

February 27, 2024

Mayor Alex Nuttall  
City of Barrie  
70 Collier Street, c/o P.O. Box 400  
Barrie, ON L4M 4T5



Dear Mayor Nuttall,

**Re: Township of Oro-Medonte and City of Barrie Boundary Review**

Please accept this letter as the Township's official response to your presentation and deputation to Oro-Medonte Council on Wednesday, November 8, 2023. Council asked staff to review your proposal through a land-use planning lens, and received the attached staff report on Wednesday, February 14, 2024, regarding the City of Barrie's proposed boundary expansion.

In response to the staff report, Council passed the following motion:

*"Be it resolved*

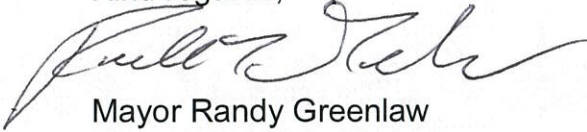
1. *That DS2024-017, George Vadeboncoeur, Planner re: City of Barrie Proposed Boundary Expansion be received and adopted, as amended, to update the conversion from hectares to acres (Official Plan designates 221.7 hectares (547.83 acres) of the lands "Agricultural", 309.77 hectares (765.45 acres)).*
2. *That Council confirm the following points related to the City of Barrie's proposed municipal boundary expansion:*
  - 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.*
3. *That staff be authorized to prepare additional background documentation in support of the ongoing discussions with the City of Barrie."*

As discussed during our meeting on Friday, February 2, 2024, the Township of Oro-Medonte does not support the City of Barrie's proposed municipal boundary expansion as presented. However, we look forward to continuing our discussions, including development of key guiding principles that will assist both parties in meeting our mutual goals for the benefit of both communities.

My office is happy to coordinate our next meeting. Please send potential meeting dates in March that work with your calendar to Vanessa Cooper, Corporate Executive Assistant by e-mail to [vcooper@oro-medonte.ca](mailto:vcooper@oro-medonte.ca) or contact Vanessa at 705-487-2171 ext. 2139.

Looking forward to our next conversation.

Kind regards,

A handwritten signature in black ink, appearing to read 'Randy Greenlaw', written in a cursive style.

Mayor Randy Greenlaw  
Township of Oro-Medonte

c.c. Township of Oro-Medonte Council  
Robin Dunn, CAO, Township of Oro-Medonte  
Brent Spagnol, Director, Development Services, Township of Oro-Medonte  
George Vadeboncoeur, Manager, Planning Special Projects, Development Services, Township of Oro-Medonte  
Vanessa Cooper, Social Media Coordinator/Corporate Executive Assistant  
Michael Prowse, CAO, City of Barrie  
Wendy Cooke, Clerk/Director of Legislative and Court Services, City of Barrie



# Staff Report

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**To: Council**

**From: George Vadeboncoeur, Planner**

**Meeting Date: February 14, 2024**

**Report No.: DS2024-017**

**Subject: City of Barrie Proposed Boundary Expansion**

**Type: Requires Action**

**Motion No.:**

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## Recommendation

1. That Report No. DS2024-017 be received and adopted.
2. That Council confirm the following points related to the City of Barrie's proposed municipal boundary expansion:
  - 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.
3. And further, that staff be authorized to prepare additional background documentation in support of the ongoing discussions with the City of Barrie.

## Background

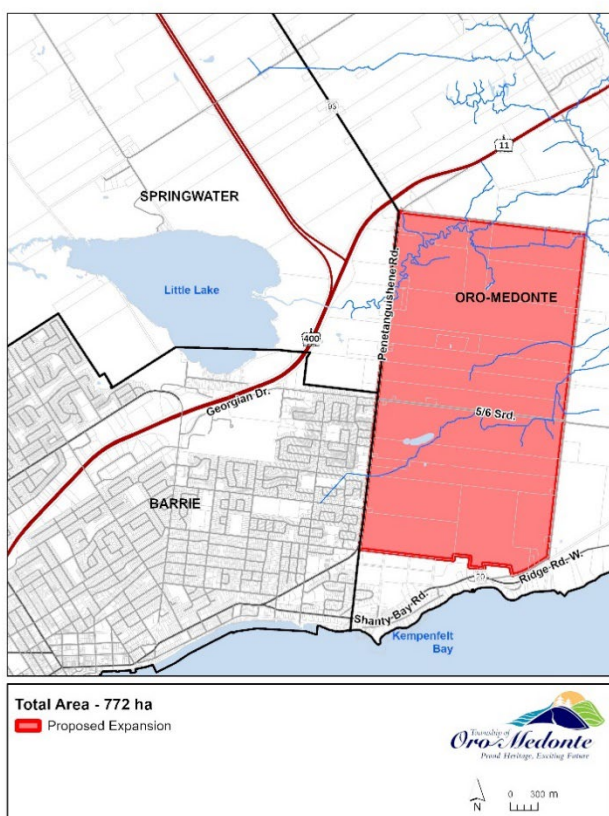
The purpose of this report is to provide background in response to the proposal from the City of Barrie to expand its municipal boundary into the Township of Oro-Medonte for Council's consideration and to provide a recommendation from staff to inform potential next steps.

On November 6, 2023, Mayor Alex Nuttall of the City of Barrie made a presentation to the Provincial Standing Committee on Heritage, Infrastructure & Cultural Policy,



Regional Governance and Bill 124, that included a proposal to expand the boundaries of the City of Barrie into the Township of Oro-Medonte.

Mayor Nuttall outlined that the expansion is required to accommodate additional employment needs of the City to allow existing employers to expand and grow their footprint, stating that the City currently does not have sufficient land to accommodate these needs. The requested municipal boundary expansion would include lands east of Penetanguishene Road, south of Gore Road, west of Line 1 South and north of the Shanty Bay rural settlement area. The area comprises approximately 772 hectares (1,907.65 acres) of land shown below and consists of active farmland and environmentally sensitive features.



