



# City of Barrie Boundary Expansion Request Update

September 24, 2025

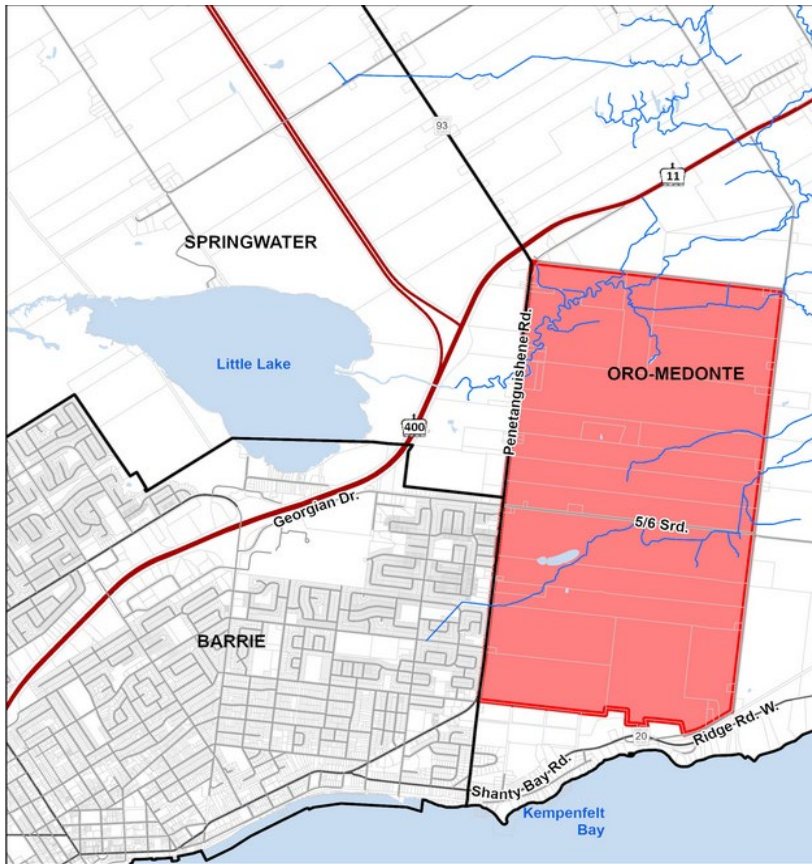
Shawn Binns, Chief Administrative Officer

## Background – City of Barrie Boundary Expansion Request


**November 2023** – Mayor Nuttall made a presentation to the Provincial Standing Committee on Heritage, Infrastructure & Cultural Policy (Nov. 6, 2023) and Oro-Medonte Council (Nov. 8, 2023) proposing a boundary adjustment to address Barrie's need for additional employment lands.

The Oro-Medonte lands identified in Barrie's proposal encompass approximately 772 hectares of active farmland and environmentally sensitive features.

- ❖ Township of Oro-Medonte was not in favour of this proposal but agreed to work with the City to find an amicable solution to address the City's employment lands needs based on a Comprehensive planning process that is in the best interest of Oro-Medonte, Springwater, Barrie and the Province.



