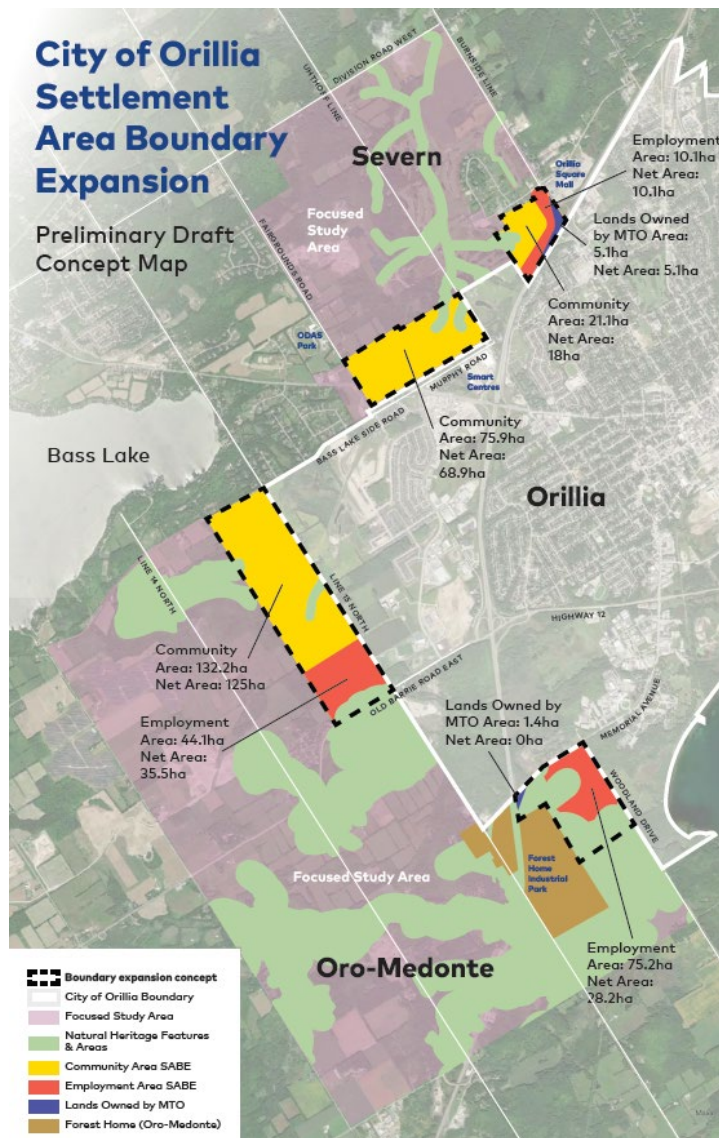


Settlement Area Boundary Expansion Summary of Comments Received from June 20, 2023 Open House

The City is required by the Province to have enough land to accommodate growth for a minimum of 20 years. It has been determined that the City has only enough land to accommodate future growth until the 2030s within its current municipal boundaries. As a result, the City's Planning Division has been undertaking the necessary studies to evaluate a future boundary expansion and has identified 356 hectares of land (of which 290.8 ha would be developable) in the Township of Severn and the Township of Oro-Medonte for a potential future boundary expansion.

On June 20, 2023 a [Public Open House](#) was held to garner public input on the proposed boundary expansion lands and various intensification options to determine the extent and size of a future boundary expansion.



This boundary expansion process was held in abeyance until the Province issued its new Provincial Planning Statement, which came into effect on October 20, 2024. On the same date, the A Place to Grow: Growth Plan for the Greater Golden Horseshoe was revoked. This provincial policy change now requires the City to plan for minimum density targets within the existing built-up areas of the City, thereby removing the requirement to plan for a minimum of 50% of annual building permits to be issued from the existing built-up area.

A Special Meeting of Council will be held on Tuesday, February 4th, 2025 to make a decision on degree of intensification to occur within the City's existing municipal boundaries which will in turn impact the extent and size of a future boundary expansion. The various scenarios are summarized in the following chart:

Scenario #	Average Minimum Density Target	Type of Development	Additional Land Required
1	33 units per net ha	<ul style="list-style-type: none"> • Detached Houses • Townhouses 	81.9 ha
2	40.5 units per net ha	<ul style="list-style-type: none"> • Townhouses • Low – Mid Rise Apartments (3 – 6 storeys) 	61.9 ha
3	47 units per net ha	<ul style="list-style-type: none"> • Low – High Rise Apartments (3 – 12 storeys) 	41.9 ha
4	54 units per net ha	<ul style="list-style-type: none"> • Mid – High Rise Apartments (6 to 12 storeys) 	21.8 ha
5	60 units per net ha	<ul style="list-style-type: none"> • Mid – High Rise Apartments (8 to 12 storeys) 	N/A

The following is a summary of the written correspondence received from the public regarding the information presented at the June 20, 2023 Public Open House. 28 pieces of written correspondence was received and is intended to assist Council in making their decision at the Special Meeting of Council to be held on Tuesday, February 4th, 2025. A summary of the written comments received is provided as follows:

Summary of Comments from June 20, 2023 Open House

Township of Severn Comments:

Summary: Emphasized the importance of protecting key natural heritage features and water resources (specifically protection of groundwater resources for municipal water supplies). Encourages community facilities to be located on the boundary expansion lands currently within the Township of Severn for the benefit of Severn's residents. Requested to be consulted on any discussions related to servicing upgrades on lands which are currently part of the Township, as one possible option for servicing the South of Division Road Secondary Plan could be obtaining servicing from the City of Orillia.



