



# Our Orillia Official Plan Review

# Welcome to the Public Open House!

**Please sign-in and join us!**

December 4, 2025

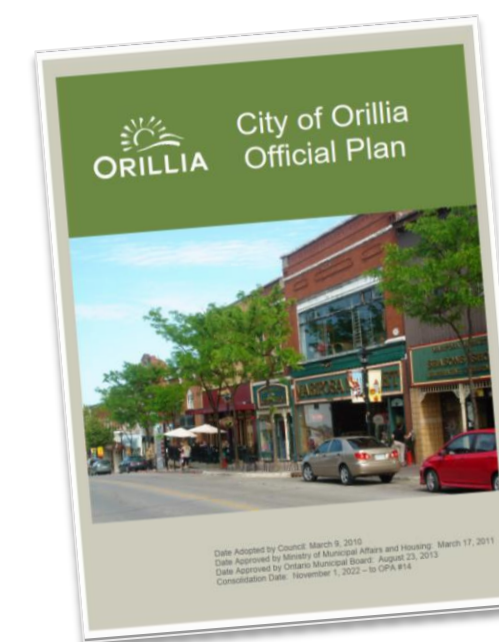
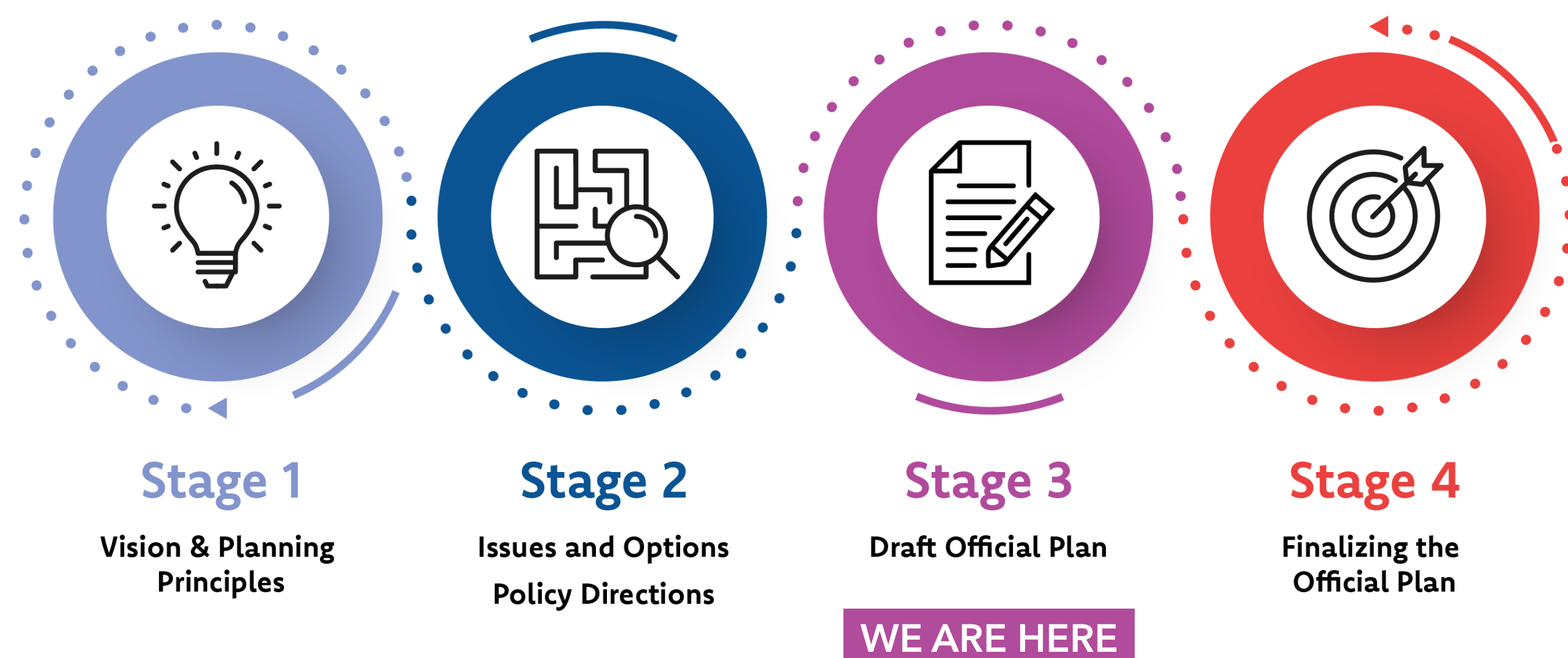


# About the Our Orillia Official Plan Review

**Our Orillia** is a project to create a new Official Plan for the City of Orillia - for today and in the future. The Official Plan will serve as the main city-building tool to guide change, investment, and action across the city.

