

**APPENDIX 'J'**

**Notice of Completion and Associated Correspondence**



**TOWNSHIP OF SPRINGWATER  
CLASS ENVIRONMENTAL ASSESSMENT  
FOR THE  
MIDHURST WATER, WASTEWATER & TRANSPORTATION MASTER PLAN  
NOTICE OF STUDY COMPLETION**

**RECOMMENDED MASTER PLAN**

Further to the Public Information Centre (PIC) held on August 28, 2008, the Township of Springwater has prepared a Master Plan following Phases 1 and 2 of the Municipal Class Environmental Assessment to determine infrastructure requirements (water, wastewater and transportation) to service existing and future development areas in accordance with the Midhurst Secondary Plan. Based on study findings to date and comments received from the public and review agencies, the recommended solutions are shown on plans in the Master Plan document. The Master Plan identifies the preferred infrastructure that will be needed to service future growth while minimizing environmental impacts. The main components are listed below. While the Master Plan addresses need and justification for the proposed infrastructure on a broad level, more detailed studies/planning for specific projects listed in the Master Plan will be done at a later date, in accordance with the Municipal Class Environmental Assessment (Phases 3 and 4).

**RECOMMENDED PROJECTS**

This Notice of Study Completion is issued with respect to the following Schedule A<sup>+</sup> and Schedule B projects. Schedule C Projects are subject to additional study in accordance with Phases 3 and 4 of the Municipal Class Environmental Assessment. Further notification will be issued with respect to the Schedule C Projects when they proceed to Phases 3 and 4 of the Municipal Class EA planning process.

**SCHEDULE A<sup>+</sup> PROJECTS – Pre-approved projects requiring this Notice:**

- 2-lane re-construction projects as follows:
  - Pooles Road from Highway 400 to Silverwood Crescent towards St. Vincent Street
  - Old Second Road from Pooles Road to Walt Road
  - Walt Road from Old Second Road to Russell Road
  - Russell Road from Forbes Road to Pooles Road
  - Doran Road from Russell Road to Gill Road
  - St. Vincent Street from Wattie Road to the Barrie City limits
  - Finlay Mill Road
  - Carson Road from Highway 27 to Wilson Drive
  - Anne Street from Carson Road to the Barrie City limits
  - Snow Valley Road from Wilson Drive to County Road 27

**SCHEDULE B PROJECTS – Activities which were subject to the Class EA screening process, and subject to this 30 day review period:**

- 2-lane re-construction of Gill Road from Craig Road to Doran Road
- 2-lane new construction of Gill Road from Doran Road to Wattie Road
- 2-lane new construction of Forbes Road from Old Second Road to Russell Road
- 4-lane new construction of County Road 27, from existing 4-lane to new Craig Road extension

**SCHEDULE C PROJECTS – Activities which are subject to additional study through Phases 3 and 4 of the Municipal Class EA process based on the solutions outlined in the Master Plan:**

- New water system including new wells, treatment works and water distribution system
- New sewage system including sewers, treatment plant and outfall to Willow Creek
- New interchange at Pooles Road with Highway 400
- 2-lane new construction of Craig Road from Russell Road to County Road 27
- 4-lane new construction of Wilson Drive from Snow Valley Road to Barrie City Limits

**PUBLIC REVIEW**

The Master Plan document is available for review for a period of 30 days, at the addresses provided below from Thursday, July 9, 2009 to Monday, August 10, 2009. The Master Plan is also available on the Township website. The Master Plan will be reviewed and revised taking into consideration the comments which are received as a result of this Notice. The recommended Master Plan projects will be presented to Council for approval.

Municipal Office  
1110 Highway 26  
Simcoe County Administration Centre  
Midhurst, Ontario  
Tel: 705-728-4784

Midhurst Public Library  
12 Finlay Mill Rd.  
Midhurst, Ontario  
Tel: 705-737-5650

Please note that the Township Office is moving to 2231 Nursery Road (off of County Rd. 27) and will be open on Tuesday, July 28, 2009. The Township Office will be closed, due to the move, on Friday, July 24 and Monday, July 27, 2009.

## COMMENTS

The Township is interested in receiving any comments that you may have about the projects outlined in the Master Plan. For further information you may contact either the Township or the Consultant undertaking the study.

During this 30-day review period, anyone who has any outstanding concerns with one or more of the Schedule B projects listed above that cannot be resolved through discussions with the Township of Springwater may request that the Minister of the Environment make an order for the project to comply with Part II of the Environmental Assessment Act (referred to as a Part II Order), which addresses individual environmental assessments. Requests must be submitted to the Minister of the Environment at the Address below. Copies of the Part II Order requests should also be sent to the Study Contacts as listed below. If no request for a Part II Order is received by August 10, 2009, the Township of Springwater may proceed to design and construction of the Schedule B projects listed above as set out in the Master Plan.