Total Area - 772 ha

 Proposed Expansion

## Chronology - City of Barrie Boundary Expansion Request

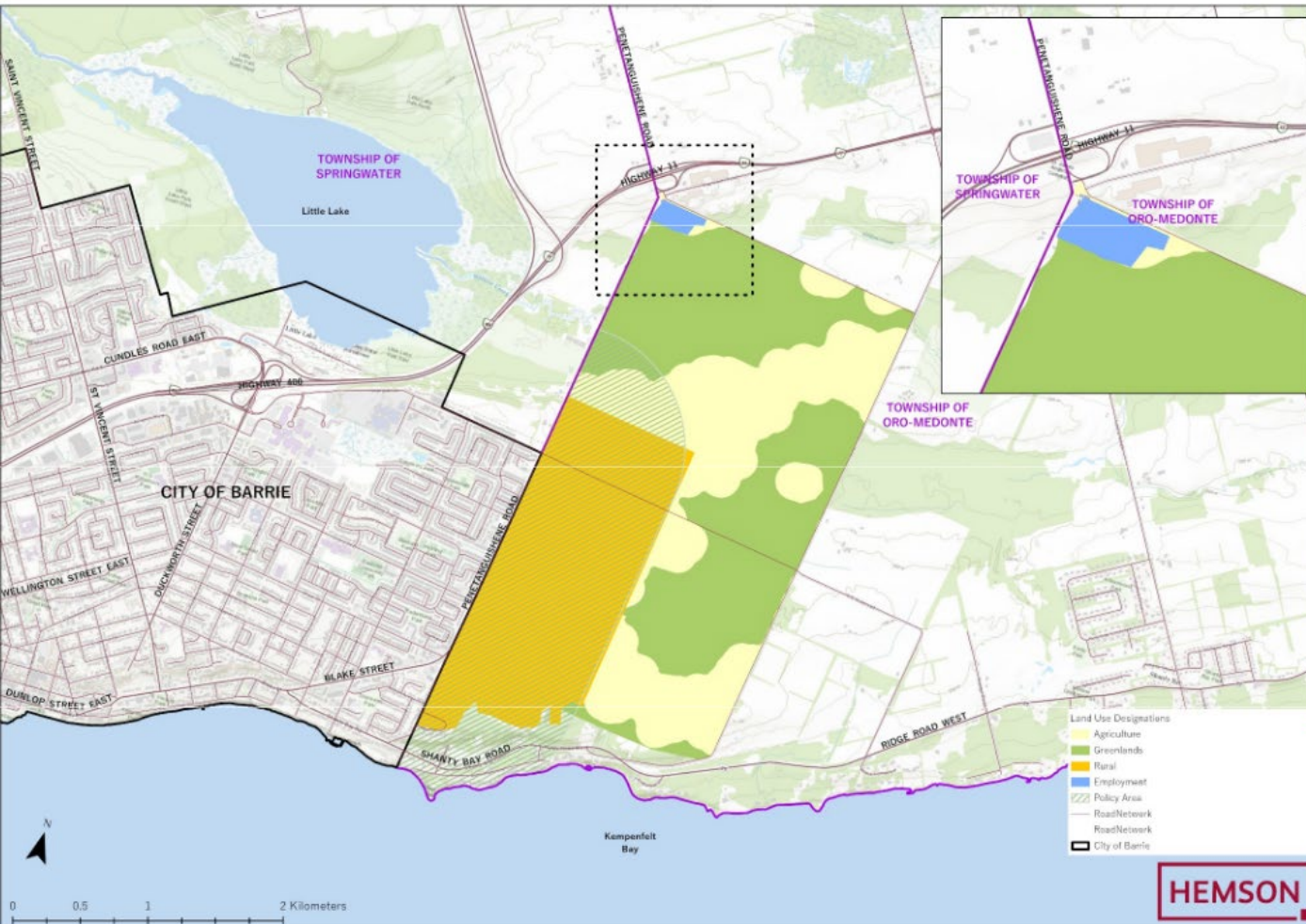


- **January 16, 2024** - Presentation by Mayor Greenlaw and Deputy Mayor Lavoie to Standing Committee on Heritage, Infrastructure & Cultural Policy regarding the Regional Governance Study.
- **February 14, 2024** – Staff Report (DS2024-017) – Township of Oro-Medonte reiterates Township position that it is not in support of Barrie’s expansion request as presented but willing to work collaboratively to address employment needs subject to planning process.
- **May 2024** – Appointment of the Provincial Land Development Facilitator to assist with discussions and ensure alignment with Provincial housing and employment priorities. Township of Oro-Medonte requested active participation of the County of Simcoe in the facilitated discussions. Township Mayor and Deputy Mayor supported by CAO and Council, tasked to engage in facilitation process.
- **June 13, 2024** – Joint Statement issued regarding discussions pertaining to the City of Barrie’s boundary expansion request.
  - Objectives
    - a) To develop mutually acceptable approaches to enable growth in the broader region.
    - b) To fulfill local objectives by implementing provincial priorities, such as the creation of housing and employment in the vicinity of Barrie/Springwater and Barrie/Oro-Medonte.



## Chronology – City of Barrie Boundary Expansion

Map 4 – Proposed Oro-Medonte Boundary Adjustment Lands



**September 13, 2024** – Joint Statement issued regarding retaining Hemson Consulting Ltd. to complete a Joint Land Needs Analysis and Study. Costs for the study were shared by the parties.

