	Barrie/Oro-Medonte	~280 ha

Community Area – Land Blocks (June Plenary)



Community Area – Updated Land Blocks



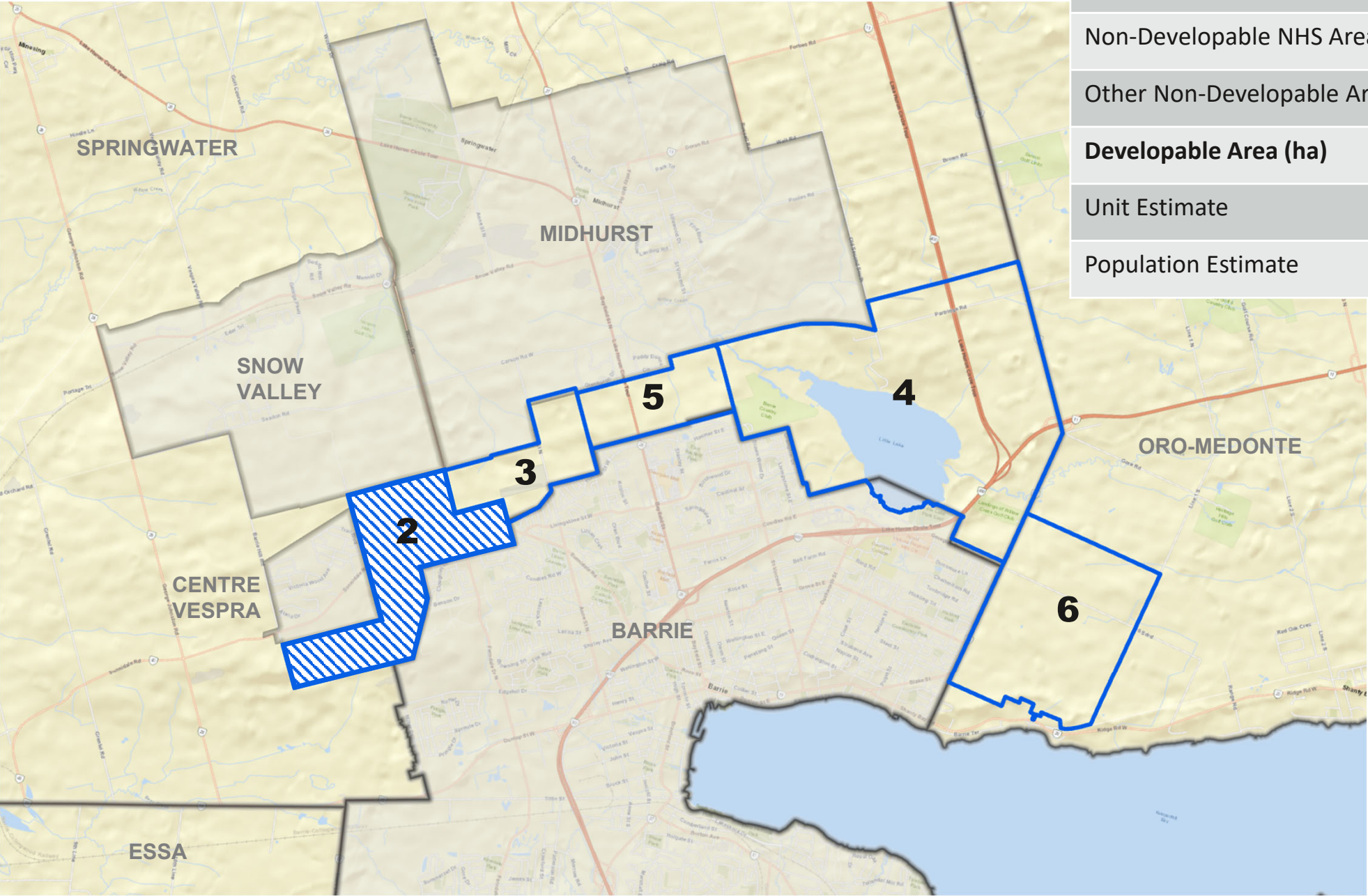
Block by Block Summary

Block	Total Land Area (ha)	Non-Developable NHS Area (ha)	Other Non-Developable Areas (ha)	Developable Area (ha)
2	382	149	n/a	233
3	192	13	n/a	179
4	1,226	825	75	326
5	183	106	n/a	77
6	533	256	n/a	277
Total	2,516	1,349	75	1,092

Other Non-Developable Areas in Block 4: Highway 400 right of way; Highway commuter lot; Barrie Country Club; Sutton Heights subdivision