It should be noted that the City is also proposing a municipal boundary adjustment that would impact the Township of Springwater. The Township of Springwater has already responded to the City of Barrie and the Minister of Municipal Affairs and Housing indicating that it does not support the City of Barrie municipal expansion into the Township.

On November 8, 2023, Mayor Nuttall attended Oro-Medonte Council and presented a boundary expansion proposal. Attached is copy of the copy of the powerpoint presentation (Schedule 1).

At its January 10, 2024 meeting, Oro-Medonte Council received a report from County of Simcoe staff outlining the County's proposed submission to the Provincial Standing Committee on Heritage, Infrastructure, and Cultural

Policy on the County of Simcoe Regional Review. At that meeting Council provided direction for the Mayor and Deputy Mayor to make a presentation to the Standing Committee regarding Barrie's request for a municipal boundary expansion. The presentation was made on January 16, 2024.

The following recommendation was submitted to the Standing Committee:

1. the City of Barrie shall undertake a comprehensive planning process through its Official Plan update and review to demonstrate its land needs following a

- collaborative process including open sharing of information, as demonstrated through a similar request with the City of Orillia;
2. no decisions should be made with the requested boundary expansion until the comprehensive planning process is complete; and
  3. the Township of Oro-Medonte will be consulted by the City of Barrie regarding the scope of work relating to a comprehensive planning process.

The Mayor and Deputy Mayor along with representatives from the Township of Springwater and the County of Simcoe met with Minister Calandra at his Ministry office on January 18, 2024, to express their concerns with the City of Barrie's proposals that impact both townships. At that meeting the Minister indicated that municipalities and upper tiers of government are expected to work cooperatively together to reach fair and amicable partnerships regarding provincial housing and employment needs as well as municipal priorities.

On January 22, 2024 Mayor Nuttall wrote to Mayor Greenlaw and Council (Schedule 6 to this report) outlining four "key principles" governing the potential boundary realignment as follows:

- "environmental conservation
- value to each municipality, in addition to taxes from employment lands and cost savings on infrastructure
- employment opportunities for all residents
- potential additional housing opportunities"

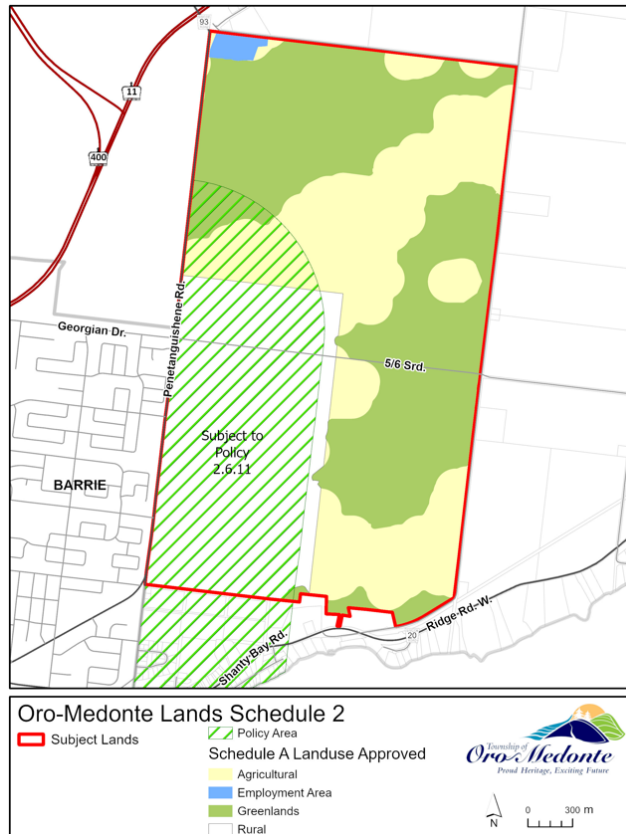
On January 29, 2024, Mayor Greenlaw responded to Mayor Nuttall on behalf of Council (Schedule 7) indicating that the Township is prepared to have the conversation about the challenges facing the City of Barrie in the spirit of cooperation and partnership to address the needs of both municipalities in support of the province's housing and employment initiatives.

To provide some background on the challenges facing a proposed municipal boundary adjustment, staff have prepared this report for Council's information and consideration.

This report includes a policy analysis of the Ontario Planning Act, Provincial Policy Statement (PPS), A Place to Grow: Growth Plan for the Greater Golden Horseshoe, Simcoe County Official Plan (SCOP) and the newly approved Township of Oro-Medonte Official Plan to provide context for the staff recommendation.

## Analysis

The proposed boundary expansion area encompasses approximately 772 hectares (1,907.65 acres) of land. The Township's new Official Plan designates 221.7 hectares (547.83 acres) of the lands "Agricultural", 309.77 hectares (765.45 acres) as 'Greenlands', 223.68 hectares (552.72 acres) as 'Rural' and 5.59 hectares (13.81 acres) as 'Employment'.



There is an area adjacent to the existing residential neighbourhood in Barrie shown on this map and on Schedule '2' that is subject to Policy 2.6.11 of the new Oro-Medonte Official Plan. This policy is intended to establish agricultural policies in locales throughout Oro-Medonte that about urban development within neighbouring municipalities.

The subject lands primarily consist of actively farmed agricultural land that is considered a prime agricultural area within the new Oro-Medonte Official Plan. Prime Agricultural Areas general consist of Class 1-3 lands as per Canadian Land Inventory (CLI), which is exceptional for farming purposes.

There are several watercourses that traverse the area and a significant portion

of the subject lands are regulated by the Nottawasaga Valley Conservation Authority (NVCA). See Schedule '3'.