The Province and City also have many other policies, plans, and strategies that are used to achieve different objectives. In some cases, these documents provide directions that the Our Orillia Official Plan must implement.

## The Our Orillia Process



**Orillia's Official Plan is over 14 years old and has positively shaped growth and development since 2011.**

The City must align its Official Plan with the rules and policies of the Province which include the *Planning Act*, Provincial Planning Statement, 2024, and Lake Simcoe Protection Plan.

Together with input from the community, First Nations, Council, and agencies, Our Orillia will implement and work alongside other City plans, studies, and guidelines such as the Climate Action Plan, Affordable Housing Action Plan, and Downtown Tomorrow Plan.



### Alignment with Growth Management Initiatives

The Official Plan only applies to lands within Orillia's current municipal boundary. The Settlement Area Boundary Expansion project is a separate process that will be considered following completion of Our Orillia.

**Today, we're having conversations about the draft **Our Orillia Official Plan!** Your ideas and questions will help shape the Plan that will be brought to City Council next year.**

**Let's explore the  
Our Orillia Official Plan!**

# Let's Start with the Visioning Framework

A **vision statement** and **guiding principles** express the intent of future change and provide a foundation for all policies in the Official Plan. In March 2024, City Council endorsed a new vision statement and Made-in-Orillia Guiding Principles which were shaped with the community's input.

**“By 2051, Orillia thrives as a complete community with unique hometown character, linked by commitments to civic and environmental stewardship and providing opportunities for all. With a vibrant Downtown, situated along the Trent-Severn Waterway, we celebrate our culture and heritage in every season.”**

Four **overarching themes** crosscut the Our Orillia Official Plan. Embedding these themes across the guiding principles reflects the interconnected nature of city-building.

**Resilience** proactively plans for an uncertain future so that Orillia can withstand, adapt, recover, and thrive in the face of climate change impacts and reduce stresses like affordability.

**Inclusion** works to equitably distribute the benefits of growth and change across Orillia's neighbourhoods and expand choice, with a focus on equity-denied groups, providing all with a chance to thrive.

**Reconciliation** seeks to continue to strengthen relationships of mutual respect and understanding with First Nations and urban Indigenous residents, integrating Indigenous perspectives in planning, design, and decision-making processes.

**Collaboration** recognizes the interdisciplinary nature of city-building and involves all City departments, other orders of government, community members, and agencies in meaningful ways.

To help realize the vision and inform policy contained in the Our Orillia Official Plan, six **guiding principles** for the community's future have been established.

## By 2051, Orillia will...

- **Be a Complete Community**
- **Be Leaders in Sustainability & Stewardship**
- **Leverage Integrated Mobility & Infrastructure**
- **Protect and Expand Safe & Affordable Housing**
- **Cultivate a Strong & Diverse Economy**
- **Foster Wellness & Creativity**

**The policies of the Our Orillia Official Plan work towards realizing the visioning framework!**

# Growth & Development | City Structure

The **Our Orillia Official Plan** organizes the policies that you need to know to help understand how Orillia will grow, what types of development is allowed, and how it will contribute to the City’s housing affordability and building design goals.

