

Schedule “A-1”

AMENDMENT NUMBER 14

to the

OFFICIAL PLAN

for the

CITY OF ORILLIA

(Housekeeping Amendment #4 OPA 14)

**AMENDMENT NUMBER 14 TO THE
OFFICIAL PLAN FOR THE
CORPORATION OF THE CITY OF ORILLIA**

The attached explanatory text and schedule, constituting Amendment Number 14 to the Official Plan of the City of Orillia, was prepared and adopted by the Council of the Corporation of the City of Orillia by By-law 2021-5 under the provisions of Sections 17 and 22 of the *Planning Act*, R.S.O. 1990 c. P. 13, as amended.

MAYOR

CAO/CITY CLERK

**AMENDMENT NUMBER 14
TO THE OFFICIAL PLAN
FOR THE
CITY OF ORILLIA**

THE CONSTITUTIONAL STATEMENT

The following Amendment to the Official Plan for the City of Orillia consists of three parts:

PART A – THE PREAMBLE

Consists of the purpose, location and basis for the Amendment and does not constitute part of the actual Amendment.

PART B – THE AMENDMENT

Sets out the actual Amendment Number 14 to the City of Orillia Official Plan, including the specific policies to be amended and changes to the Schedules.

PART C – THE APPENDICES

Consists of the background information and planning considerations associated with this Amendment. This section does not constitute part of the actual amendment.

PART A – THE PREAMBLE

1.0 PURPOSE OF AMENDMENT

The sole purpose of this Official Plan Amendment is to bring the City’s Official Plan into compliance with recent changes to the *Planning Act* as a result of Bill 109 (*More Homes for Everyone Act, 2022*).

2.0 LOCATION OF AMENDMENT

These ‘Housekeeping Amendments’ apply to all land within the City of Orillia.

3.0 BASIS OF AMENDMENT

Housekeeping Amendment #4 is intended to bring the City’s Official Plan into conformity with legislative changes that took place since the last Housekeeping Amendment #3 was adopted on January 18, 2021. These provincial changes relate specifically to Bill 109’s changes to the *Planning Act* with respect to:

- The ability to deem applications for Site Plan Approval incomplete.
- The ability to require the applicant to submit required information and material provided the Official Plan contains policies related to these requirements.
- The requirement to process applications for Official Plan Amendments, Zoning By-law Amendments, and Site Plan Approval applications within prescribed timelines before being required to start refunding application fees.

PART B – THE AMENDMENT

1.0 DETAILS OF THE AMENDMENT

The Official Plan for the City of Orillia is hereby amended as follows:

1. Section 7.1.8 a) – Complete Application, the paragraph is repealed and replaced with the following:

- “a) This Plan identifies the following studies, plans and/or assessments that the City may require to support Consent applications, Official Plan Amendments, Draft Plan of Subdivision Approval applications, Draft Plan of Condominium Approval applications, Zoning By-law Amendments and applications for Site Plan Control, prior to that application being considered complete. In order for an application to be deemed complete, the City, at its sole discretion, may require any of the following studies, plans and/or assessments to be reviewed by the City for

conformity with the Official Plan, Terms of Reference, standards, and guidelines prior to deeming an application complete. The following studies, plans and/or assessments shall be determined to be required at the sole discretion of the City:

- i) Land Use Planning Report;
- ii) Neighbourhood Plan;
- iii) Master Plan;
- iv) Context Plan;
- v) Priority Lot Plan;
- vi) Streetscape Plan;
- vii) Environmental Impact Study;
- viii) Phase 1 and 2 Environmental Site Assessment;
- ix) Heritage Impact Statement;
- x) Archaeology Phase 1 and 2 (Archaeological Assessment) and Conservation Plan (if archaeology resources are identified);
- xi) Stormwater Management Plan;
- xii) Functional Servicing Plans (Sewer and Water);
- xiii) Service Infrastructure Master Plan;
- xiv) Traffic Impact Study;