**December 2024** – Hemson Consulting Ltd. released findings of initial assessment.

# Chronology - City of Barrie Boundary Expansion Request

## Summary of Hemson Consulting Ltd. 2024 Lands Needs Assessment

### Employment Area

- Barrie, Oro-Medonte, and Springwater collectively have sufficient designated Employment Area to 2051.
- Barrie faces a short-term shortage of “shovel-ready” employment lands - being addressed by implementing plans to accelerate infrastructure to key areas in south Barrie to unlock parcels.
- Acquiring lands outside of Barrie would not address short term supply issue (planning, servicing and development).
- Oro-Medonte lands subject of constraints and lack large contiguous parcels for employment.
- Barrie faces a shortage of employment land by 2061.
- Additional Employment Area may be needed in Springwater at full build out of the Midhurst Secondary Plan.





## **Chronology** - City of Barrie Boundary Expansion Request



### **Community Area\***

- Oro-Medonte and Springwater have sufficient Community Area land to accommodate growth to 2051.
- Barrie does not have enough Community Area land to meet its 2051 population forecast based on expected densities.

### **Future Expansion of Barrie Boundaries**

- Future municipal boundary expansions, if required, should integrate both Community and Employment Areas. Future growth projected for Barrie may require up to 930 hectares of developable land (630 hectares for Community Areas, 300 hectares for Employment Areas).

\*Community Area is defined as uses centred around housing and institutional uses and the supporting infrastructure, services, and local retail employment necessary to sustain residential communities.

## **Chronology** - City of Barrie Boundary Expansion Request

**March 2025** – Hemson Consulting Ltd. supported by RV Anderson, North-South Environmental, and Orland Conservation retained by City of Barrie to build further review where additional urban land can be accommodated within the study area, and considerations regarding urban land and constraints.

**May 13, 2025** – Updated proposal submitted by Mayor Nuttall to the Township of Oro- Medonte :

- \$12,500 per developable acre
- Cross-border servicing for 935 units

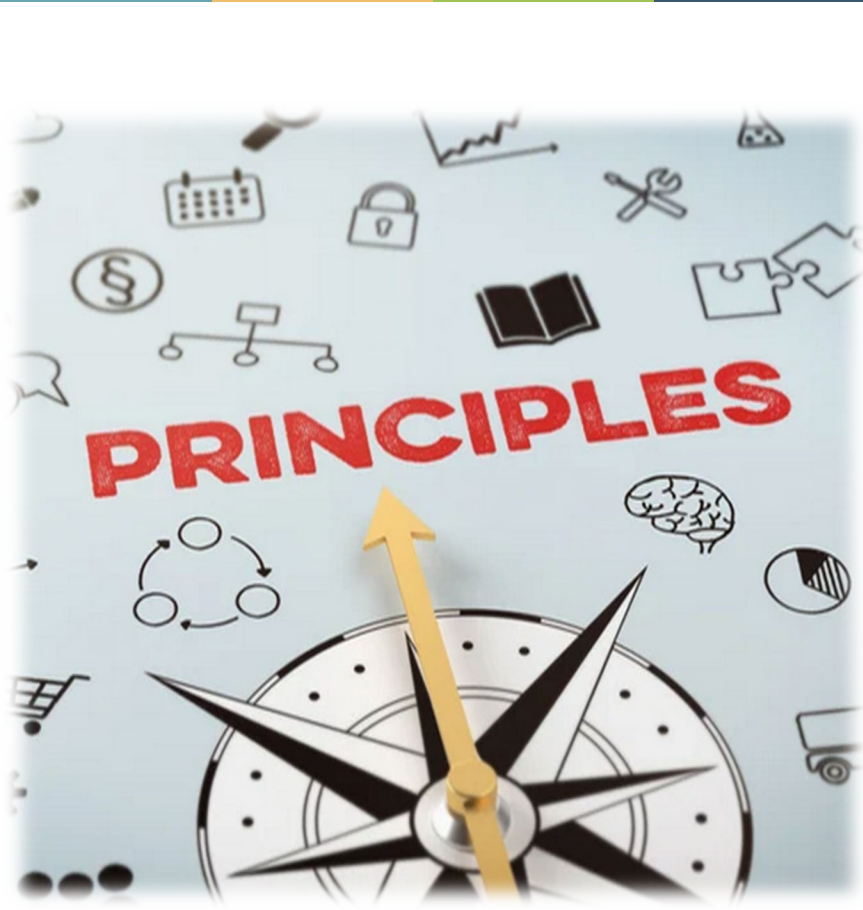
**May 28, 2025** – In response to Barrie's updated proposal, Council adopted principles to guide its direction in the facilitated discussions – negotiations could only advance so far until Hemson completes their work.