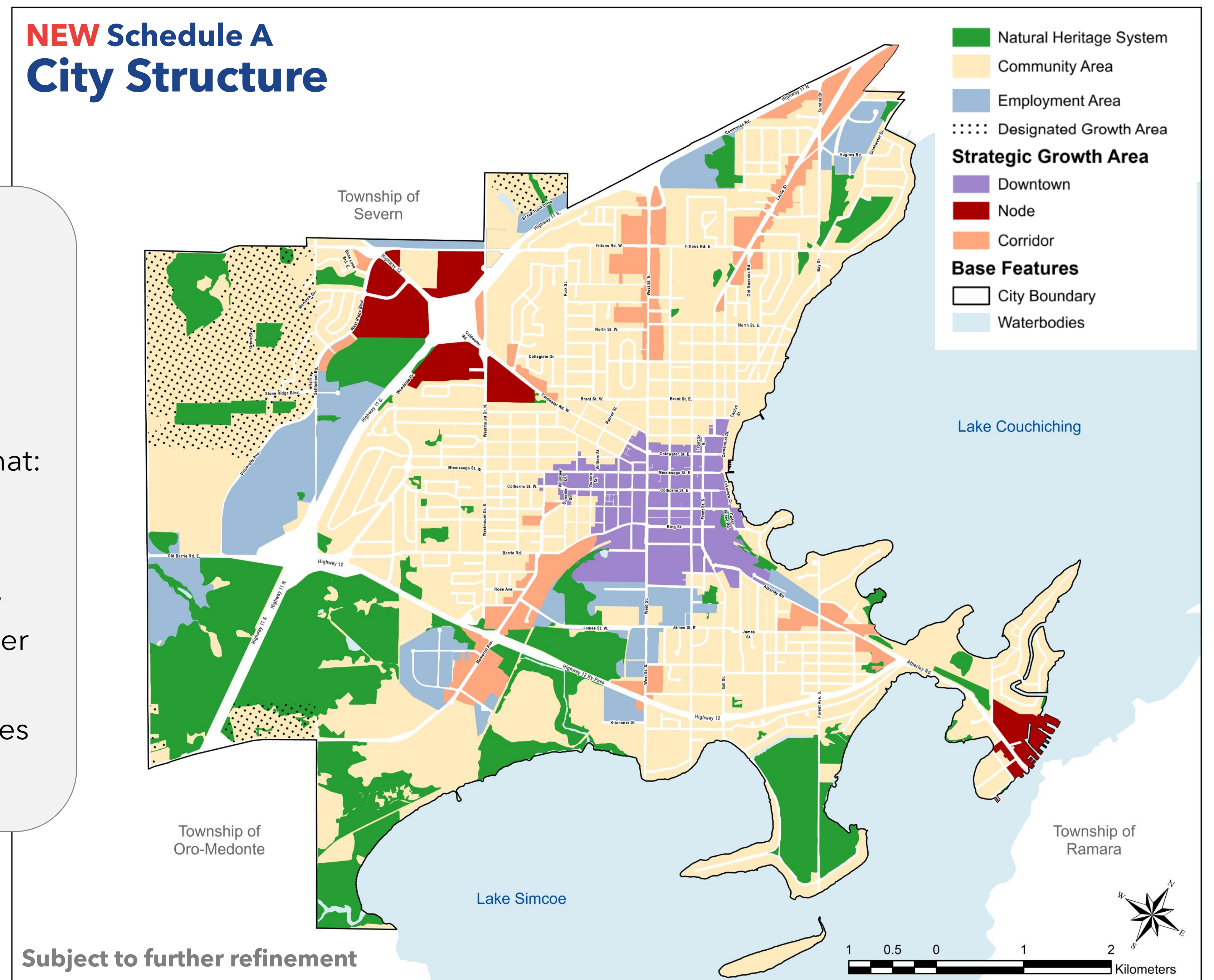
## What to look for in the Our Orillia Official Plan:

- A new **“City Structure”** that focuses where growth will (and will not) occur in Orillia to accommodate new residents and jobs
- Refreshed **housing policies** that allow for a wider range of housing types in both new and developed neighbourhoods
- Updated **urban design policies** which shape the design of buildings, sites, and public realm, including a renewed focus on growing Orillia’s tree canopy and connections to the waterfront



**The new City Structure focuses where growth will occur in Orillia and areas to protect.**

- New **Strategic Growth Areas** for new homes, shops, and community connection at major intersections (**Nodes**) and along streets (**Corridors**) that:
  - Are or can be well served by transit
  - Supports the evolution of existing plazas over time
- Revised **Employment Areas** to support jobs and align with Provincial rules
- New **Natural Heritage System**, made up of woodlands, wetlands, and other natural areas that are protected from development
- Supports the **2025 Downtown Tomorrow Plan** and incrementally increases maximum heights to 12 storeys