- xv) Parking Needs Study;
- xvi) Transportation Master Plan including linkages to the trails or parks system;
- xvii) Noise and Vibration Impact Assessment;
- xviii) Shadow Studies;
- xix) Lighting Plan/Photometric Analysis;
- xx) Slope Stability Study;
- xxi) Flood Impact Study;
- xxii) Snow Storage Study/Plan;
- xxiii) Construction Impact Mitigation Study;
- xxiv) Tree Preservation Plan;
- xxv) Entrance Analysis;
- xxvi) Environmental Assessment Study;
- xxvii) Hydrogeology/Hydrology Study;
- xxviii) Aggregate Potential Assessment/Compatibility Study;
- xxix) D4 Assessment Study;
- xxx) Land Use Compatibility Assessment Study;

- xxxi) Coastal Engineering Study;
- xxxii) Comprehensive Development Plan;
- xxxiii) Shoreline Protection Plan;
- xxxiv) Cultural Heritage Plan;
- xxxv) Retail Impact Study;
- xxxvi) Geotechnical Soils Study;
- xxxvii) Recreation Water Use Plan;
- xxxviii) Heritage Character Statement;
- xxxix) Fiscal Impact Assessment;
- xl) Consultation Strategy and Consultation Report;
- xli) Project Coordination Report;
- xlii) Private Well Assessment and associated Well Monitoring;
- xliii) Entrance Analysis;
- xliv) Parking and Pavement Marking Plan;
- xlv) Landscape Plan and Landscape Details;
- xlvi) Streetscape Plan and Building Elevations;
- xlvii) Construction Impact Mitigation Plan;

- xlvi) Site Grading Plan;
- xlvii) Site Servicing Plan;
- l) Erosion and Sediment Control Plan;
- li) Drainage Area Plan;
- lii) Topographic and Boundary Survey;
- liii) Transport Truck (delivery) Turning Movement Plan;
- liv) Stormwater Management Operation and Maintenance Manual;
- lv) Ontario Building Code Matrix;
- lvi) Commercial Needs Study;
- lvii) Landfill Impact Assessment;
- lviii) Odour, Dust and/or Light Impact Assessment;
- lix) Sub-Watershed Plan;
- lx) Zoning Compliance Review;
- lxi) Road Widening Assessment;
- lxii) Official Plan Compliance Review;

lxiii) Parking Lot Design Brief and Salt Management Plan;
and,

lxiv) Species At Risk Study.”

2. Section 7.1.8 b) Complete Application, the following paragraph is repealed and replaced with the following:

“b) Applicants shall consult with the municipality prior to submitting an application for Consent, Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium or Site Plan Approval. Preconsultation may involve two stages: 1) identifying the list of required plans, studies, information and material to be submitted with a complete application and 2) the City’s evaluation of reports to determine conformity to the City’s Official Plan, Terms of Reference, standards and guidelines to determine if an application is complete. The City may pass a By-law requiring mandatory pre-consultation with the municipality.

The pre-consultation meeting will be held with City staff and any other government agency or public authority that the City determines appropriate. At the pre-consultation meeting:

- i) the list of required studies set out in sections 7.1.8 a) may be scoped depending on the nature of the application. The City in consultation with applicable agencies may also prepare terms of reference for any of the required studies, which set out the required study information and analyses; and,
- ii) additional studies may be determined necessary for submission with the application based on the nature of the application.”

3. Section 7.1.8 – Complete Application, two new paragraphs are added as follows:

- a) “With respect to deeming an application subject to Site Plan Approval complete, the application must comply with the minimum requirements established in the City’s Site Plan

Control By-law and the following information may be required by the City prior to deeming an application complete:

- i. Comments from Federal and/or Provincial bodies such as Ministry of Transportation, Ministry of Natural Resources and Forestry, Ministry of the Environment, Conservation and Parks, Department of Fisheries and Oceans, Transport Canada and Ministry of Culture, Sports and Tourism.
 - ii. Comments from Hydro One.
 - iii. Environmental Compliance Approval or successor issued by the Ministry of Environment, Conservation and Parks or successor for any new or expansion/enlargement of an existing industrial operation.
 - iv. Record of Site Condition successfully filed with the Ministry of Environment, Conservation and Parks or successor.
 - v. Confirmed zoning compliance from the City.
 - vi. Confirmed conformity with Ontario Building Code and Ontario Fire Code by the City's Fire Department.
 - vii. Confirmation by an experienced Municipal Law Solicitor whether a Deeming By-law is required and/or any legal encumbrances apply to the subject lands.
- b) The City may determine an application is incomplete pursuant to the *Planning Act* where:
- i. The application would require the extension or improvement of public infrastructure through an Official Plan Amendment application, a Zoning By-law Amendment application or Site Plan Approval application;
 - ii. In the case of a Zoning By-law Amendment application, a Draft Plan of Subdivision application and/or a Draft Plan of Condominium application is required and is not yet approved and in full force and effect;
 - iii. In the case of a Site Plan Application, an Official Plan Amendment application, a Zoning By-law Amendment application, a Minor Variance application, a Draft Plan of

Subdivision application and/or a Draft Plan of Condominium application is required and is not yet approved and in full force and effect;

- iv. In the case of an Official Plan Amendment application, a Zoning By-law Amendment application, a Draft Plan of Subdivision application and/or a Draft Plan of Vacant Land Condominium application has not completed its Consultation Strategy and Consultation Report in accordance with the City's Policy Manual;
- v. Indigenous communities have not been consulted;
- vi. All confirmations, clearances, permits, material and information required by the City during the Preconsultation has not been submitted to the City's satisfaction.
- vii. All reports required by the City during the Preconsultation have not been prepared in accordance with the City's Official Plan, Terms of Reference, standards, and/or guidelines to the City's satisfaction."

2.0 IMPLEMENTATION

This Official Plan Amendment will not come into effect until January 1, 2023.

3.0 INTERPRETATION

The provisions of the Official Plan as amended from time to time regarding the interpretation of that Plan, shall apply to this Amendment.

4.0 APPLICATION

The amendments apply to all lands within the City of Orillia.

PART C – THE APPENDICES

The following is a summary of the amendments and the rationale for each amendment:

General Amendments to the City’s Official Plan		
Section	Amendment	Reason/Explanation
7.1.8 a) Complete Application	The proposed changes are two-fold: <ol style="list-style-type: none"> 1. To require reports to be reviewed prior to deeming an application complete to ensure they conform to the City’s policies, which will allow for expedited processing of the application once it has been deemed to complete to be able to adhere to the prescribed timelines set out in the <i>Planning Act</i>. 2. To expand the list of studies and plans to include plans and studies that are typically requested for Site Plan Approval applications and to update the list of required plans and studies to reflect today’s requirements for land development. 	These changes are a result of recent changes to the <i>Planning Act</i> which now allow Site Plan Approval applications to be deemed incomplete and require that the list of prescribed information and material be set out in the City’s Official Plan. These changes are also being implemented to expedite the approval process for applications to adhere to the <i>Planning Act</i> timeframes for decision-making to minimize the likelihood that the City will need to refund partial or full application fees.
7.1.8 b) Complete Application	This proposed change explains how the City will be changing its preconsultation process to include two stages: Stage 1: Initial Preconsultation - Identifying list of required plans and studies. Stage 2: Detailed Preconsultation – City’s evaluation of reports to ensure conformity with City policies.	This changes is a result of recent changes to the <i>Planning Act</i> which will allows for an expedited approval process for applications to adhere to the new <i>Planning Act</i> timeframes for decision-making to minimize the likelihood that the City will need to refund partial or full application fees.
7.1.8 g) Complete Application New Paragraph	This proposed change outlines what minimum requirements and minimum information and material needs to be submitted with a Site Plan Approval application in order to be able to deem it complete.	This change is to reflect recent changes to the <i>Planning Act</i> which now allow Site Plan Approval applications to be deemed incomplete and require that the list of prescribed information and material be set out in the City’s Official Plan.
7.1.8 h) Complete Application New Paragraph	This proposed change outlines instances when certain applications would be deemed incomplete.	This change is to reflect the recent changes to the <i>Planning Act</i> which allows for an expedited approval process for applications to adhere to the new <i>Planning Act</i> timeframes for decision-making to minimize the likelihood that the City will need to refund partial or full application fees.