## **Chronology** - City of Barrie Boundary Expansion Request

### **Oro-Medonte Principles**

- Regional Cooperation and Collaboration to expedite housing and support employment
- Well planned, coordinate approach recognizing the different roles of the City of Barrie, Township and Region (Holistic regional perspective)
- Land needs be objectively reviewed by Hemson Consulting Ltd. and through the Facilitation Process
- Consideration for the Environment (watersheds, agricultural lands, environmentally sensitive areas)
- Supporting development of employment lands around Lake Simcoe Regional Airport as significant economic drivers
- Boundary adjustment(s) should be mutually beneficial for all parties
- Equitable financial compensation
- Transparency and Public Engagement are critical elements of the process





## Chronology - City of Barrie Boundary Expansion Request

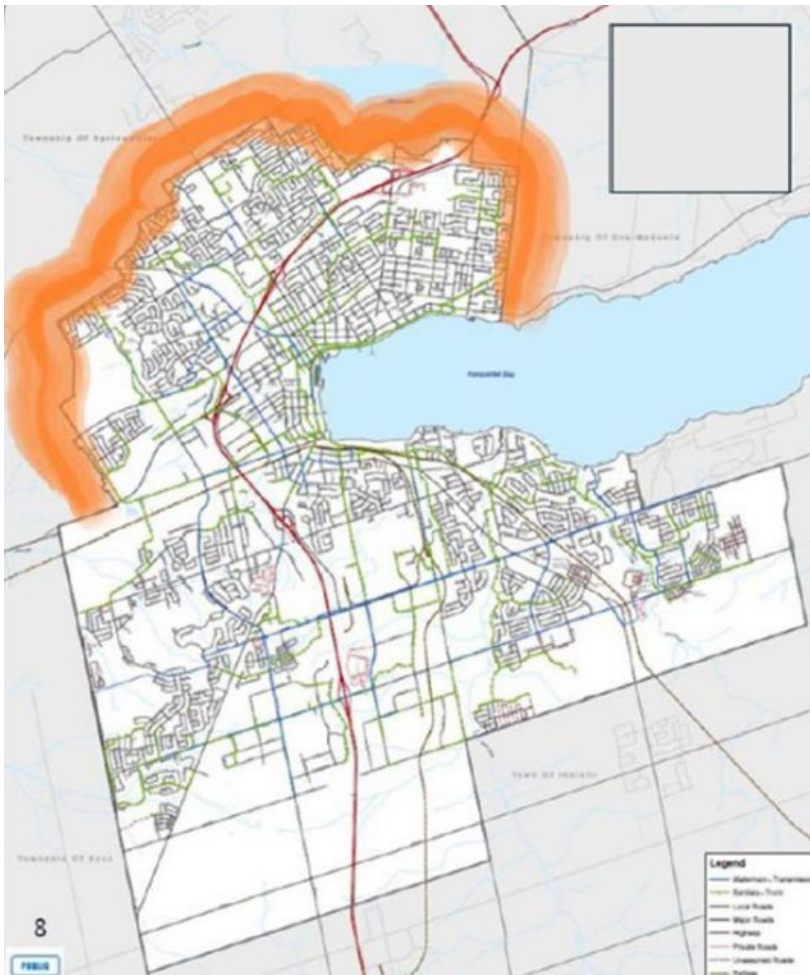
### May-September 2025 – Facilitated Discussions

- Guided by Hemson Consulting Ltd./Consulting Work
- Deadline to reach framework by September 30, 2025 imposed through facilitation process
- Confidential discussions through facilitation process

### Revised Hemson Consulting Ltd./Consulting Team Barrie Land Needs:

- 500 developable hectares for community areas and 300 hectares developable hectares.
- Identification of optimal employment area identified at the Highway 400/Highway 11 interchange and extending north toward Forbes Road. This area could accommodate Barrie's 300-hectare Employment Area land need through to 2061

Consultants' documents will be available on Township Website.