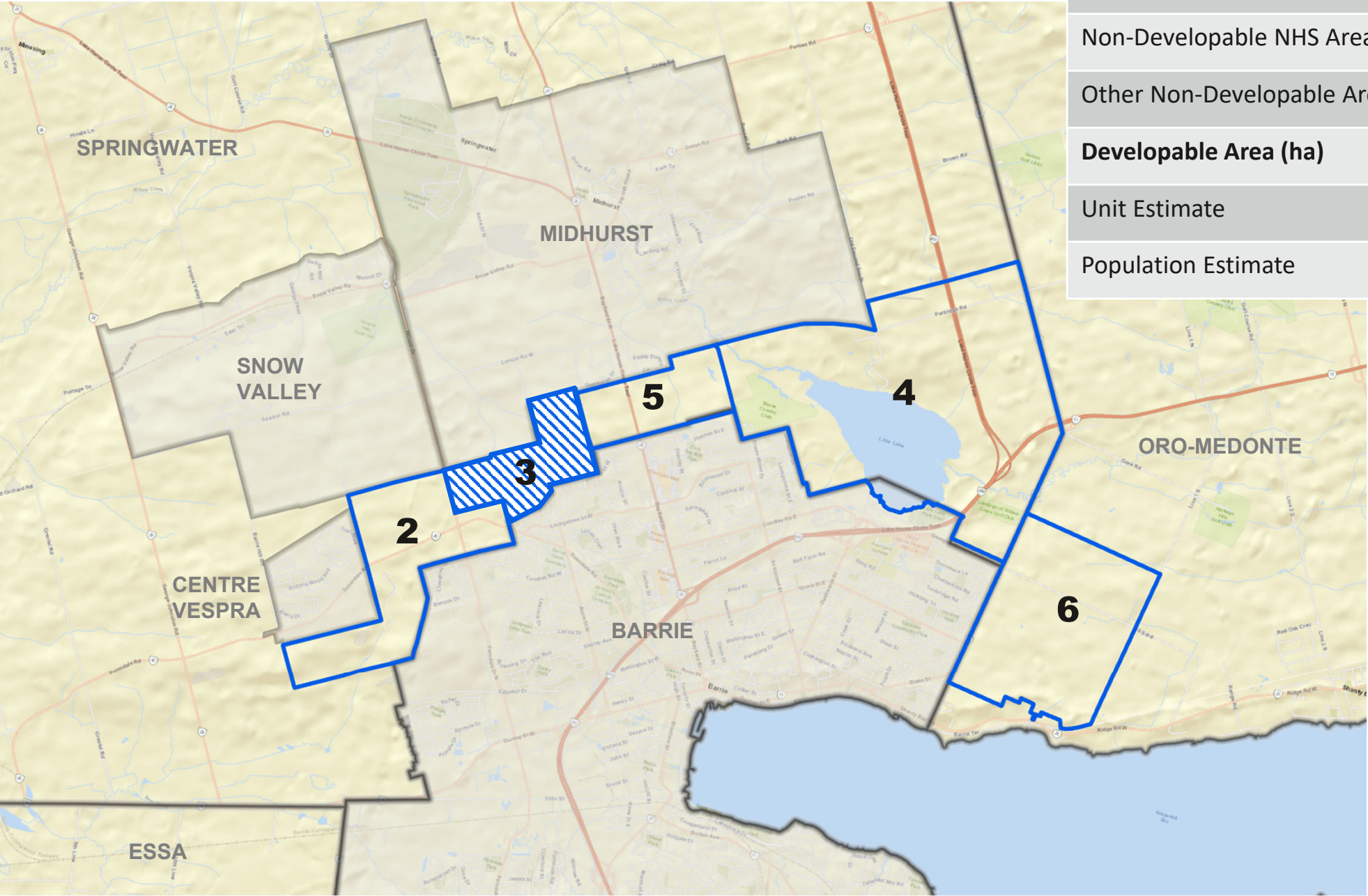
Note: Does not account for any “Community Buffer”

