



Staff Report

To: Council

From: George Vadeboncoeur, Manager, Planning Special Projects

Meeting Date: May 8, 2024

Report No.: DS2024-66

Subject: City of Barrie Proposed Boundary Expansion – Update on Request for Provincial Land and Development Facilitator Mediation

Type: Requires Action

Motion No.:

Recommendation

1. That Report No. DS2024-66 be received and adopted.
2. That Council authorize the Mayor and the CAO, or Deputy Mayor as alternate to the Mayor, to meet with the Provincial Land and Development Facilitator once the individual is appointed to discuss the City of Barrie request to expand its municipal boundary into Oro-Medonte in accordance and consistent with direction provided by Council for Oro-Medonte through Motion No. C240214-10.
3. That Council endorse the County of Simcoe participating in the facilitation process.
4. That Council proceed in-camera to discuss options to address the City of Barrie's request as the discussions pertain to property matters.

Background

The purpose of this report is to advise Council that the Township has been informed that the Minister of Municipal Affairs and Housing is considering the appointment of a Provincial Land and Development Facilitator (Facilitator) regarding the City of Barrie's request for a Municipal Boundary expansion. Once the formal appointment is made, there will be an announcement and the Facilitator will extend formal invitations to the Townships' of Oro-Medonte and Springwater and the City of Barrie to participate in the discussions.

The Provincial Facilitation process allows an objective third party to review and discuss the proposals and alternatives submitted by each municipality through a series of closed and confidential sessions, which can lead to recommended potential solutions.

The Provincial Land and Development Facilitator's role is to help municipalities, resolve issues related to growth management, land use and infrastructure planning, and environmental protection by providing impartial facilitation services or by acting as a negotiator on behalf of the Province.

Once appointed, one of the Facilitator's first actions will be to invite the municipalities to participate in the discussions. Two representatives from each community are invited to attend. The process is confidential and voluntary and municipalities are free not to participate if they choose.

It is recommended that Oro-Medonte participate and the Mayor and CAO be the designated Township representatives with the Deputy Mayor be designated as the alternate. Other staff will be available to support the work of the negotiating team.

Terms of Reference to guide the work of the facilitator will also be developed and shared with all parties for input. The group will conduct its work under these terms.

Due to the County's roles and responsibilities for the provision of services (roads, waste, social housing, economic development, paramedic services), it is recommended that the County of Simcoe be included as part of the terms of reference to participate in the discussions.

Through Staff's research, of similar requests and proposals, it was identified that a similar process in City of St. Thomas and the Municipality of Central Elgin has occurred. The facilitation process resulted in a settlement between the City of St. Thomas and the Municipality of Central Elgin on April 19, 2024. This followed a formal annexation of 1,500 acres of Central Elgin land by the City of St. Thomas to facilitate the location of a new EV battery plant. The settlement was achieved approximately 12 months from the enactment of Bill 63, St. Thomas – Central Elgin Boundary Adjustment Act, 2023. The media release from the Municipality of Central Elgin is linked to this report.

Analysis

In anticipation of the facilitator appointment, it is important that Council establish its position and options that can be tabled during the discussions that are in keeping with the principles endorsed by Council in response to the City's proposal, as follows:

- a. the Township of Oro-Medonte does not support the City of Barrie's proposed Municipal Boundary Expansion as presented.
- b. the Township of Oro-Medonte is prepared to work with the City of Barrie to find an amicable solution to address its employment land needs based on a comprehensive planning process that works for

Oro-Medonte, the City of Barrie, the County of Simcoe and the Province.

- c. the Township has a need for affordable and medium density housing that can only be developed on municipal servicing.

Council will need to consider various options in closed session as the matter is subject to litigation and confidentiality. The intent is to establish a Township's position prior to meetings with the Facilitator and provide a mandate to the Mayor and CAO going into the discussions with the other municipalities.

Financial/Legal Implications/ Risk Management

Council has indicated that it is prepared to work with the City and the County to achieve a solution that meets the objectives of each party. If at some point a decision is made to provide lands to the City of Barrie, there will be a substantial financial impact(s) to the Township that will have to be addressed.

Policies/Legislation

- Municipal Act, 2001, SO 2001, c 25
- Planning Act, R.S.O. 1990, c. P.13
- Provincial Policy Statement, 2020
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020
- County of Simcoe Official Plan
- Conservation Authorities Act
- Township of Oro-Medonte Official Plan
- Township of Oro-Medonte Zoning By-law No. 97-95, as amended.

Corporate Strategic Goals

The comments in this report are consistent with the following Goals of the Plan:

- Financial Sustainability
- Employment Lands
- Well Planned Development

Consultations

The writer discussed this report with the Mayor, Deputy Mayor, CAO, Director of the Development Services Department.

Background Information/Related Reports

- Staff Report dated February 14, 2024 - [Link to Report](#)
- Staff Report dated April 17, 2024 - [Link to Report](#), [Schedule 1 to Report - Chronology](#)

- Municipality of Central Elgin April 19, 2024 Media Release [Negotiations Conclude St. Thomas/Central Elgin](#)

Conclusion

Staff understand that the appointment of the Provincial Land and Development Facilitator to assist with the discussions between the willing municipalities is imminent. It is recommended that Oro-Medonte participate and the Mayor and CAO and Deputy Mayor as alternate be appointed to represent the Township in the discussions. It is also recommended that Council endorse the County of Simcoe as a participant in the discussions to ensure that County related interests are considered.

It is recommended that Council proceed into closed session to discuss options for discussion with the Facilitator which are in keeping with the principles endorsed by Council in response to the City of Barrie Boundary Adjustment request. It is important that the Mayor and CAO have a clear mandate authorized by Council prior to and during Provincial Facilitation discussions.

Respectfully submitted,

George Vadeboncoeur,
Manager, Planning Special Projects

May 2, 2024

Approvals:

Date of Approval:

Brent Spagnol, Director, Development Services
Nelly Morrow, Director, Finance / CFO
Robin Dunn, CAO

May 2, 2024
May 3, 2024
May 3, 2024