The Honourable John Gerretsen  
Minister of the Environment  
135 St. Clair Avenue West, 12<sup>th</sup> Floor  
Toronto, Ontario  
M4V 1P5

This notice issued: July 9, 2009

## STUDY CONTACTS

Mr. Brad Sokach, P. Eng.  
Director of Public Works  
Township of Springwater  
1110 Highway 26  
Simcoe County Administration Centre  
Midhurst, Ontario  
L0L 1X0  
Tel: (705) 728-4784 ext. 2034  
Fax: (705) 728-6957  
Email: [brad.sokach@springwater.ca](mailto:brad.sokach@springwater.ca)

Mr. Joe Mullan, P. Eng.  
President & CEO  
Ainley & Associates Limited  
280 Pretty River Parkway  
Collingwood, Ontario  
L9Y 4J5  
Phone: (705) 445-3451  
Fax: (705) 445-0968  
Email: [mullan@ainleygroup.com](mailto:mullan@ainleygroup.com)



CONSULTING  
ENGINEERS  
PLANNERS

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280 Pretty River Parkway, Collingwood, Ontario L9Y 4J5  
Tel: (705) 445-3451 • Fax: (705) 445-0968  
E-mail: collingwood@ainleygroup.com

July 9, 2009

File No. 208017

This letter sent to the attached list

Ref: **Township of Springwater  
Class Environmental Assessment  
Midhurst Water, Wastewater and Transportation  
Master Plan – Notice of Study Completion**

Dear «Title» «Last\_Name»:

The Township of Springwater is in the process of undertaking a Master Plan to determine infrastructure requirements (water, wastewater and transportation) to service existing and future development areas in accordance with the Midhurst Secondary Plan. Further to the Notice of Study Commencement (dated June 10, 2008) and the Notice of PIC (dated August 15, 2008), a Master Plan Document has now been finalized and is available for review as outlined in the attached Notice of Study Completion, which will be published in the local newspapers on July 9 and 16, 2009.

Please do not hesitate to contact the undersigned if you have any questions with respect to this Master Plan.

Yours truly

**AINLEY & ASSOCIATES LIMITED**

A handwritten signature in black ink, appearing to read "R. Mitchell", written over a white background.

Reid Mitchell, CET  
Encl.

cc: Brad Sokach, P. Eng., Director of Public Works, Township of Springwater  
Greg Gemmell, P. Eng., Gemmell Project and Construction Management  
Nancy Mather, Stoneybrook Consulting Inc.