Block 2 Analysis



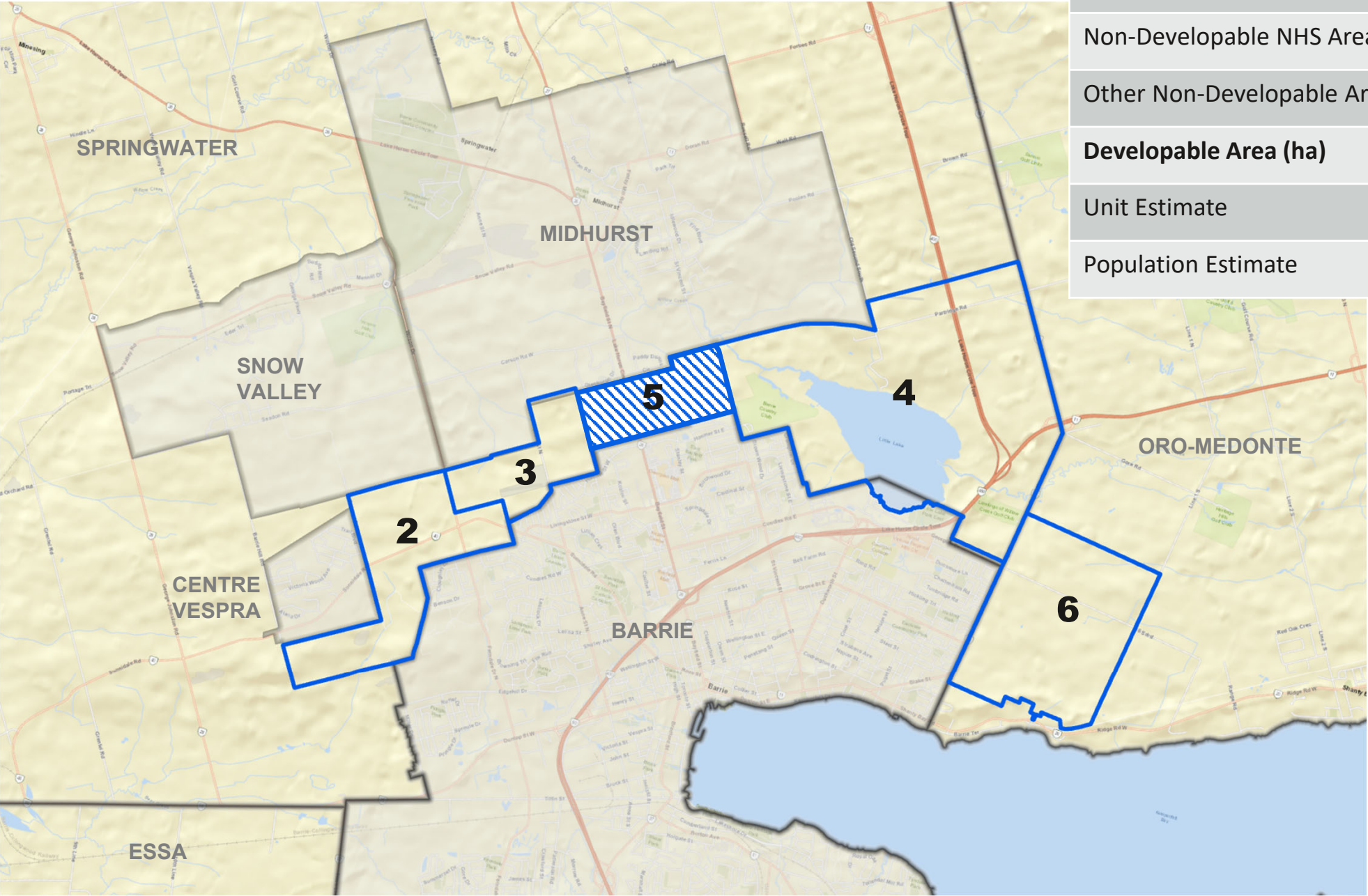
Springwater – Block 2	
Total Area (ha)	382
Non-Developable NHS Area (ha)	149
Other Non-Developable Area (ha)	0
Developable Area (ha)	233
Unit Estimate	4,430
Population Estimate	12,770

