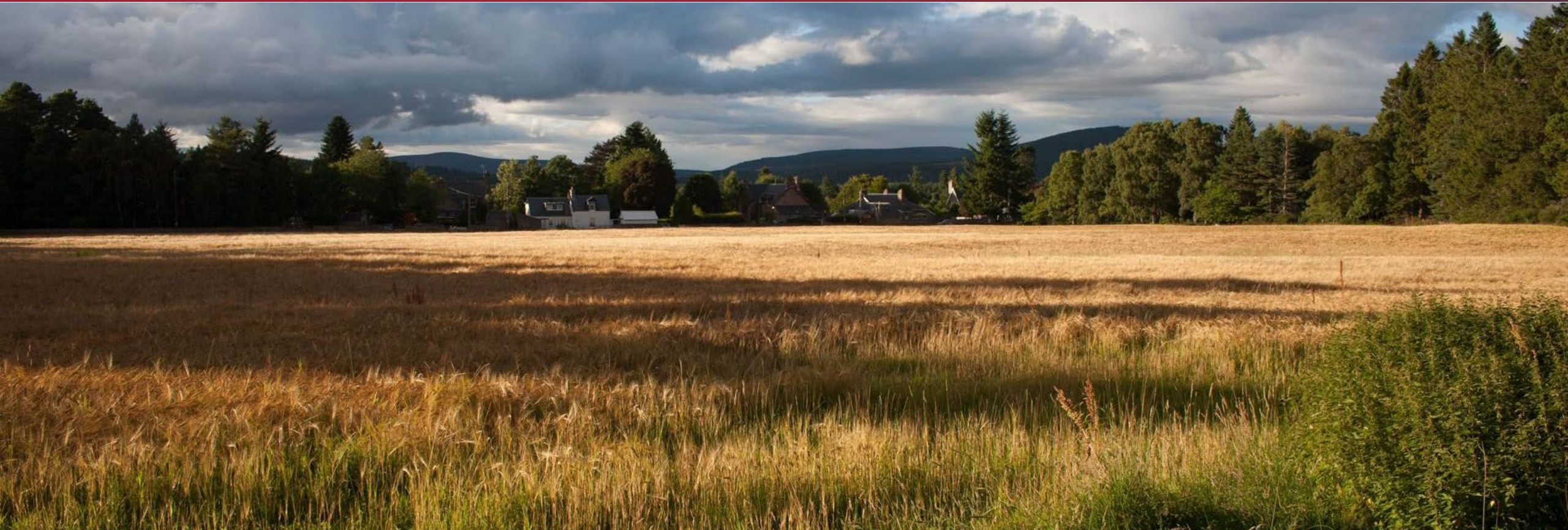


JOINT LAND NEEDS ANALYSIS AND STUDY – STAGE 3

Plenary Session #3

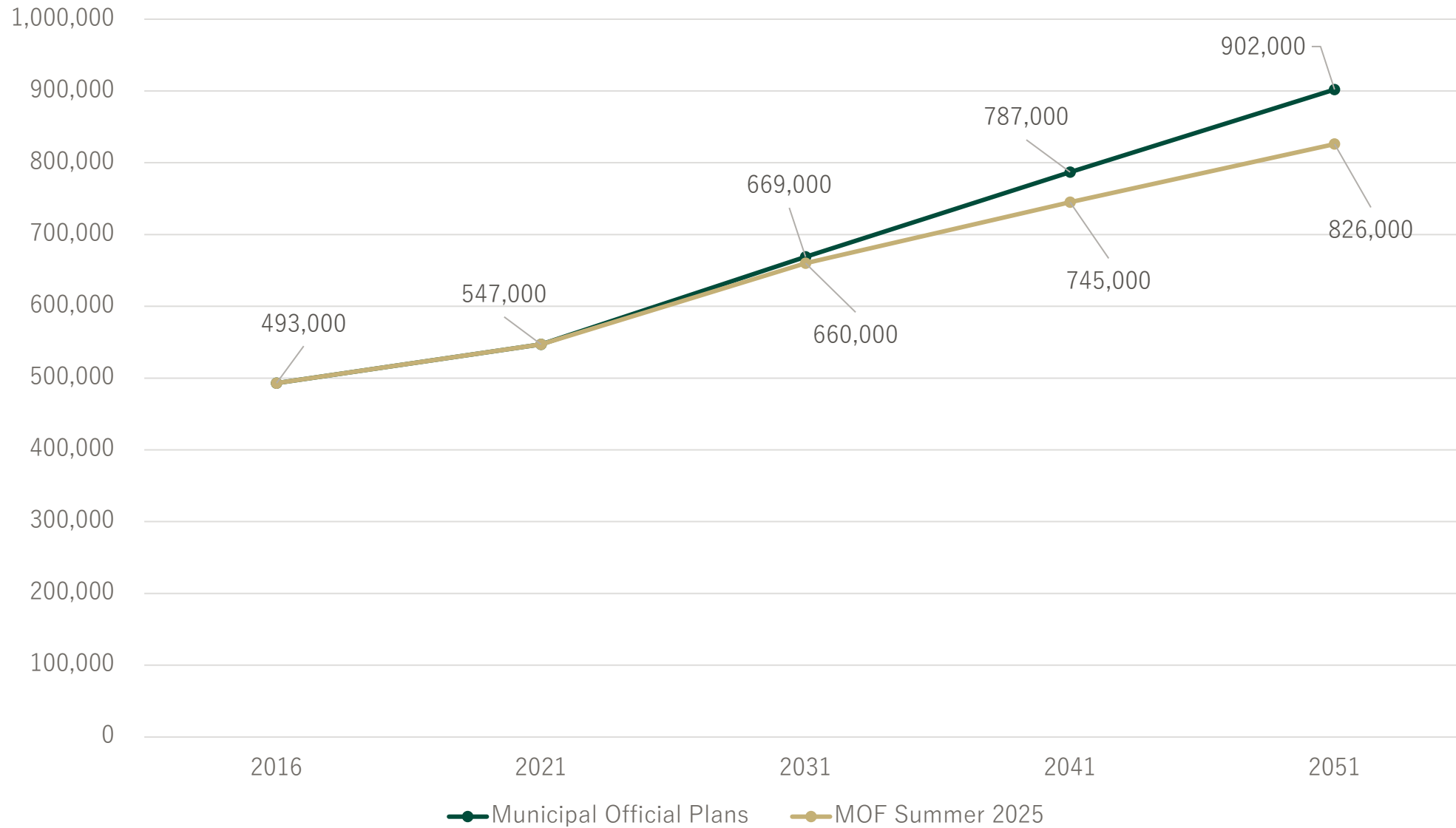


October 22, 2025

Issues Arising Since September 16 Plenary

- Population and employment forecasts—too much growth or not enough?
- Are we properly considering “regional market areas”?
- Why do we need to plan for employment land within the Study Area?

Population in the Simcoe Census Division



Housing

- There are claims that Hemson is underestimating the demand for low density housing. However, justification for more land for housing
 - Reflects older housing patterns
 - Does not reflect OP policies and targets
- Bottom line—developing additional community area for pre-2051 growth in Barrie is NOT sprawl. If annexation occurs, it will be adjacent to an existing urban area, and for dense suburban housing that otherwise cannot be accommodated in Barrie.