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<b>Title</b>	<b>First Name</b>	<b>Last Name</b>	<b>Title 1</b>	<b>Agency</b>	<b>Department</b>	<b>Address 1</b>	<b>Address 2</b>	<b>City, Prov.</b>	<b>Postal Code</b>
Ms.	Cindy	Hood	District Manager	Ministry of Environment	Barrie District Office	54 Cedar Pointe Drive	Unit 1203	Barrie, ON	L4N 5R7
Mr.	Graham	Findlay		Ministry of Natural Resources	District Office	2284 Nursery Road		Midhurst, ON	L0L 1X0
Mr.	Winston	Wong	Heritage Planner	Ministry of Culture	Heritage Operations Unit	400 University Ave.	4th Floor	Toronto, ON	M7A 2R9
				Ontario Provincial Police	Huron District	1000 River Road West		Wasaga Beach ON	L9Z 2K8
Mr.	Martin	Rukavina	Advisor	Ministry of Aboriginal Affairs	Policy & Relationship Branch	160 Bloor Street East	9th Floor	Toronto, ON	M7A 2E6
Ms.	Miranda	Lesperance	Environmental Officer	Ministry of Indian & Northern Affairs Canada		25 St. Clair Avenue, East	8th Floor	Toronto, ON	M4T 1M2
Mr.	Richard	Saunders	Director	Corporate Policy and Management Branch, Ontario	Native Affairs Secretariat	720 Bay Street	4th Floor	Toronto, ON	M5G 2K1
Mr.	Jon	Babulic	CAO	City of Barrie		70 Collier Street		Barrie, ON	L4M 4T5
Mr.	Robin	Dunn	CAO	Township of Oro-Medonte		148 Line 7 South		Oro, ON	L0L 2X0
Mr.	Mark	Aitken	CAO	County of Simcoe	Administration Centre	1110 Highway #26		Midhurst, ON	L0L 1X0
Mr.	Colin	Bonnell		Bell Canada		136 Bayfield Street	Floor 12	Barrie, ON	L4M 3B1
				Enbridge Gas		500 Consumers Road		North York	M2J 1P8
Mr.	Harm	Vandeven		Rogers Cable		1 Sperling Drive		Barrie, ON	L4M 6K9
Mr.	Wayne	Wilson		Nottawasaga Valley Conservation Authority		8195 Concession 8		Utopia, ON	L0M 1T0
				Simcoe County District School Board	Education Centre	1170 Highway #26		Midhurst, ON	L0L 1X0
Ms.	Laura	Thompson	Planning Officer	Simcoe County Catholic District School Board		46 Alliance Blvd.		Barrie, ON	L4M 5K3
Mr.	Rick	Newlove	Gen. Man. Of Corp. Services	County of Simcoe	Administration Centre	1110 Highway #26		Midhurst, ON	L0L 1X0
Dr.	Charles	Gardner	Chief Medical Officer	Simcoe County District Health Unit		15 Sperling Drive		Barrie, ON	L4M 6K9
Mr.	Ray	Valaitis	Rural Planner	Ministry of Agriculture Food & Rural Aff.		R.R.#3, 95 Dundas St.		Brighton, ON	K0K 1H0
				Ministry of Municipal Affairs & Housing	Municipal Services Office - Central Ontario	777 Bay Street	2nd Floor	Toronto, ON	M5G 2E5
Ms.	Kathy	Woeller	District Planner	Ministry of Natural Resources		2284 Nursery Road		Midhurst, ON	L0L 1X0
				Ministry of Tourism & Recreation	Simcoe Regional Office	2284 Nursery Road		Midhurst, ON	L0L 1X0
				Ministry of Econ. Dev. And Trade		2284 Nursery Road		Midhurst, ON	L0L 1X0
				Simcoe County Paramedic Services	Administration Centre	1110 Highway #26		Midhurst, ON	L0L 1X0
Mr.	Roger	Hanmer	Regional Director	Ministry of Transportation	Central Region/District Office	1201 Wilson Avenue		Downsview, ON	M3M 1J8
Mr.	Tom	Hogenbirk	P.Eng.	Lake Simcoe Conservation Authority		120 Bayview Parkway	Box 282	Newmarket, ON	L3Y 4X1
Mr.	George	Vadeboncoeur	CAO	Town of Wasaga Beach		30 Lewis Street		Wasaga Beach, ON	L9Z 1A1
Ms.	Sue	Mackenzie	CAO	Township of Clearview		217 Gideon Street	Box 200	Stayner, ON	L0M 1S0
Mr.	Doug	Luker	CAO/Clerk	Township of Tiny		130 Balm Beach Road W.		Perkinsfield, ON	L0L 2J0
Ms.	Simone	Latham	CAO/Acting Clerk	Township of Tay		450 Park St.	Box 100	Victoria Harbour, ON	L0K 2A0
Mr.	Greg	Murphy	CAO	Township of Essa		5786 County Road 12		Utopia, ON	L0M 1T0
Ms.	Chunmei	Liu	Env. Assess.&Planning Coordinator	Ministry of Environment, Central Region	Technical Support Section	5775 Yonge St.	8th Floor	North York	M2M 4J1
Mr.	Lyle	Littlejohn				Box 269		Midhurst, ON	L0L 1X0
Mr.	Peter	Dorton	Project Manager	Ministry of Transportation	Corridor Management Section	1201 Wilson Avenue,Bldg'D'	7th Floor	Downsview, ON	M3M 1J8
Mr.	Robert	Byers				67 Finlay Mill Road	Box 191	Midhurst, ON	L0L 1X0
Mr.	Steven A.	Cathcart				14 Wattie Road		Midhurst, ON	L0L 1X0
Ms.	Jean	Oostrom		<a href="mailto:coryjean@rogers.com">coryjean@rogers.com</a>					
Ms.	Lois	Bertram		Mr. Paul Bertram		R.R.#1, 14772 Cty. Rd. 27		Elmvale, ON	L0L 1P0
Mr.	Nathan	Jamieson	P.Eng.	Stantec Consulting Ltd.		300-675 Cochrane Drive West Tower		Markham, ON	L3R 0B8
Mr.	Greg	Gemmell	P.Eng.	Gemmell Engineering		40 Peacock Lane		Barrie, ON	L4N 3R8
Dr.	Jim	Simon				2609 Russell Road, Box 175		Midhurst, ON	L0L 1X0
Mr.	Norman	Godfrey				#1400-75 The Donway West		Toronto, ON	M3C 2E9
Ms.	Darlene	Duiker				308 Miller Drive		Barrie, ON	L4N 9X7
				Chippewas of Georgina Island		R. R. #2	P.O. Box 13	Sutton West, ON	L0E 1R0
				Chippewas of Rama First Nation		5884 Rama Road	Suite 200	Rama, ON	L0K 1T0