# Oro-Medonte Proposed Framework Agreement – Barrie Restructuring Proposal

## ELEMENTS OF FRAMEWORK AGREEMENT



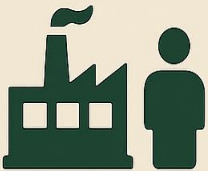
**FAIRNESS FOR AFFECTED  
PROPERTY OWNERS**



**ENVIRONMENTAL  
STEWARDSHIP AND  
PROTECTION**



**LAND NEEDS**



**CREATION OF EMPLOYMENT  
LAND TO SUPPORT JOB  
CREATION AND STRONG  
LOCAL ECONOMY**



**EQUITABLE  
COMPENSATION**



**COMMUNITY  
DEVELOPMENT**

## General Elements of Framework Agreement (established through the facilitation process)

- Fairness for Affected Property Owners
- Environmental Stewardship and Protection
- Land Needs – adequate supply
- Creation of employment land to support job creation and strong local economy
- Equitable compensation
- Unlocking near term opportunities for community development
- Needs of all parties – considered in proposal

# Oro-Medonte Proposed Framework Agreement – Barrie Restructuring Proposal



## Cross Border Servicing Considerations (McLean Lands)

Benefits (+) - gain servicing capacity to support future growth and assessment growth.

Negatives (-)

- McLean development would be the largest settlement area in Oro-Medonte (Craighurst 794 units vs 1,300)
- Future growth would result in net overall cost to Township
- Will pose fiscal and administrative challenges over time in managing large-scale urban growth which has not been considered by Oro-Medonte as part of any infrastructure of service delivery planning
- Will require comprehensive servicing agreements and governance systems as well as long term commitments
- Impractical Municipal Boundary configuration

## Other considerations

Oro-Medonte Growth Management Strategy being initiated in 2025 and prepared in 2026 to determine how the Township should grow.



# Oro-Medonte Proposed Framework Agreement – Barrie Restructuring Proposal



## Other Elements and Important Considerations Regarding Oro-Medonte Framework Agreement In Addition to Principles

- The land needs assessment to determine planning merits, stakeholder engagement process, and timeline to finalize boundary adjustments agreements between the parties has been directed through the Provincial Land Development Facilitation process.
- Opportunities for further diversification of employment lands in Oro-Medonte and regional/Provincial collaboration – aligned with Council’s Strategic Plan – Lake Simcoe Regional Airport and Craighurst
- Minimize impacts to Oro-Medonte Lands and address compatible “community land uses”.

## Oro-Medonte Proposed Framework Agreement – Barrie Restructuring Proposal

- The Provincial facilitation process is now complete, and the proposal is being advanced by the City of Barrie according to Provincial regulations.
- The proposal being tabled by the City of Barrie does not imply agreement by the Township of Oro-Medonte, although all parties have sought to consider each others respective interests and come to agreement where possible.
- The City of Barrie will host a public meeting on September 29, 2025, and then consider endorsing the proposal at its meeting planned for October 1, 2025.
- The final boundary restructuring proposals will then be forwarded to the Township of Oro-Medonte and the Township of Springwater for their consideration.
- The Township of Oro-Medonte Public Meeting will take place on October 15, 2025, commencing at 6:00 p.m. and Council will then consider the agreement at its meeting of October 22, 2025.



## Oro-Medonte Proposed Framework Agreement – Barrie Restructuring Proposal



- It is important to note that Oro-Medonte consideration of the City of Barrie's restructuring proposal is limited to accepting/agreeing to the proposal or rejecting it. There is little opportunity for Council to revise or alter provisions unless Barrie City Council reconsiders an amendment or other consideration as deemed appropriate by the Minister of Municipal Affairs and Housing to finalize the proposals.
- If Oro-Medonte agrees to the proposal – the terms are clearly laid out.
- If Oro-Medonte rejects the proposal, the Minister of Municipal Affairs and Housing will consider the proposal along with Barrie's needs and determine appropriate action.



## Where can I find more information and participate in the process?



[www.oro-medonte.ca](http://www.oro-medonte.ca)