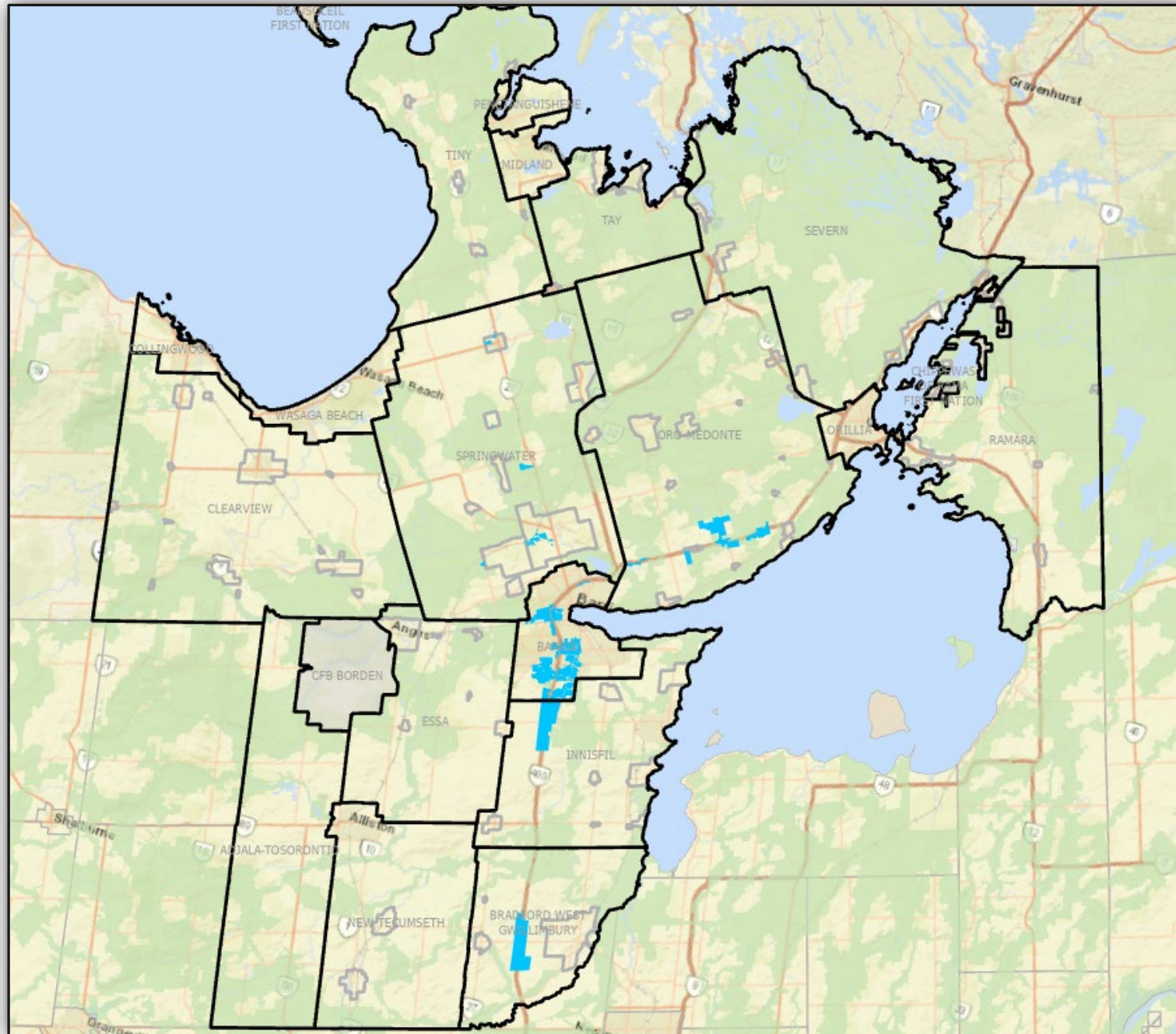
Employment

	2021 Census	2051 OPs
Barrie	50%	52%
Orillia	55%	54%
Simcoe County (COPA 7)	34%	35%
<i>Oro-Medonte</i>	<i>26%</i>	<i>37%</i>
<i>Springwater</i>	<i>31%</i>	<i>29%</i>

Recap

- Barrie's Official Plan 2051 forecasts of population (298,000) and employment (150,000) represent good planning
- Without additional urban land, Barrie's planned growth cannot be achieved
- If Barrie's growth slows, the spillover to the County is real—but there is risk in assuming that it will all go to Midhurst
 - New town vs. established city
 - Historical growth pattern
 - Varying plans/forecasts
 - Servicing constraints