There is also a significant portion of the lands within the floodplain as defined by the Provincial Policy Statement (PPS) that are regulated by the NVCA. These floodplain features are shown on Schedule '4'.

## **Oro-Medonte Land Use Planning Considerations**

### **Provincial Policies**

#### **Planning Act, R.S.O. 1990, c. P.13**

On November 28, 2022, Bill 23 received Royal Assent. The More Homes Built Faster Act, 2022, seeks to make it easier and faster to build new homes in Ontario. This is part of the Province's commitment to build 1.5 million homes over the next 10 years.

Section 2 of the Planning Act requires the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under the Act to have regard among other matters, matters of provincial interest.

In order to demonstrate consistency with the Planning Act, a series of studies are required to inform planning related decisions with respect to matters of Provincial Interest. The same matters of Provincial Interest should also be considered to inform proposals for municipal boundary expansions due to implications that cross a wide spectrum of important planning considerations. Matters of Provincial Interest, as per the Ontario Planning Act, include the following:

- the protection of ecological systems, including natural areas, features and functions;
- the protection of the agricultural resources of the Province;
- the conservation and management of natural resources and the mineral resource base;
- the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
- the supply, efficient use and conservation of energy and water;
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- the minimization of waste;
- the orderly development of safe and healthy communities;
- the accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;
- the adequate provision and distribution of educational, health, social, cultural and recreational facilities;
- the adequate provision of a full range of housing, including affordable housing;
- the adequate provision of employment opportunities;
- the protection of the financial and economic well-being of the Province and its municipalities;
- the co-ordination of planning activities of public bodies;
- the resolution of planning conflicts involving public and private interests;
- the protection of public health and safety;
- the appropriate location of growth and development;
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
- the mitigation of greenhouse gas emissions and adaptation to a changing climate.

Furthermore, Section 3(5) of the Planning Act states that all decisions in respect of the exercise of any authority that affects a planning matter shall be consistent with provincial policy statements and shall conform with or shall not conflict with the provincial plans that are in effect on the date of the decision.

## Provincial Policy Statement (PPS) 2020

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development.

The PPS, “focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. It recognizes that the wise management of land use change may involve directing, promoting or sustaining development. Land use must be carefully managed to accommodate appropriate development to meet the full range of current and future needs, while achieving efficient development patterns and avoiding significant or sensitive resources and areas which may pose a risk to public health and safety.” (emphasis added)

Section 1.1 contains policies for managing and directing land use to achieve efficient and resilient development and land use patterns. Specifically, Section 1.1.1 states that “ e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs.”

This is addressed further in Section 1.3.2 Employment Areas that states: “Planning authorities shall plan for, protect and preserve employment areas for current and future uses and ensure that the necessary infrastructure is provided to support current and projected needs. At the time of the official plan review or update, planning authorities should assess employment areas identified in local official plans to ensure that this designation is appropriate to the planned function of the employment area. Employment areas planned for industrial and manufacturing uses shall provide for separation or mitigation from sensitive land uses to maintain the long-term operational and economic viability of the planned uses and function of these areas.

Section 2.1 deals with natural heritage policies. Section 2.1.1 states, “Natural features and areas shall be protected for the long term.”

Section 2.3 specifically deals with agricultural policies. Section 2.3.1 states that “Prime agricultural areas shall be protected for long-term use for agriculture.”

## A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe provides a long-term plan to manage growth and protect the natural environment. Section 2.2 contains policies for where and how to grow. Specifically, Section 2.2.5 dealing with employment states, “Economic development and competitiveness in the GGH will be promoted by:

- a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities;
- b) ensuring the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of this Plan;



c) planning to better connect areas with high employment densities to transit; and  
d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment.”

“Municipalities should designate and preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.

Upper and single-tier municipalities, in consultation with lower-tier municipalities, will designate all employment areas in official plans and protect them for appropriate employment uses over the long-term. For greater certainty, employment area designations may be incorporated into upper and single-tier official plans by amendment at any time in advance of the next municipal comprehensive review.”

Section 2.2.8.3(f) requires any Settlement Area Expansion to avoid prime agricultural areas, where possible. It also requires municipalities to look at lower priority agricultural lands where prime agricultural areas cannot be avoided.

Section 2.2.9 Rural Areas states that development on rural lands outside of settlement areas may be permitted if it does not adversely affect the protection of agricultural uses.

Section 4.2.2 Natural Heritage System, outlines policies that must be followed if development is to occur in areas where natural heritage features have been identified. Significant background studies need to be undertaken to justify any development in these areas so as to minimize impacts.

### County Official Plan

The lands are designated ‘Agricultural’, ‘Rural’, and ‘Greenlands’ in accordance with Schedule 5.1 (Land Use Designations) in the Simcoe County Official Plan (SCOP).

The objectives of the ‘Agricultural’ designation are:

- To protect the resource of prime agricultural lands and prime agricultural areas, while recognizing the inter-relationship with natural heritage features and areas and ecological functions, by directing development that does not satisfy the Agricultural policies of this Plan to Settlements and the Strategic Settlement Employment Areas and Economic Employment Districts and directing limited uses that are more suitable to the ‘Rural’ designation accordingly.
- To enable the agricultural industry to function effectively in prime agricultural areas by minimizing conflicting and competing uses while accommodating uses and facilities which support the agricultural economy in accordance with the Planning Act and the Farm Practices Protection Act and its successors.
- To ensure the availability and sustainability of prime agricultural areas for long-term use for agriculture and support a diversified agricultural economy.
- To promote a sustainable local food system that enhances opportunities for food,

- agriculture and agriculture-related businesses and/or producers to deliver products locally.

Policies in the Official Plan discourage non-agricultural uses in lands designated agricultural and if limited suitable development is to occur, that it be directed to the 'Rural' designation accordingly.