Block 3 Analysis



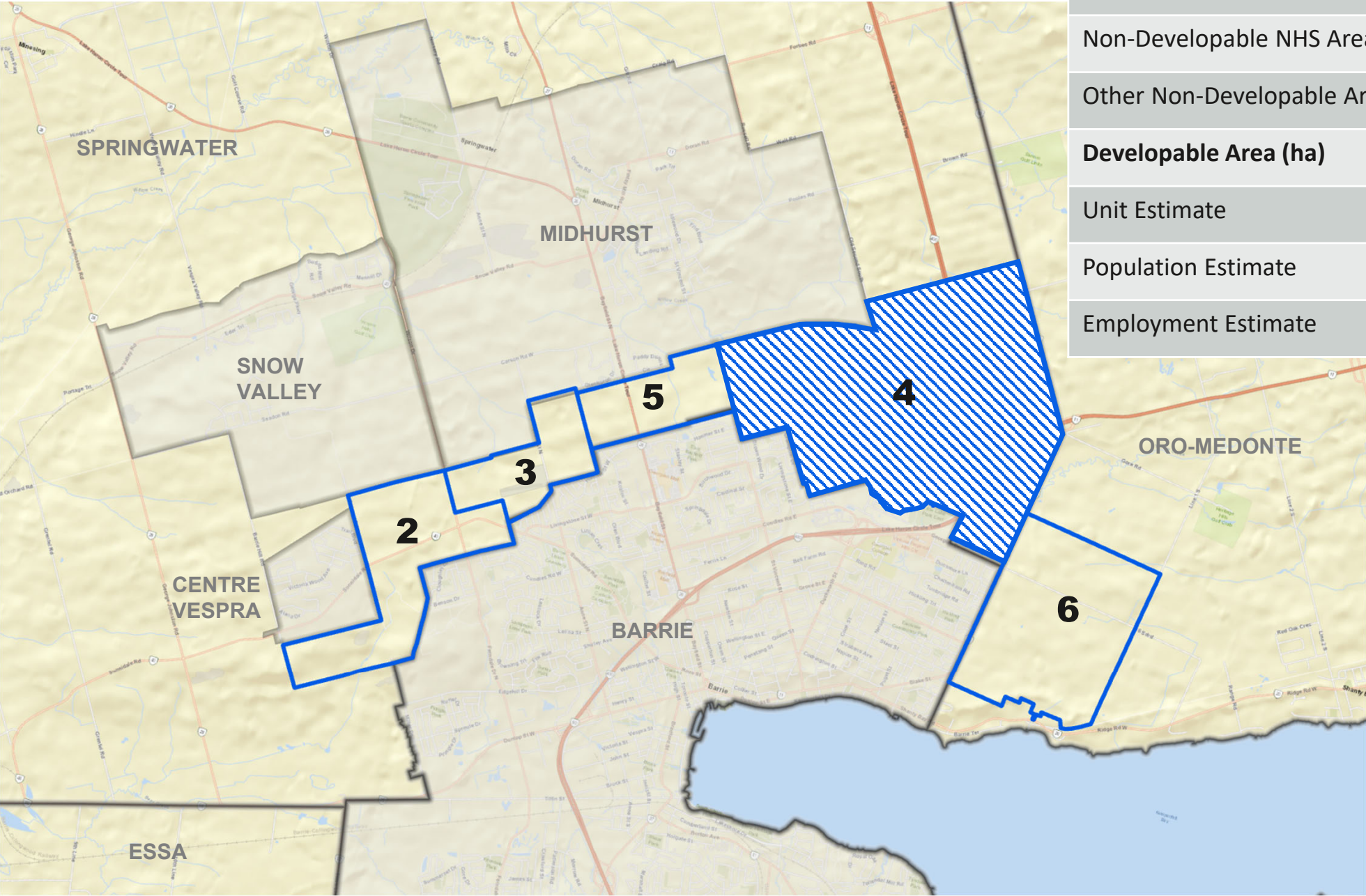
Springwater – Block 3	
Total Area (ha)	192
Non-Developable NHS Area (ha)	13
Other Non-Developable Area (ha)	n/a
Developable Area (ha)	179
Unit Estimate	3,470
Population Estimate	10,010