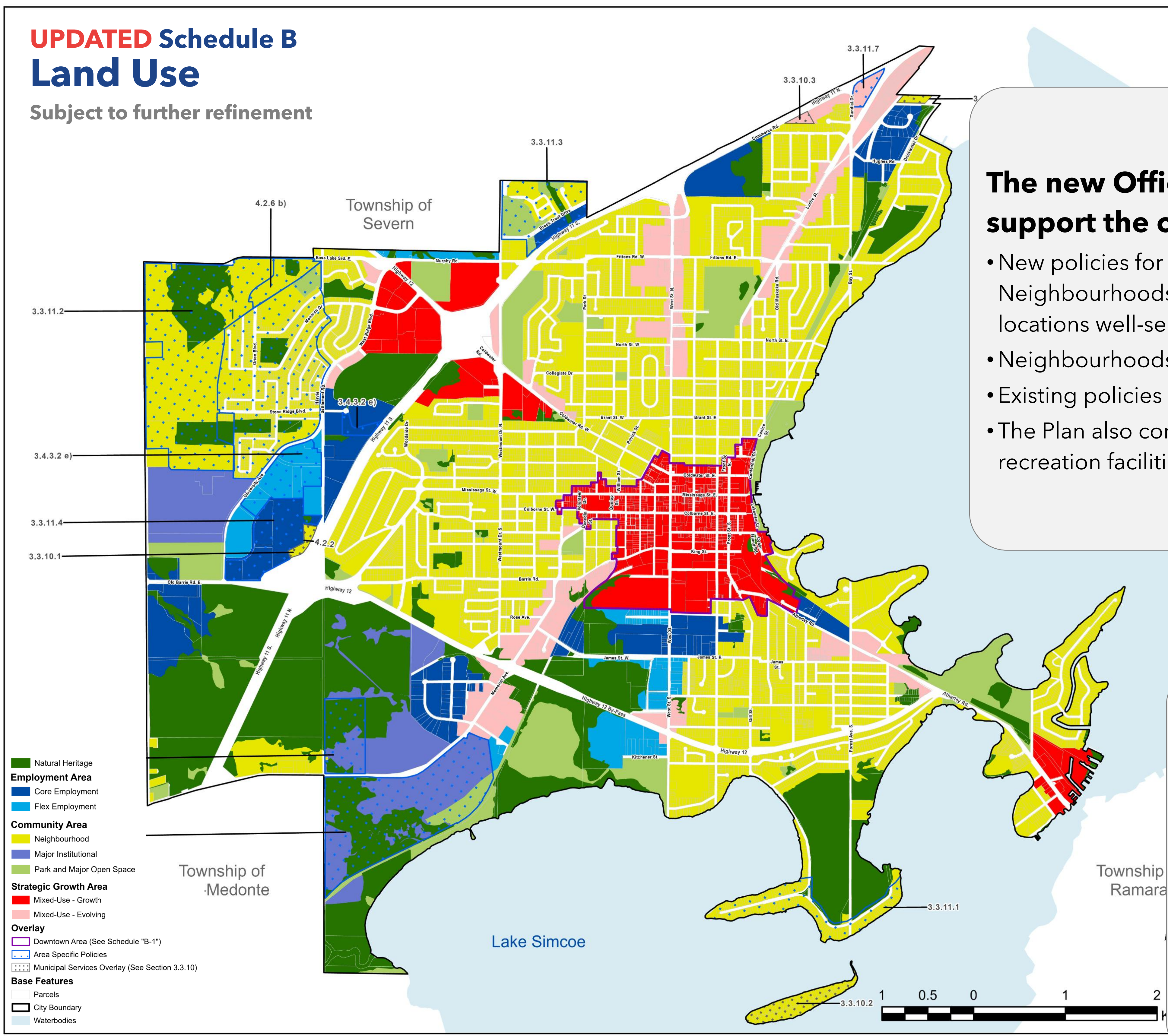


## UPDATED Schedule B Land Use

Subject to further refinement



## Nurturing Neighbourhoods



**The new Official Plan will help shape new neighbourhoods and support the ongoing evolution of already developed neighbourhoods.**

- New policies for Neighbourhoods contemplate 4-storey buildings along major roads in Neighbourhoods, which could allow for new housing options, while taking advantage of locations well-served by roads and transit
- Neighbourhoods also allow for small-scale shops and services in neighbourhoods
- Existing policies carried forward which permit four units as-of-right in residential areas City-wide
- The Plan also continues to recognize the importance of public service facilities such as recreation facilities and community centres as part of complete neighbourhoods.