The objectives of the 'Rural' designation are as follows:

- To recognize, preserve and protect the rural character and promote long-term diversity and viability of rural economic activities.
- To encourage maintenance, protection, and restoration of significant natural heritage
- features and functions and to conserve the built heritage resources and cultural heritage landscapes associated with rural and agricultural areas

Limited rural industrial and commercial uses that cannot be located in settlement areas are permitted subject to specific criteria. Rural employment areas that are identified in local municipal plans may continue to be recognized and expanded in keeping with the future employment needs of the municipality. "Any such expansion shall not extend into the 'Agricultural' and/or 'Greenland' designation and will require an amendment to the local official plan."

Section 3.8 addresses Greenlands. The main objective of the 'Greenlands' designation, is to: "protect and restore natural character, form, function and connectivity of the natural heritage system of the County of Simcoe, and to sustain the natural heritage features and areas and ecological functions of the 'Greenlands' designation and local natural heritage systems for future generations".

#### Township Official Plan (2022)

The Township's new Official Plan lays out a vision for the Plan:

*'To protect the Township's Natural Heritage System while managing growth that will support and emphasise the Township's unique character, diversity, civic identity, rural lifestyle and cultural heritage features in a manner that has the greatest positive impact on the quality of life in Oro-Medonte.'*

It also has several goals:

- a) Protect the natural environment with an 'Environment Focused' objective;*
- b) Conserve the Township's natural resources;*
- c) Protect the character of development and undeveloped areas;*
- d) Direct growth and settlement to appropriate locations;*

- e) *Encourage appropriate economic development; and,*
- f) *Protect the prime agricultural area for long-term agricultural use and to support the agricultural sector.”*

The Official Plan goes on to state:

*“It is the goal of this Plan to direct the majority of population and employment growth to Settlement Areas where public service facilities are available and where full water and wastewater services are available or can be made available in the future in an efficient and sustainable manner. This will be realized through the following:*

- b) To direct the majority of highway commercial and employment uses to appropriate locations along the Highway 11 corridor, and other rural employment uses to appropriate locations in the Township.”*

The lands that the City of Barrie has identified are designated ‘Agricultural’, ‘Rural’ and ‘Greenlands’ in the new Official Plan and a portion is subject to Policy 2.6.11. This policy refers to lands adjacent to urban centres and indicates that these lands are subject to the agricultural policies of the Official Plan. This is shown on Schedule ‘2’ above.

The objectives and policies of the ‘Agricultural’, ‘Rural’ and ‘Greenlands’ designations in the Township’s Official Plan are very similar to the County Official Plan and will not be repeated here. Suffice to say that there are policies in place in the Township Official Plan for lands designated ‘Agricultural’ and ‘Greenlands’ that limit development to those uses that are complementary to agricultural uses and do not impact natural heritage lands.

### Employment Areas

The Township also has 567.70 hectares (1,402.83 acres) of designated Employment Lands along the Highway 11 corridor and 292.25 hectares (722.16 acres) of non-decision Employment Lands (waiting for County mapping to be updated) for a total of 859.95 hectares (2,124.99 acres) of Employment Lands in its Official Plan along the corridor, minutes away from the City of Barrie boundary. See Schedule ‘5’.

Section 2.7 of the Official Plan outlines the following objectives for Employment Areas:

“It is the goal of this Official Plan for employment areas to accommodate a range of industrial and service type businesses as well as accessory and ancillary commercial uses. The objectives of this Plan with respect to the Employment Areas are to:

- a) Ensure that the Township is positioned to accommodate new and expanded business activities that provide jobs to local residents and positive economic impact to the municipality;

b) Provide for and maintain an adequate supply of developable land at appropriate locations;

c) Ensure that the design of new industrial development is sensitive to the rural character of the Township;

d) Ensure that new industrial development occurs in an orderly manner and is appropriately serviced (sewage, water, utilities, internet);

e) Encourage the growth and development of the Lake Simcoe Regional Airport Economic Employment District; and,

f) Protect and enhance the existing Employment Areas of the Township.”

Under Section 2.7.3 the following uses are permitted on lands designated Employment Area:

- “Industrial operations in enclosed buildings including manufacturing, processing, fabrication, assembling, repairing, warehousing and distribution, and can also include indoor farming warehousing and distribution centres
- Business and professional offices accessory to the other permitted uses
- Trade or occupation establishment
- Contractor and construction premises
- Limited retail sale of products manufactured, processed or assembled on the premises
- Transportation terminals
- Motor vehicle repair shops
- Research and development facilities, including data processing businesses
- Breweries, wineries, and distilleries and associated accessory retail uses
- Public service facilities, including small scale institutional uses but excluding major institutional uses
- Public parks, trails, walkways and open spaces
- Public uses and public and private utilities
- Accessory uses
  - Limited ancillary uses including commercial uses that are small-scale and are supportive of the Employment Area including accessory retail to a permitted use”

### **Township’s Future Vision – Strategic Plan 2024-2027**

The Township’s new Strategic Plan has six priorities:

- Financial Sustainability
- Community Engagement
- Employment Lands

- Community Safety
- Well Planned Development
- Strengthen Operational Capacity

Under each of the goals there are a series of strategic actions. Those that are relevant to the review of the City of Barrie proposal include:

- Develop a Business Plan & Strategy to enable creation and development of employment lands inclusive of servicing
- Work with Municipal and Provincial Stakeholders to protect Oro-Medonte's boundaries and ensure well planned regional growth
- Review of policies to protect the Township's natural environment

The Township position on the City of Barrie proposal outlined in Mayor Greenlaw's January 29, 2024 letter is consistent with objectives of the new Strategic Plan.

#### Nottawasaga Valley Conservation Authority

A substantial portion of the subject lands proposed to be included within the City's requested Municipal Boundary Expansion into Oro-Medonte is regulated by the Nottawasaga Valley Conservation Authority (NVCA) as shown on Schedule '2'. A number of watercourses traverse the area and the NVCA has identified numerous floodplain areas, where development would be restricted.