CONSULTING  
ENGINEERS  
PLANNERS

Ainley & Associates Limited  
280 Pretty River Parkway, Collingwood, Ontario L9Y 4J5  
Tel: (705) 445-3451 • Fax: (705) 445-0968  
E-mail: collingwood@ainleygroup.com

July 6, 2009

File No. 208017

VIA COURIER

Ontario Ministry Transportation  
Corridor Management Section  
1201 Wilson Avenue, Bldg D, 7<sup>th</sup> Floor  
Downsview, On  
M3M 1J8

Attn: **Peter Dorton**  
**Project Manager**

Ref: **Township of Springwater**  
**Class Environmental Assessment**  
**Midhurst Water, Wastewater and Transportation**  
**Master Plan – Notice of Study Completion**

Dear Mr. Dorton

As you are aware, the Township of Springwater is in the process of undertaking a Master Plan to determine infrastructure requirements (water, wastewater and transportation) to service existing and future development areas in accordance with the Midhurst Secondary Plan. The attached Notice of Study Completion will be published in the local newspapers on July 9 and 16, 2009.

We enclose a CD containing the Draft Master Plan Document for your review. We understand that the 30-day public review period begins when you receive the Document and therefore, we have provided this submission by courier.

Please do not hesitate to contact the undersigned if you have any questions with respect to this Master Plan.

Yours truly

**AINLEY & ASSOCIATES LIMITED**

A handwritten signature in black ink, appearing to read "Reid Mitchell".

Reid Mitchell, CET  
Encl.

cc: Brad Sokach, P. Eng., Director of Public Works, Township of Springwater  
Greg Gemmill, P. Eng., Gemmill Project and Construction Management  
Nancy Mather, Stoneybrook Consulting Inc.

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July 6, 2009

File No. 208017

VIA COURIER

Township of Springwater  
1110 Highway 26  
Simcoe County Administration Centre  
Midhurst, On  
L0L 1X0

Attn: **Brad Sokach, P. Eng**  
**Director of Public Works**

Ref: **Township of Springwater**  
**Class Environmental Assessment**  
**Midhurst Water, Wastewater and Transportation**  
**Master Plan – Notice of Study Completion**

Dear Mr. Sokach

Further to the Advisory Committee meeting of June 29 for the above-mentioned Master Plan, please find enclosed two hard copies of the Draft Master Plan Document along with ten CD copies of the same Document. The Notice of Study Completion (copy attached) will be published in the local newspapers on July 9 and 16, 2009. Would you please ensure that one hard copy of the Master Plan Document is displayed for public review at the Township office (to be relocated to the new office on July 28, 2009). In addition, would you please ensure that the other hard copy is put on display at the Midhurst Public Library.

Please do not hesitate to contact the undersigned if you have any questions with respect to this Master Plan.

Yours truly

**AINLEY & ASSOCIATES LIMITED**

A handwritten signature in black ink, appearing to read "R. Mitchell".

Reid Mitchell, CET  
Encl.

cc: Greg Gemmell, P. Eng., Gemmell Project and Construction Management  
Nancy Mather, Stoneybrook Consulting Inc.

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E-mail: collingwood@ainleygroup.com

July 6, 2009

File No. 208017

VIA COURIER

County of Simcoe  
Planning Department  
1110 Highway 26  
Midhurst, On  
L0L 1X0

Attn: **Bryan MacKell, MCIP, RPP**  
**Director of Planning and Development**

Ref: **Township of Springwater**  
**Class Environmental Assessment**  
**Midhurst Water, Wastewater and Transportation**  
**Master Plan – Notice of Study Completion**

Dear Mr. MacKell

As you are aware, the Township of Springwater is in the process of undertaking a Master Plan to determine infrastructure requirements (water, wastewater and transportation) to service existing and future development areas in accordance with the Midhurst Secondary Plan. The attached Notice of Study Completion will be published in the local newspapers on July 9 and 16, 2009.

We enclose one hard copy of the Draft Master Plan Document along with a CD containing the Draft Master Plan Document for your review.

Please do not hesitate to contact the undersigned if you have any questions with respect to this Master Plan.

Yours truly

**AINLEY & ASSOCIATES LIMITED**

A handwritten signature in black ink, appearing to read "RM Mitchell".

Reid Mitchell, CET  
Encl.

cc: Brad Sokach, P. Eng., Director of Public Works, Township of Springwater  
Greg Gemell, P. Eng., Gemell Project and Construction Management  
Nancy Mather, Stoneybrook Consulting Inc.