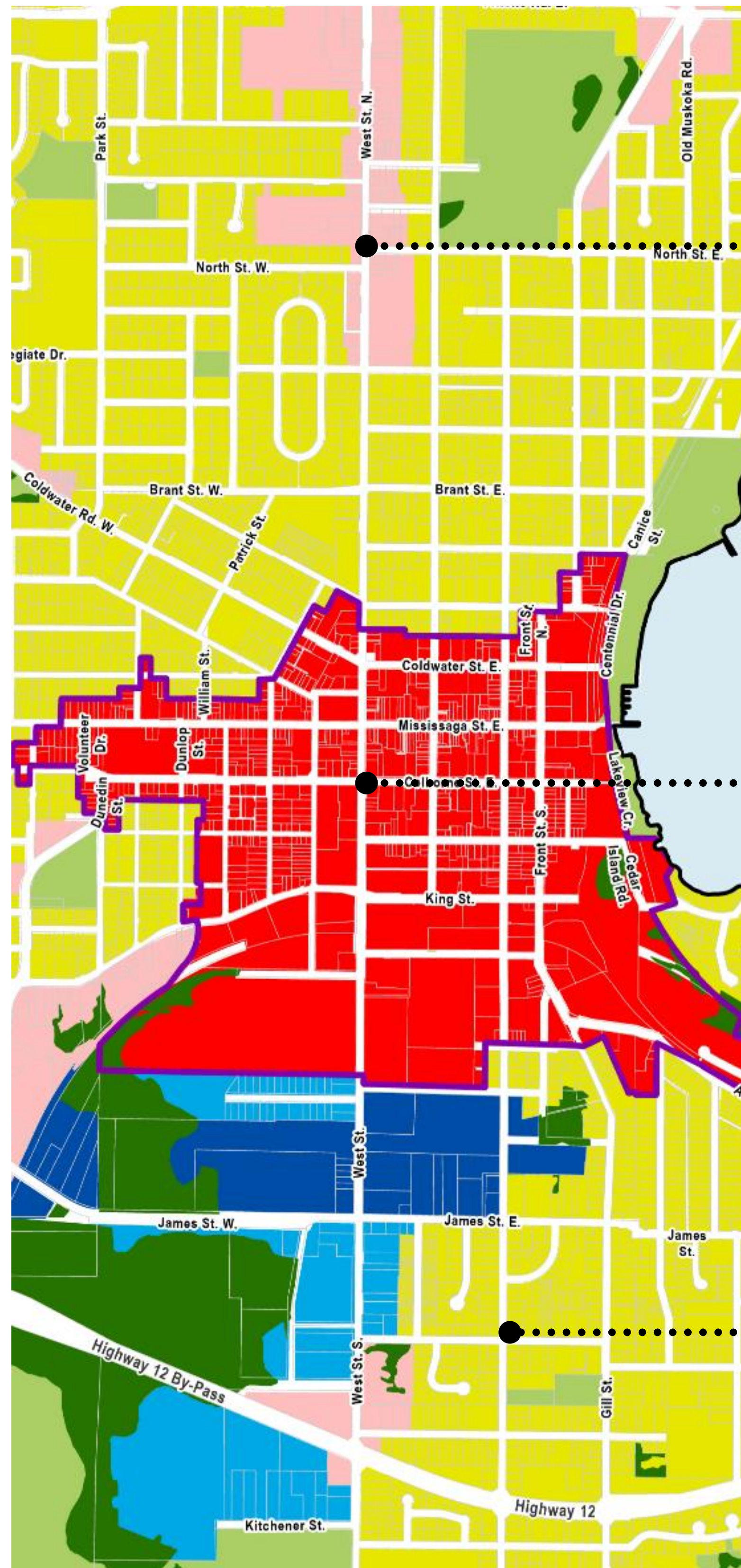


## Housing

**The new Official Plan enables more housing and sets out policies to protect housing for residents at all life stages.**

- Affordable housing and condominium conversion policies
- New building types and height ranges to help the city accommodate more homes in its existing boundaries
- New mixed-use land use designations and increased heights in Strategic Growth Areas and Downtown Orillia, consistent with the 2025 Downtown Tomorrow Plan

# Growth & Development | Framework of Heights



Subject to further refinement

## Mixed-Use - Evolving

The Mixed-Use - Evolving designation creates opportunities for a moderate amount of growth along Corridors, primarily major Arterial streets.  
 ✓ Up to **6 storeys** permitted as-of-right