Block 5 Analysis



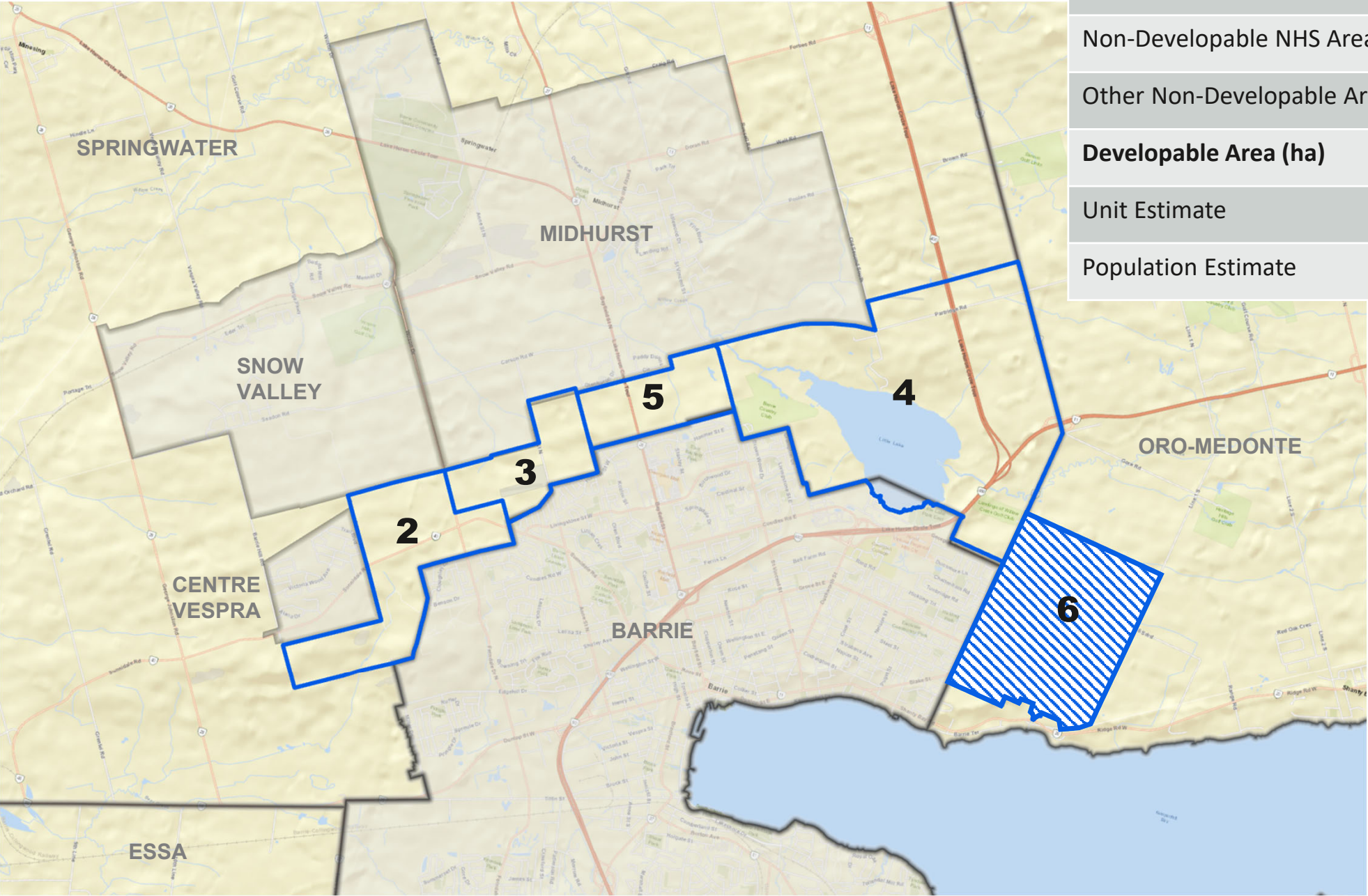
Springwater – Block 5	
Total Area (ha)	183
Non-Developable NHS Area (ha)	106
Other Non-Developable Area (ha)	n/a
Developable Area (ha)	77
Unit Estimate	1,540
Population Estimate	4,460

Block 4 Analysis



Springwater – Block 4	
Total Area (ha)	1,226
Non-Developable NHS Area (ha)	835
Other Non-Developable Area (ha)	75
Developable Area (ha)	326
Unit Estimate	200
Population Estimate	570
Employment Estimate	9,980

Block 6 Analysis



Oro-Medonte – Block 6	
Total Area (ha)	533
Non-Developable NHS Area (ha)	256
Other Non-Developable Area (ha)	n/a
Developable Area (ha)	277
Unit Estimate	5,490
Population Estimate	15,170

“Community Buffers” Can Provide...

- Ecological benefits
 - Linkage
- Community benefits
 - Separate potentially conflicting land uses
 - Preserve community identity
 - Public health benefits
 - Multi-modal pathways
 - Growth management
 - Shared amenities
- *Preliminary* mapping provides for 100m wide buffer along Springwater/Barrie boundary—would reduce developable land by 50 ha

Upcoming Consulting Team Presentations

- North-South Environmental (50 mins) – block by block review
 - Natural heritage features, including ecological buffers
 - Other non-developable areas
 - “Community buffer”
- RV Anderson (90 mins)
 - Infrastructure needs
 - Associated cost estimates

Next Steps for Consulting Team

- Finalize today's presentation materials for public release on September 25, 2025
- Prepare and deliver technical reports:
 - Planning Analysis
 - Natural Heritage
 - Servicing

Questions?