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Tel: (705) 445-3451 • Fax: (705) 445-0968  
E-mail: collingwood@ainleygroup.com

July 6, 2009

File No. 208017

VIA COURIER

Ontario Ministry of the Environment  
Central Region  
Technical Support Section  
5775 Yonge Street, 8<sup>th</sup> Floor  
North York  
M2M 4J1

Attn: **Chunmei Liu**  
**Environmental Assessment and Planning Coordinator**

Ref: **Township of Springwater**  
**Class Environmental Assessment**  
**Midhurst Water, Wastewater and Transportation**  
**Master Plan – Notice of Study Completion**

Dear Ms. Liu

As you are aware, the Township of Springwater is in the process of undertaking a Master Plan to determine infrastructure requirements (water, wastewater and transportation) to service existing and future development areas in accordance with the Midhurst Secondary Plan. The attached Notice of Study Completion will be published in the local newspapers on July 9 and 16, 2009.

We enclose a CD containing the Draft Master Plan Document for your review. We understand that the 30-day public review period begins when you receive the Document and therefore, we have provided this submission by courier.

Please do not hesitate to contact the undersigned if you have any questions with respect to this Master Plan.

Yours truly

**AINLEY & ASSOCIATES LIMITED**

Reid Mitchell, CET  
Encl.

cc: Brad Sokach, P. Eng., Director of Public Works, Township of Springwater  
Greg Gemmill, P. Eng., Gemmill Project and Construction Management  
Nancy Mather, Stoneybrook Consulting Inc.

**Reid Mitchell**

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**From:** PMDU, DataRequests (MAA) [DataRequests.PMDU@ontario.ca]  
**Sent:** June 4, 2009 12:56 PM  
**To:** PMDU, DataRequests (MAA)  
**Subject:** Request to update your mailing list to send - EA notifications and invitations to Public Information Centres  
**Importance:** High

Kindly update your mailing list to reflect that Surinder Singh Gill is no longer responsible for Environmental Assessment (EA) notifications.

Please mail all Notifications of EA study projects or any Invitations to Public Information Centres or public meetings to:

Martin Rukavina  
Advisor  
Ministry of Aboriginal Affairs  
Aboriginal and Ministry Relationships  
160 Bloor Street East, 9th Floor  
Toronto ON M7A 2E6

Please acknowledge the receipt of this mail and contact us via email if you have any questions or concerns.

Thank you  
Performance Measures & Data Unit  
Strategic Policy & Planning Division  
Ministry of Aboriginal Affairs

## PLANNING REPORT



To: Planning Committee

From: Nancy Tuckett, Director of Planning & Development  
Brad Sokach, Director of Public Works  
J.A. Mullan, Ainley & Associates Ltd.

Date: June 22, 2009

Re: **Midhurst Secondary Plan EA and Centre Vespra**

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### Recommendation

#### It is recommended that:

1. This Planning Report be received; and
2. Staff not proceed to investigate further options for servicing the intervening lands between the Centre Vespra and Snow Valley Settlement Areas and lands within the Midhurst settlement, or lands in the settlement of Centre Vespra, through water and waste water infrastructure intended for the Midhurst Secondary Plan Area; and
3. Staff seek authorization to release the Midhurst Water, Wastewater & Transportation Master Plan for public comment as per the requirements of the Class EA process; and
4. That in conjunction with the placing the document on public record that staff proceed to forward the document to the County of Simcoe to be subsequently circulated with the Midhurst Secondary Plan as part of the required circulation of OPA # 38.

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### Background

On February 25, 2008, Planning Committee initiated the Class Environmental Assessment (EA) process for servicing the Midhurst Secondary Plan Area. A status update of the EA project was provided to Planning Committee on May 25, 2009. It was an opportunity for Ainley Group to provide members of Council with a status update and to identify the remaining schedule for completion of the EA. The Committee was also asked for its concurrence with the finalization of the "draft" Midhurst Master Plan which requires the document to go forward to the public and review agencies for the statutory 30 day public review period. The report is about to be released for the 30 day public review period. Following this review, the document will be forwarded to the County to be circulated with the Midhurst Secondary Plan as part of the required circulation of OPA #38.

### Analysis

In the presentation on May 25<sup>th</sup>, members of Council questioned whether the servicing of intervening lands between the Midhurst Secondary Plan Area, and lands in the settlement areas of Centre Vespra and Snow Valley should be considered as part of the Environmental Assessment.

The Snow Valley Settlement Area has its own water and waste water system. Lands within the Settlement Area of Centre Vespra are currently within the Phase III stage of the EA process. The Midhurst Secondary Plan Area EA is within Phase II of the EA process and the document will soon be released for public comment.

