

**Ministry of Municipal
Affairs and Housing**

Office of the Provincial Land and
Development Facilitator

23rd Floor, Suite 2302
777 Bay Street
Toronto ON M7A 2J3
OPLDF@ontario.ca

**Ministère des Affaires
Municipales et du Logement**

Bureau du facilitateur provincial de
l'aménagement du territoire

23^e étage, bureau, 2302
777, rue Bay
Toronto ON M7A 2J3
OPLDF@ontario.ca



December 3, 2025

To: Heads of Council

Township of Springwater
Township of Oro-Medonte
City of Barrie
County of Simcoe

Dear Heads of Council,

Re: Barrie – Oro Medonte – Springwater Boundary Adjustment Act, 2025

I am writing to you to follow up from last week's introduction of Bill 76, the proposed Barrie – Oro Medonte – Springwater Boundary Adjustment Act, 2025 ("Bill 76").

Description of Annexed Area

The Office of the Provincial Land and Development Facilitator is working with City of Barrie officials to complete a plan of survey that will describe the lands that would be annexed into the City of Barrie, should Bill 76 be enacted. This plan of survey would inform a Ministerial regulation that would replace the current schedule in Bill 76 (that describes the lands to be annexed using PINs) should Bill 76 pass. It is anticipated that this plan of survey will be completed shortly.

It is the intent that the plan of survey, and consequently the area to be annexed, will not include the lands within Block 5 in the attached map (despite the inclusion of some of these lands in the current schedule of Bill 76), provided a cross-border servicing agreement is made by the City of Barrie and the Township of Springwater, as described below.

Cross Border Servicing – Bayfield Lands

It is the expectation of the Minister that the City of Barrie and the Township of Springwater proceed to negotiate the terms and conditions of a cross-border servicing agreement to enable development of lands within Block 5. We would encourage the City and Township to begin these discussions immediately and to engage with owners of these lands to identify opportunities to expedite the delivery of housing utilizing servicing capacity that may be readily available through existing infrastructure at the Barrie municipal boundary.

The development of properties at 727 Bayfield Street North and 742 Bayfield Street North, in particular, represents an opportunity to deliver much needed housing and continuum of care health services for the broader community.

In the instance of 727 Bayfield Street North, the owner's plans involve the construction of a pharmacy and medical office building, a community centre, and a 51-unit palliative care hospice in addition to a range of housing for seniors. The project will result in approximately 300 jobs for the broader community, support 755 planning and construction jobs in Simcoe County and inject \$170.2 million in labour income paid across Canada of which \$74.6 million will be retained in Simcoe.

The Minister's further expectation is that the necessary steps be undertaken to obtain the necessary zoning of these lands to enable the proposed developments and that the terms and conditions of the cross-border servicing agreement be concluded by the City and Township by July 1st, 2026. We would be grateful if you would keep the Office of the Provincial Land and Development Facilitator apprised of your progress in achieving these objectives over the course of the next six months.

Smooth Transition of Service Delivery for Properties to be Annexed into City of Barrie

As you are aware, Bill 76 is currently before the Legislature. If passed during the current session of the Legislature, the earliest effective date for proposed restructuring would be January 1st, 2026. Kelly Oakley (kelly.oakley@barrie.ca) is leading the implementation of the proposed restructuring on behalf of the City of Barrie and we would encourage all parties to work with her with the common goal of ensuring the seamless transition of municipal service delivery for affected property owners.

Compensation

In the coming weeks prior to the holiday break, the Office of the Provincial Land and Development Facilitator will connect with each municipality to discuss the terms of compensation for lands to be annexed should Bill 76 be enacted.

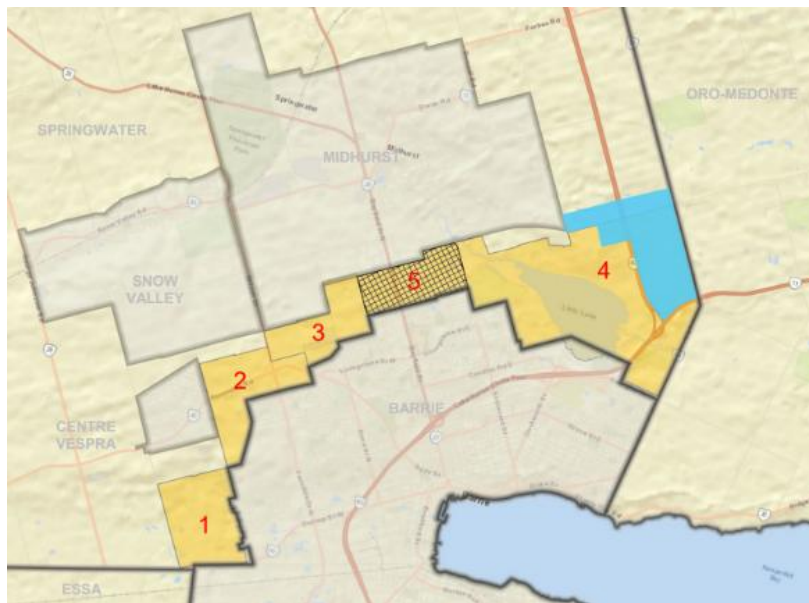
We look forward to working with you on the timely resolution of these matters.

Sincerely,



Dan Mathieson

Chair, Office of the Provincial Land and Development Facilitator



Attachment 1: Map Illustrating Block 5

CC: Hon. Rob Flack, Minister of Municipal Affairs and Housing
Martha Greenberg, Deputy Minister of Municipal Affairs and Housing
Robert Dodd, Chief of Staff to the Minister of Municipal Affairs and Housing
Jason Sheldon, Executive Vice President, Land at The Remington Group
Darren Vella, President and Director of Planning, IPS Consulting
Kelly Oakley, Director, Boundary Adjustment Team, City of Barrie