The NVCA ensures that development occurs outside of floodplains to reduce the chances of damage to property and avoid loss of life due to flooding. The NVCA, as part of its mandate, works closely with municipalities, developers and consultants to prioritize protection of proposed developments from flooding. Proposed developments are carefully scrutinized to identify potential risks and features that may be impacted by the proposed development. Subject to further review by the NVCA, it is highly unlikely that permission for development will be granted for lands included in the identified flood plains.

#### Alternative Option to Accommodate Employment Needs -Township of Oro-Medonte

The lands identified by the City of Barrie are designated 'Agricultural' and 'Greenlands' in the Oro-Medonte and County Official Plans; a significant portion of the lands are within several flood plains related to water courses that traverse the area; and finally, the subject lands are immediately adjacent a built-up residential area in the City of Barrie. On the other hand, the Township has over 859.00 hectares (2,124.00 acres) of Employment Lands designated in its' Official Plan along the Highway 11 corridor, minutes away from the City of Barrie boundary that could accommodate the City's requested land needs and be developed by any interested party seeking employment



lands. Businesses and industries should be encouraged to locate on these lands that are already designated for employment uses.

Further, the Township has identified a small special policy area adjacent County Road 93 intended for future mixed use residential purposes. This area was identified, as mentioned earlier, because it is opposite an existing built-up residential area, in close proximity to municipal services (water and sewers) and is not impacted by the constraints noted above.

The Township has identified the need for multi-residential and affordable housing that can only be developed on the basis of full municipal services. There are only two locations in the Township—adjacent the City of Barrie and adjacent the City of Orillia where the Township could access municipal services through a shared services agreement to facilitate medium density housing.

A portion of the lands on the east side of Penetanguishene Road opposite the existing residential development in Barrie could be used for residential purposes to meet the Township's need for affordable and medium density housing. An intermunicipal servicing agreement would be required for the provision of water and sewer services to achieve the densities required.

In summary, if any development is to occur on the east side of County Road 93 in the special policy area identified by the Township, it should be mixed use multi-residential and affordable housing to meet the Township's needs for this type of housing.

## **Financial/Legal Implications/ Risk Management**

This is very early in the City of Barrie's efforts to expand its boundaries. The Township has agreed to enter discussions with the City in a spirit of cooperation for the benefit of all parties. Additional resources may be required to support staff and Council in those discussions.

If at some point the City moves to an annexation process, there will be substantial financial implications to the Township that will have to be addressed. This is a separate process and financial and legal implications will be considered at that time.

## **Policies/Legislation**

- 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 new Official Plan
- Township of Oro-Medonte Zoning By-law No. 97-95, as amended.

## **Corporate Strategic Priorities**

In December 2023, Council adopted the Township's new Corporate Strategic Plan 2024-27. The comments in this report are consistent with the following Goals of the Plan:

- Financial Sustainability
- Employment Lands
- Well Planned Development

## **Consultations**

The City of Barrie proposed Boundary Expansion was discussed internally by the Mayor, CAO, and members of the Planning Division of the Development Services Department.

## **Attachments**

Schedule 1: Presentation by Mayor Alex Nutall – Proposed Servicing Land Options – Oro Medonte/Barrie

Schedule 2: Extract from Schedule A to Official Plan 2022

Schedule 3: NVCA Regulated Area and Watercourses

Schedule 4: NVCA Identified Flood Plains

Schedule 5: Lands Designated for Employment in Oro-Medonte

Schedule 6: January 22, 2024 letter from Mayor Nuttall to Mayor Greenlaw and Council

Schedule 7: January 29, 2024 letter from Mayor Greenlaw to Mayor Nuttall

## **Conclusion**

Township staff do not support the proposed municipal boundary expansion requested by the City of Barrie, as the planning justification as outlined in the Planning Act and Provincial Plans has not been completed to demonstrate that the proposed expansion has regard for matters of Provincial Interest and represents good planning. There is merit to considering options for the provision of employment lands in a spirit of cooperation and partnership with the City of Barrie, the County of Simcoe and the Province that is beneficial to all parties.

The Township has a need for serviced residential lands for the provision of affordable housing. All options should be explored in collaboration with the City of Barrie through a comprehensive process that provides information to inform important land use planning decisions.

Respectfully submitted,

George Vadeboncoeur, RPP, Planner, February 7, 2024

**Approvals:**

Andy Karaiskakis, RPP, Manager, Planning Services  
Brent Spagnol, RPP, Director, Development Services  
Nelly Morrow, Director, Finance / Chief Financial Officer  
Robin Dunn, CAO

**Date of Approval:**

February 7, 2024  
February 7, 2024  
February 7, 2024  
February 7, 2024

# Proposed Servicing Land Options- Oro Medonte/Barrie

Presentation Mayor Alex Nuttall

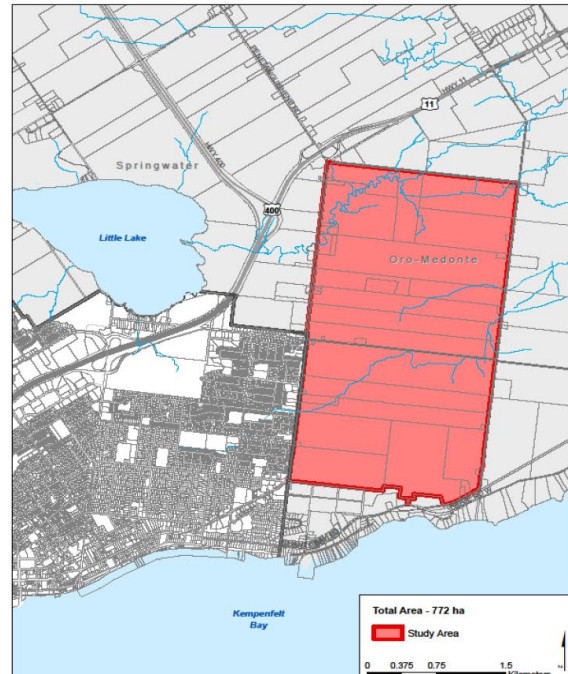
## Four Key Principles

1. Environmental conservation
2. Value to both municipalities: in addition to taxes from employment lands and cost savings on infrastructure
3. Employment opportunities for all residents
4. Potential additional housing opportunities



## Oro-Medonte

**City Servicing:** Water and wastewater servicing present within City limits on west side of Penetanguishene Road. Service-sharing agreement with Township of Oro-Medonte would need to be established.