## Mixed-Use - Growth

The Mixed-Use - Growth designation creates opportunities for the highest densities of growth within Nodes.  
 ✓ Up to **12 storeys** permitted as-of-right  
 ✓ Specific height framework proposed for **Downtown Orillia** (Schedule B-1)

## Neighbourhoods

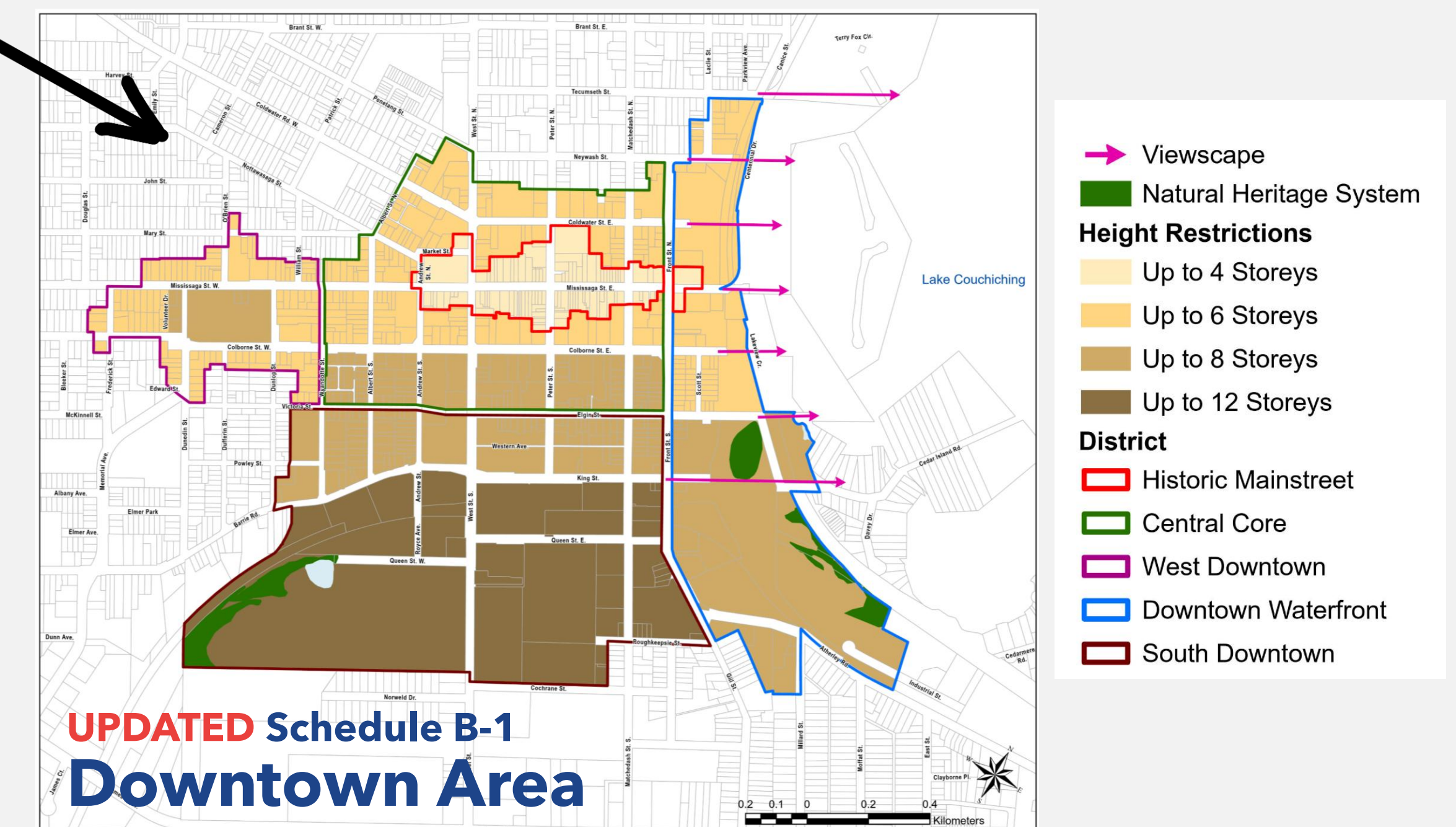
The Neighbourhoods designation creates opportunities for low-rise missing middle housing and modest infill.  
 ✓ **3 storeys** and **4 units** permitted as-of-right  
 ✓ Up to **4 storeys** permitted for lots fronting onto major streets such as Barrie Rd. and Laclie St.