The lands in question do not fall within a settlement area and are designated Agricultural in the Township

of Springwater Official Plan. The Agricultural designation recognizes agricultural and agricultural related uses as the predominant use. Section 17.5.1 of the Official Plan states the following:

*The Planning objective in regard to the Agricultural land use designation is to preserve and protect agricultural lands and operations in these areas and to prevent incompatible uses from developing in the area. Because the Agricultural designation abuts one or more of the settlement related designations or is in close proximity to such designations, Council shall carefully evaluate any application to alter the boundary of the Agricultural designation in this area. Such applications*

*shall be considered in terms of their impact on the planning objectives stated above. Any change in the delineation of the Agricultural designation which would conflict with the objective should not be permitted.*

Under the current planning policy regime as directed from the province through the various Provincial documents including the *Provincial Policy Statement*, *Growth Plan for the Greater Golden Horseshoe* and the most recently released document, *Simcoe Area: Vision for Strategic Growth*, development is to occur in the settlement areas and not within areas utilized primarily for agriculture. As the lands are currently outside of a settlement area, there would be no policy direction at the Provincial, County or local level to support servicing development of the magnitude that would be considered for full services in this location.

In addition to the above arguments the consideration of the subject lands would require significant planning efforts to estimate the potential total population, population distribution, and land uses in order to properly assess servicing requirements in the Midhurst or other servicing EA.

### **Recommendation**

Given that the planning policy regime currently in effect would not permit the development of the rural lands located between Centre Vespra, Snow Valley and Midhurst Settlement Areas to be developed, and the fact that the Class EA's for the servicing of the Centre Vespra and Midhurst Settlement Areas have been ongoing for over 12 months, it is recommended that staff and the associated consultants be directed to not pursue the servicing of the rural lands located between Centre Vespra, Snow Valley and Midhurst Settlement Areas.

In addition it is recommended that staff and the associated consultants be directed to not pursue further opportunities for shared servicing between Centre Vespra, Snow Valley and Midhurst settlement areas.

Respectfully Submitted,

Nancy Tuckett, M.Sc., BEd., MCIP, RPP  
Director of Planning & Development

Brad Sokach, P.Eng.  
Director of Public Works

J. A. Mullan, P.Eng.  
President & CEO  
Ainley & Associates Limited

June 25, 2009

Mr. Bryan Mackell  
Director of Planning  
County of Simcoe  
1110 Highway 26  
Midhurst, Ontario  
L0L 1X0



Dear Sir:

**Re: Midhurst Secondary Plan and Places to Grow Vision for Simcoe**

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It is obvious that careful plans for growth in Simcoe County with minimal impact must be made by both the Province and County. The Province requires Barrie to have a 10-year supply of residential land, but it currently possesses only 1-2 years' worth. Clearly this must be addressed if further growth is to be targeted to Barrie. However, we believe that the current Provincial plans and legislation are inconsistent, and an alternative needs to be examined.

*Places to Grow* has the laudable goals of directing growth to existing settlement areas, and avoiding boundary expansions. Intensification is to be the preferred mode. *PtG* also stresses planning new growth to foster complete communities which are more compact and feature mixed uses. Meanwhile, the Lake Simcoe Act and the Lake Simcoe Protection Plan both aim to minimize impacts of growth on Lake Simcoe using these same approaches of intensification and boundary restriction of existing settlement areas.

Therefore, it is with some dismay that we read Bill 196 which proposes to annex large greenfield areas from Innisfil to accommodate future residential growth of Barrie. We believe that the bulk of this growth (that which cannot be accommodated within Barrie's existing borders) should instead be directed to Midhurst, an existing settlement area, with an adopted Secondary Plan.

Growth in (what is now) Innisfil will add to the existing stresses on Lake Simcoe's Kempenfelt Bay, both through increased sewage and stormwater. Midhurst, in contrast, is outside of the Lake Simcoe watershed. The annexation lands are currently unserviced greenfield – before they can be developed they will require amendments to official plans, then secondary plans, then draft plans of subdivision, plus Class Environmental Assessments for servicing and transportation – all before shovels go into the ground. That means the housing simply cannot be ready until many years after it will be needed.

Midhurst already has an adopted secondary plan in place which is in accordance with the plans of Springwater and Simcoe. It is thus better able to meet the housing need in time. Unlike the moratorium lands in Innisfil, Midhurst is a designated settlement area with

boundaries set out in the Springwater Official Plan and confirmed by the OMB. This plan meets the necessary density levels and has already had extensive public input. Between the existing infrastructure and the lesser requirement to deal with phosphorous, servicing in Midhurst will be less expensive than in Innisfil.