## Proposed Details

- Of the 884 hectares we identified in Study area, the City of Barrie agrees to service 10% of the developable land for Oro Medonte's use (at end of the City's servicing window).
- Oro-Medonte will pay all the infrastructure costs associated with their land with no commitment on timing.
- Approximately 10% of tax revenue would flow back to Oro-Medonte until such time as Oro Medonte's employment lands were serviced and then it would end.
- Or consideration be given to a set contribution amount.



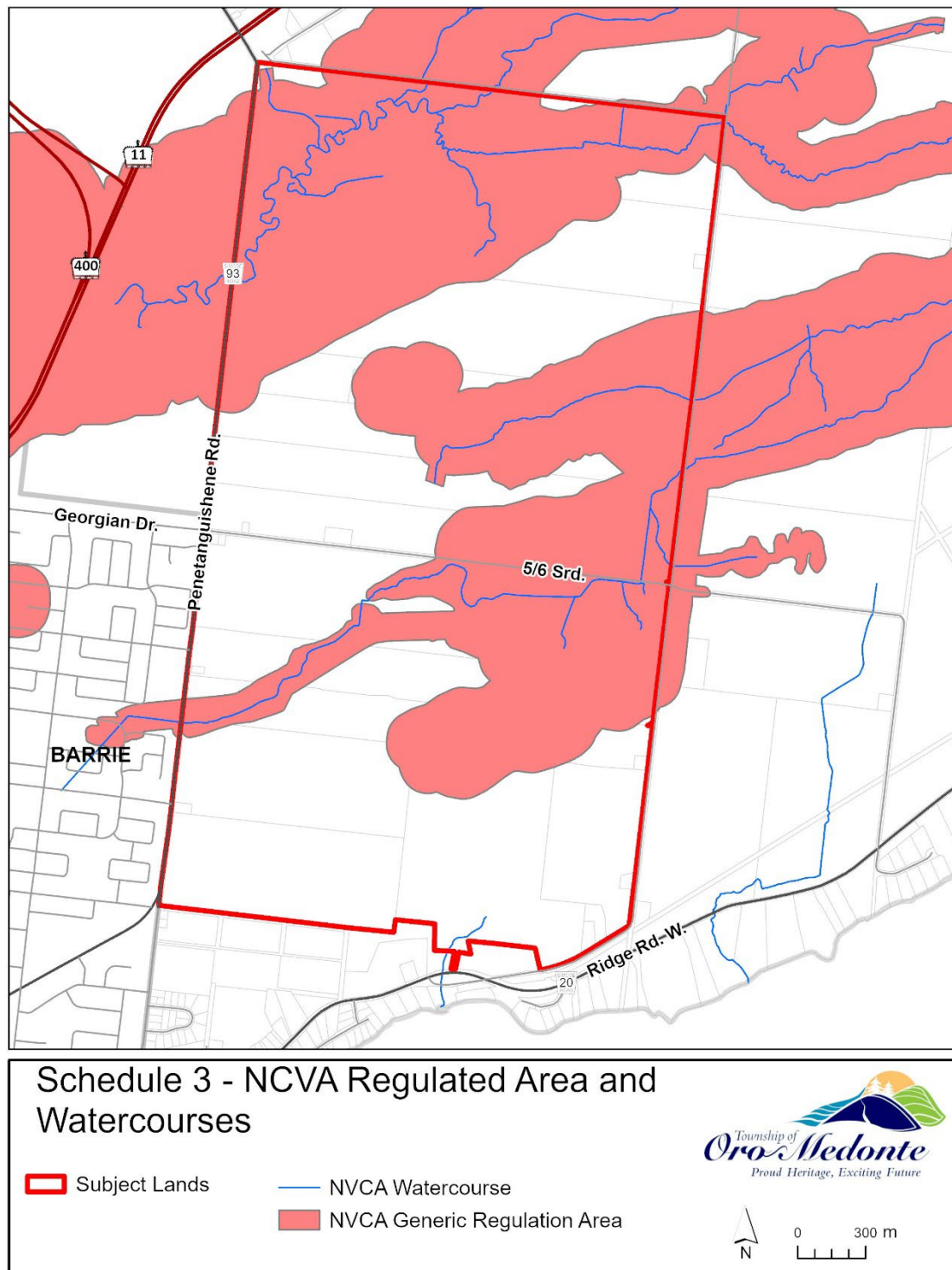


# Discussion

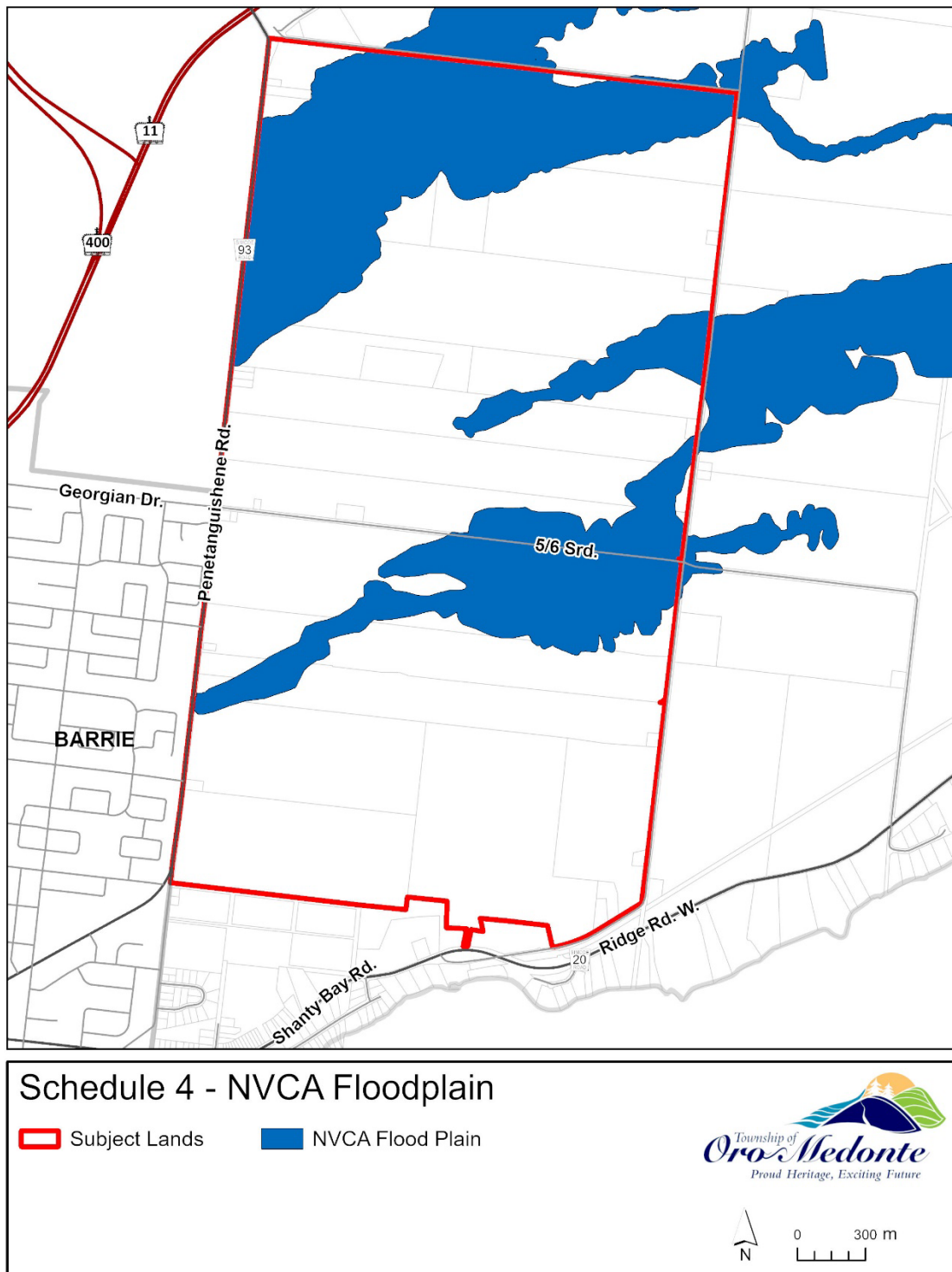
## Schedule 2: Township Official Plan – Land Use