The **Our Orillia Official Plan** supports Council's direction to enable up to 47 units per hectare within Strategic Growth Areas. It also enables greater heights in these locations to support the creation of new housing and vibrant mixed-use development.

## Zooming in on Downtown Orillia

Schedule B-1 of the Our Orillia Official Plan provides a detailed framework for heights in Downtown Orillia that:

- Aligns with the 2025 Downtown Tomorrow Plan
- Incrementally enables greater heights away from the Mississauga St. corridor and waterfront
- Reflects community input in Stages 1 and 2



# City Building Policies

The **Our Orillia Official Plan** sets out many other important policies that support city building and implementation of the Official Plan policies through planning and development applications and other initiatives.

**Chapter 4** implements **Orillia's 2019 Multi-Modal Transportation Master Plan**, which guides the construction and implementation of complete streets, trails, sidewalks, and transit.

**Chapter 5** sets out requirements for development to contribute to **parks and open space**. Directions from the proposed new Parks, Trails, Recreation, and Culture Master Plan have been reflected.

**Chapter 6** continues to embrace Orillia's **cultural heritage** and provide direction to those looking to develop in certain areas or lots. The Plan recognizes collaboration with First Nations in managing cultural heritage and archaeological resources.

**Chapter 7** outlines ways in which the City will **support innovation, retain and attract a diverse workforce and new investments**. It recognizes important industries like tourism, manufacturing, and major institutional uses, and sets out new policies for arts, culture, local food production, and urban agriculture.

**Chapter 9** sets out policies for **infrastructure** including:

- Water and sewer pipes
- Stormwater management
- Waste management and other utilities

**Chapter 10** sets out policies to **guide planning applications** and other studies like Environmental Impact Studies.

Importantly, the Plan includes policies to foster **engagement** with the community and First Nations and help measure progress towards the targets, vision, and guiding principles of the Our Orillia Official Plan.

# Environment & Climate Change | Natural Heritage System

The **Our Orillia Official Plan** includes policies to protect the natural heritage system, which includes woodlands and wetlands, drinking water resources, hazardous lands, and climate change adaptation and mitigation. These policies are brought together in one chapter, reflecting the close integration of the environment and climate change.