Barrie and Midhurst already provide some municipal services to each other, and formal annexation need not take place. Midhurst is already considered to be part of Barrie's census metropolitan area (CMA) by Stats Can and the CMHC, and fits the *PtG* definition as part of Barrie's Regional Market Area. This formally recognizes that Barrie and Midhurst already have a high degree of social and economic integration, and Midhurst in effect functions as an "executive suburb" of Barrie.

Barrie's own stated intent is to increase the number of jobs in (or near) Barrie as a proportion of population, reducing the pressure for commuting. If this is the case, then there is no particular need for new residential development to be located to the *south* of Barrie, towards the GTA – like the previous southern growth tendency which has been primarily commuter-driven. If new residents are assumed to be oriented to jobs within Barrie, then locating them to the north makes as much, if not more, sense than locating them to the south. Accommodating them in Midhurst will mean integrating them into and balancing existing communities – helping to complete those communities – rather than adding to the already unbalanced residential-only southeast corner of Barrie.

Boundary expansions should be considered only once growth has been allocated to existing settlement areas. That is what *Places to Grow* calls for and that is what the Province seems to be expecting everywhere else. There is no need for a Barrie exception.

In conclusion, we urge that the Province and County support the adopted Midhurst Secondary Plan and re-direct planned growth beyond Barrie's current borders to that plan, reducing (or eliminating) the need for annexation of Innisfil land for residential development. This will more easily allow for integration of growth into existing communities and settlement areas, reduce infrastructure costs, require less greenfield development, and avoid adding further population stress to Kempenfelt Bay and Lake Simcoe.

Yours truly,



Erich Jacoby-Hawkins  
on behalf of the Board of Living Green Barrie

June 25, 2009

Mr. Bryan Mackell  
Director of Planning  
County of Simcoe  
1110 Highway 26  
Midhurst, ON  
L0L 1X0



Re: Sustainability Initiatives  
Geranium Corporation, Midhurst Development Proposals

As a board member of Living Green Barrie, as well as an active member of the Barrie and District Real Estate Board, I had an opportunity to look at this proposal from two perspectives, which are those of ecology and conservation versus those of business. These two topics have long been mutually exclusive, as sustainability goals seen to be impossible to fit into profitable business plans.

I was overwhelmed to see the incredible progress that Geranium Corporation has made in merging these formerly disparate issues into one of "sustainability" recognizing that good environmental practices are now good business practices.

As a Realtor with an environmental conscience, I have long been disappointed by the failure of the building and development communities in Simcoe County to take leadership in promoting sustainable practices, and with the triple threats on the horizon of Climate Change, Peak Oil, and Economic Insecurity, it is essential that we move quickly to transition our lifestyles and communities to better deal with the changes ahead.

Building on the Four Pillars of Sustainability; Social, Environmental, Cultural and Economic, Geranium has proposed something that is so innovative and unlike what has gone before, that I am somewhat at a loss to adequately



communicate my excitement. I can only congratulate them on the vision and commitment that has allowed them to get here.

#### HIGHLIGHTS:

From the design aspects of compact walkable communities involving mixed-use neighbourhoods and densities, to the connected street grid network with short blocks which are bicycle- and pedestrian-friendly, this design template is the key to better use of our resources, while returning a real sense of community long missing from our current urban sprawl mindset. This supports active lifestyles and social interaction.

Housing styles compliment the surrounding character of the area, uniquely fronting on greenspace and using valley edge and hedgerow streets, as well as laneway access.

Embracing of LEED standards significantly raises the bar to other builders.

Maintaining wildlife habitat and interconnected trails for wildlife movement: we often forget that we live in a world we share with other forms of life and when we eliminate them, we diminish the quality of our own lives as well.

Many specific elements are especially overdue, and praiseworthy:

- Care of the Urban Forest, preservation of the hedgerows, investment in Natural Heritage, maintaining organics in the soil for healthy lawns with low water use, all help mitigate heat island effects.
- Maximizing energy efficiency through innovative district heating, geothermal and solar photovoltaics.
- Water conservation through in-home conservation technologies, minimizing lawns, grey water separation for re-uses in homes and communities.
- Stormwater management strategies employing green roofs, pervious pavement and bioswales.

- Wastewater management to a high treatment level, grey-black separation, bio-solid process with potential to generate energy from waste, heat recovery from domestic water.

The Homeowner Information and Natural Stewardship Guide to be supplied with each Purchase Agreement is educating and involving the homeowner in maintaining the principles of sustainable living.

I am excited and encouraged by the vision and leadership shown by Geranium Corporation and congratulate them on a comprehensive overhaul of business as usual development and building practices. I would be thrilled to live there.

I encourage the County of Simcoe to approve this development.

Yours very truly,

A handwritten signature in cursive script that reads "R. Blaicher".