### Schedule 3: NVCA Regulated Area and Watercourses

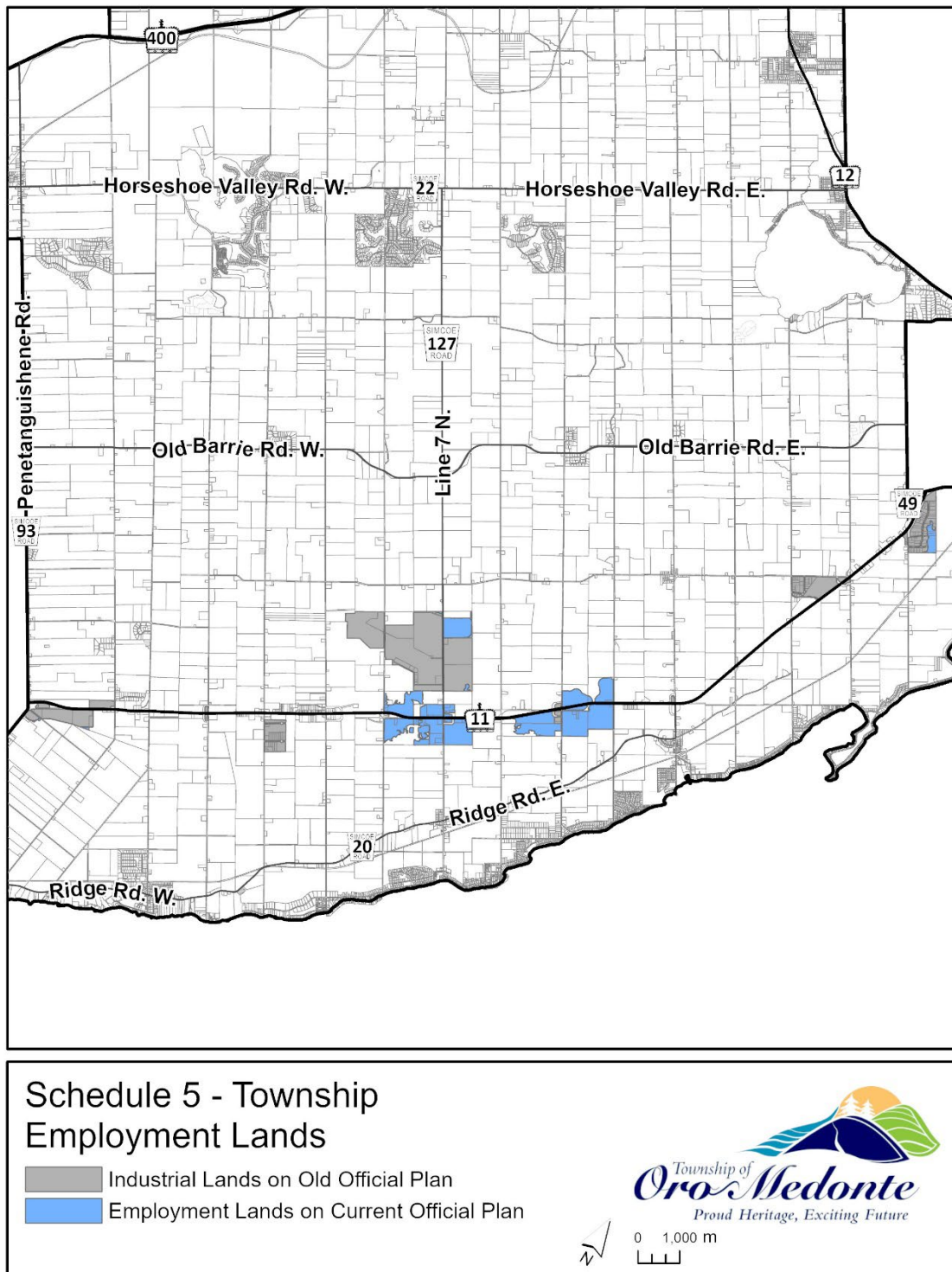


## Schedule 4: NVCA Identified Flood Plains





## Schedule 5: Township Official Plan – Lands Designated for Employment





## Schedule 6: January 22, 2024 Letter from Mayor Nuttall to Mayor Greenlaw and Members of Council

CITY HALL  
70 COLLIER STREET  
TEL. (705) 792-7900  
FAX (705) 739-4265



THE CORPORATION OF THE CITY OF BARRIE  
Mayor's Office

P.O. BOX 400  
BARRIE, ONTARIO  
L4M 4T5  
[www.barrie.ca](http://www.barrie.ca)

Mayor and Members of Council  
Township of Oro-Medonte  
148 Line 7 South  
Oro-Medonte, ON L0L2E0

January 22, 2024

Dear Mayor Greenlaw and Members of Council:

I am writing you today further to the CTV News Barrie story on Friday January 19, 2024, which noted Minister Calandra's desire for Barrie and Oro-Medonte to get back to the table to continue our discussions.

As I have said before, the key principles of the potential boundary realignment are based on the following four pillars:

- Environmental conservation.
- Value to each municipality, in addition to taxes from employment lands and cost savings on infrastructure.
- Employment opportunities for all residents.
- Potential additional housing opportunities.

I look forward to hearing from your council at your earliest convenience as we work to bring good paying local jobs to our region.

Sincerely,

Mayor Alex Nuttall  
City of Barrie  
c.c.: CAO Prowse  
Barrie City Council

## Schedule 7: January 29, 2024 Letter from Mayor Greenlaw to Mayor Nuttall

January 29, 2024

Mayor Alex Nuttall  
City of Barrie  
70 Collier Street, c/o P.O. Box 400  
Barrie, ON L4M 4T5



Dear Mayor Nuttall,

### Re: Township of Oro-Medonte and City of Barrie Boundary Review

Please accept this correspondence as confirmation of your letter dated January 22, 2024, regarding the Province's Regional Governance Review, and as follow-up to the Township of Oro-Medonte's meeting with Minister Calandra on January 18, 2024.

During our meeting with Minister Calandra, it was made abundantly clear that municipalities and upper tiers of government are expected to work cooperatively together, to reach fair and amicable partnerships, regarding the fulfillment of Provincial housing and employment needs, aligned with municipal priorities.

Minister Calandra indicated he is looking forward to commencing a review of Standing Committee recommendations, and confirmed he has not previously had the opportunity to focus on the Regional Governance Review.

As evidenced by the Township's Official Plan, the Township of Oro-Medonte prefers to continue to fulfill County of Simcoe and Provincially mandated development.

The Township understands the challenges the City of Barrie is facing with employment lands. However, given that existing employment lands are already contained within the City of Barrie boundary, from our perspective, is it reasonable to conclude the predominate challenge pertaining to employment lands is not a lack of land suitable for industrial/commercial development, but a lack of financial resources to provide services (infrastructure) to existing employment lands within the City's limits.

As a significant hub in Simcoe County, the Township of Oro-Medonte is sympathetic to the needs of the City of Barrie as many residents in Simcoe County rely on the City for many essential aspects of their lives. The Township is also appreciative of the City's plans and ongoing commitment as a separated city in Simcoe County.

The current County of Simcoe governance model supports the notion that the City of Barrie and surrounding municipalities share lifestyle, social and financial assets. Township of Oro-Medonte and City of Barrie initial conversations were true to sharing of such assets. With this in mind, the Township looks forward to our continued conversations and partnership.

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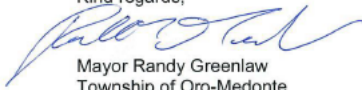
[www.oro-medonte.ca](http://www.oro-medonte.ca)

Without question, there is an opportunity for the City of Barrie and Township of Oro-Medonte to demonstrate cooperation and support of the Province's employment and housing initiatives.

By working together, we can achieve a sustainable solution that is beneficial to Township of Oro-Medonte and City of Barrie communities.

Looking forward to future positive discussions.

Kind regards,



Mayor Randy Greenlaw  
Township of Oro-Medonte

c.c. Township of Oro-Medonte Council  
Robin Dunn, CAO Township of Oro-Medonte  
Brent Spagnol, Director, Development Services, Township of Oro-Medonte  
George Vadeboncoeur, Planner, Development Services, Township of Oro-Medonte  
Michael Prowse, CAO City of Barrie