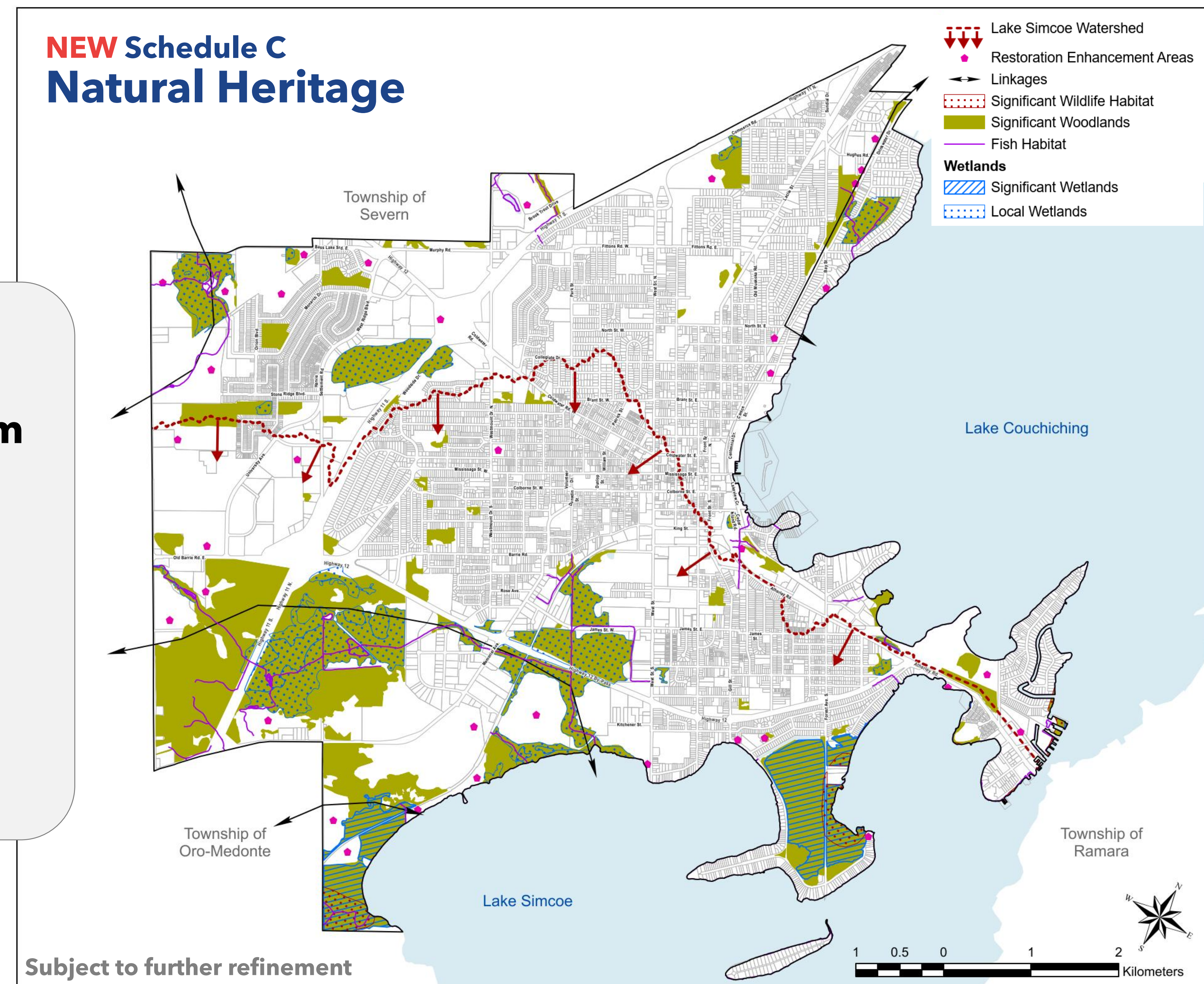
## What to look for in Our Orillia:

- The overarching theme of **resilience** has been reflected throughout the Official Plan
- Policies about **floodplain protections** along Mill Creek and Ben's Ditch, which are subject to revision and more study in future drafts
- Existing policies that protect the **Lake Simcoe Watershed** have largely been carried forward
- A renewed emphasis on collaboration with **First Nations**



**The new natural heritage system identifies important natural areas and features and supports their long-term protection and enhancement.**

- Schedule C maps significant woodlands, wildlife habitat, and wetlands, including linkages and restoration areas
- Policies require buffers around natural features and set requirements for Environmental Impact Studies
- A 30-metre buffer along the shoreline has been established



Orillia's climate is expected to experience harsher conditions and more often, leading to more extreme temperatures and weather and unpredictable precipitation. Policies related to climate change have been embedded throughout the **Our Orillia Official Plan**, in support of the overarching theme of resilience.



**A new section sets out policies to act on climate change and support Orillia's Climate Change Action Plan and its Climate Change Adaptation Strategy, including emissions reductions goals. Policies focus on four key areas:**

- **Community Resilience**, including public health, emergency preparedness, and sustainable transportation such as zero-emission vehicle charging and active transportation
- **Built Form Resilience**, including the design of buildings which reduce energy demand and emissions
- **Economic Resilience**, including cultivating a diverse economy and considering the impacts of climate change in decision making
- **Energy and Infrastructure**, including green infrastructure, energy resiliency, and supporting community energy

# How to share your input!

Your input on the Draft **Our Orillia Official Plan** will help inform revisions and changes before it is released for more consultation with the community and consideration by Council, which is anticipated in 2026.

Once adopted, the **Our Orillia** Official Plan would be forwarded to the Province for approval.

## What's to come?

### Release of Final Draft Official Plan

Winter 2026

### Final Draft Official Plan Consultation

Winter 2026

### Council Consideration of Final Official Plan

Spring 2026

## Share your input



Ask questions today, or email them to the Project Team, at [jlewis@orillia.ca](mailto:jlewis@orillia.ca)



Fill out a comment card and leave it here today



Visit the project webpage at [Orillia.ca/OfficialPlan](https://Orillia.ca/OfficialPlan)

The deadline for comments is **January 16, 2026**.

# Thank you for coming!