Ruth Blaicher  
Director, Living Green

Copy: Township of Springwater  
Geranium Corporation

June 25, 2009

Mr. Bryan Mackell  
Director of Planning  
County of Simcoe  
Administration Centre  
1110 Highway 26  
Midhurst, ON  
L0L 1X0



Dear Mr. Mackell:

**Re: Geranium Midhurst Development**

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I had the opportunity to hear a presentation by Geranium Corporation and their team of experts on the development proposed in the Midhurst Secondary Plan area.

Geranium should be commended for incorporating in their Midhurst design all the eco-friendly, family-friendly, and anti-urban sprawl features proposed by experts around the world to create a mix of uses in complete neighbourhoods.

What is particularly noteworthy is their connected grid network of short tree-lined or hedgerow blocks where a five minute walk will take you to your desired destination, be it work, shop or play. The five-minute walk ensures that toxic pollutants from car exhausts will be kept at minimum – everyone benefits.

What a smart, family-friendly idea to front homes onto the park so that the eyes of the neighbourhood can keep watch while children play. There is no doubt that this will increase the physical fitness of our children as more parents will readily let their children go out in the park to play soccer, etc.

After viewing many new plans for subdivisions in the past, it's gratifying to find a design that places such emphasis on the value of trees, particularly native trees, to cool our environment, improve air quality and sequester carbon. The importance Geranium has placed on "green spaces" as valuable features of their design is clearly evident by how often in the plan one reads the words "park", "parkette," "hedgerow," "interconnected green space,"

“pathways,” “trails,” “central park,” “retain forests,” “green entry features,” and “wildlife habitats”.

The fact that each house will be built using LEED principles and Energy Star efficiency levels with grey/black water separation and a minimum of turf grass means that homeowners will realize significant savings on their heating, energy and water bills while lowering the community ecological impact.

It’s good news to everyone concerned that a developer finally recognizes that we need to build homes that are in harmony with nature, preserve as much of the environment as possible, use less land, and help reduce our carbon footprint.

I encourage the County to support and approve the development proposed by Geranium Corporation in the Midhurst Secondary Plan area.

Yours very truly,



Gwen Petreman  
Living Green

Copy: Township of Springwater  
Geranium Corporation

June 25, 2009

**Mr. Bryan Mackell**  
Director of Planning  
County of Simcoe  
Administration Centre  
1110 Highway 26  
Midhurst, ON L0L 1X0



Dear Mr. Mackell:

**Re: Geranium Corporation Development Proposal  
Midhurst Settlement Area**

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Geranium Corporation is proposing to develop their lands within the Midhurst Secondary Plan area and recently shared their plans with the Board of Living Green Barrie.

Personally, I am impressed with the way Geranium seeks to preserve mature trees within their development, and once built, to add more trees. Their plan to use native species will help survival and reduce the likelihood of disease. Native species may also encourage local fauna to remain, or to re-colonise the development once construction disturbance is over.

Geranium's commitment to energy efficiency is very much in tune with the times and much to be applauded. The use of solar to boost ground source heat pumps is particularly clever, yet simple enough to work well. They plan to leave the southern exposure of houses open to encourage passive solar gain within the houses during winter, and incorporate wide eaves to avoid summer solar gain.

Likewise, they will seek to reduce water consumption by (a) reuse of grey water for lawns and gardens, (b) capture of rain water which can be used for toilet flushing, car washing, etc, and (c) use of water saving showers, toilets, etc. All of these techniques are well proven, to the extent that it is surprising other builders have ignored them for so long.

A final innovation will be an attempt to encourage walking by placing services like schools, shops, libraries, etc no farther than a 5 minute walk from most dwellings. This may well turn out to be one of the biggest benefits with respect to energy efficiency, physical health of the inhabitants and social cohesion.

Geranium's Midhurst development will provide an opportunity to observe how an urban design which differs from the usual suburb performs. This experiment could be carried out at a number of different levels:

1. How does school performance compare with other communities of similar income and social status?
2. How do obesity outcomes compare?
3. How does energy consumption compare?
4. How does water consumption compare?
5. How do the citizens themselves perceive their community compared to other communities of similar income and social status?
6. How does the resale price of houses compare to those in other communities with similar original housing cost?
7. How does crime compare with other communities of similar income and social status?

Personally, I am very impressed with their initial efforts. If their final design resembles what they described, I expect that it will prove to be very successful indeed.

Yours sincerely,

Peter Bursztyn (Ph.D.),  
Past Chair,  
Living Green Barrie

A handwritten signature in red ink, appearing to read "Peter Bursztyn", is written over the typed name and title.

Copy: Township of Springwater and Geranium Corporation