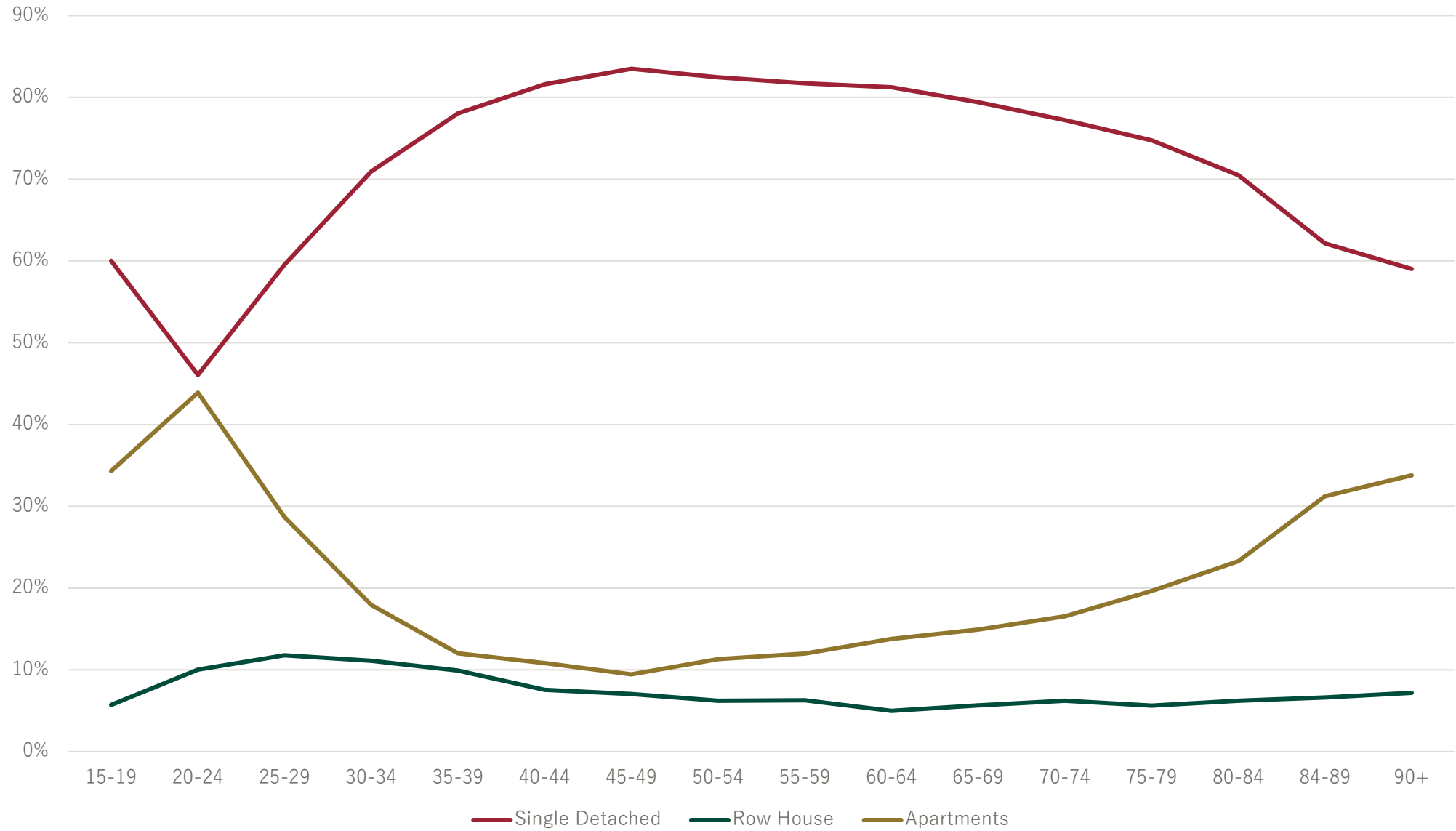
Regional Market Areas



Key Planning Principles When Thinking About Where Housing Should be Accommodated

- Plan for “complete communities”, where people can work close to home
- Plan for a range and mix of housing for all age groups in *each* municipality

Headship Rates - Simcoe Census Division, 2021



Why do we Need to Plan for Employment Land Within the Study Area?

Barrie

- Theoretical employment area supply to 2051 but this is based on
 - Ambitious assumptions about intensification of existing employment lands and density of new lands
 - No provision for market choice in latter half of the planning horizon
- City needs to plan for additional employment lands well before 2051

Broader Region

- Regional approach to employment land planning
 - City, County, and Springwater all have emerging needs
 - Potential to open up a major new regionally significant employment area
 - Supported by PPS policies that allows for longer-term planning
 - Annexation is generational

Final Steps for Consulting Team

- Prepare and deliver technical memoranda by end of October
 - Planning Analysis
 - Natural Heritage
 - Servicing

Questions?

Regional Market Area

- North of County Road 90
 - Generally exhibits net out-commuting
 - Most out-commuting is to Barrie, especially from Springwater, and to a lesser extent Orillia
 - Springwater, Innisfil, and Barrie form part of the Barrie CMA—“high degree of social and economic interaction” per Statistics Canada
- South of County Road 90
 - Level of out-commuting is higher than to the north
 - Significant out-commuting to York Region, Toronto, Barrie, and Peel
 - New Tecumseth and Bradford West Gwillimbury form part of Toronto CMA
- In Barrie, about the same number of people leave to the south for work as arrive for work in the city from the north

Barrie and Toronto CMA Boundaries