Administration Office
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July 7, 2023

City of Orillia
50 Andrew Street South
Suite 300
Orillia, Ontario
L3V 7T5

(email only – planning@orillia.ca)

To Whom It May Concern

Re: Boundary Expansion – Land Evaluation/Land Needs Assessment

The Council for the Township of Severn held a Special Council meeting on June 19th, 2023 to review the recently released technical studies related to the City's proposed boundary expansion.

Following discussion, the Township of Severn submits the following comments and requests respecting your proposed boundary expansion:

- 1) We request to be consulted on any discussions related to servicing upgrades for lands which are now part of the Township of Severn.
- 2) We note the importance of protecting key natural heritage features and request that the Township be consulted on any planning decision that could impact lands within the Township of Severn.
- 3) We support and encourage community facilities to be located on potential annexation lands from the Township so that community facilities benefit nearby Township residents.
- 4) We support and encourage the completion of detailed hydrogeological investigations to ensure the protection of groundwater resources for municipal water supplies in the area and for Township residents in the area.

A copy of Planning Report No. P23-024 has been enclosed for your reference that expands the four items noted above.

We look forward to working with the City through this process. Please feel free to contact me at (705) 325-2315 x 232 or by email at agray@severn.ca if you have any questions.

Regards,



Alison Gray, BAH, CMO, AOCMC
Clerk

Encl.



Staff Report

P23-024



To: Mayor and Members of Council
From: Jamie Robinson, Planning Consultant
Andrea Woodrow, Director of Planning & Development
Date: 28 Jun 2023
Subject: Annexation Preparedness
Summary of the City of Orillia Technical Land Evaluation and Updated Land Needs Assessment

Report Highlights

- The City of Orillia has prepared a number of technical studies to inform the Lands Needs Assessment and MCR.
- The City has identified specific Settlement Area Boundary Expansion (SABE) areas on a SABE Preliminary Draft Concept Map which includes 112.2 ha in the Township of Severn (Attachment 1).
- The lands identified in the SABE Preliminary Draft Concept Map include a draft approved subdivision that is required to be serviced by the City of Orillia and land owned by one other land owner.
- The lands identified in the SABE Preliminary Draft Concept Map include a transportation corridor that provides connections for City of Orillia infrastructure. Natural heritage features that are included in the SABE would be subject to the natural heritage protection policies of the PPS for development and/ or site alteration.
- The City of Orillia will be hosting a Public Open House to present options for residential intensification and preliminary results of the Technical Land Evaluation in June of 2023. In the Fall 2023 - Winter of 2024, Orillia Council will consider a recommendations for new intensification targets and endorsement of the Technical Land Evaluation.
- Now that the Focused Study Area has been refined the Township of Severn should review the land-use attributes of the lands within the SABE Preliminary Draft Concept Map to provide a basis for future Annexation discussions.
- Comments to the City should be limited and focused on the importance of protecting significant natural heritage features and encouraging future consultation with the Township of Severn.
- The City's MCR process is ongoing and must be completed prior to an annexation process beginning. The planning process, combined with the annexation process is expected to take some time.

Recommendation

THAT Planning Report P23-024 regarding Annexation Preparedness – Summary of the City of Orillia Technical Land Evaluation and Updated Land Needs Assessment dated June 19, 2023 be received for information.

Background

City of Orillia

The City of Orillia is undertaking a Municipal Comprehensive Review (MCR).

The City of Orillia Land Needs Assessment (LNA) completed as part of the MCR concluded that an additional 176 hectares of land was needed to accommodate growth for the City of Orillia to 2051. Further review of intensification considerations is ongoing.

The City is in the process of completing Phase 2 of the MCR to identify the lands necessary to accommodate growth. Additional work is still being completed on intensification considerations.

With Phase 2 work still in progress, the City has moved to complete components of Phase 3. A Preliminary Focused Study Area (PFSA) was established which included lands in the Township of Severn, Township of Ramara and Township of Oro-Medonte.

A refined Focused Study Area (FSA) was established and included 700 hectares in the Township of Severn (referred to as the North FSA) and 1,995 hectares in the Township of Oro-Medonte (referred to as the West FSA).

In May of 2023 a Settlement Area Boundary Expansion Map (Preliminary Draft) was release by the City of Orillia. This map identified lands within the Township of Severn which included: Employment Areas (10.1 ha), Community Areas (97 ha) and land owned by MTO (5.1ha). This area is significantly reduced from the Focused Study Area.

The City has reopened the LNA to further investigate intensification options and Greenfield densities. This could result in reduced land requirements, should higher intensification targets be applied.

The result is that the Preliminary Draft of the Settlement Area Boundary Maps may change (by reducing the land area required), based on the results of the outstanding intensification review.

Analysis

City of Orillia Technical Land Evaluation – Technical Studies

In order to address the policy requirements of the Growth Plan and PPS for a SABE, a Technical Evaluation was prepared by WSP on behalf of the City. The Technical Evaluation included the following studies:

- 1.Municipal Servicing
- 2.Community Connectivity
- 3.Fire and Emergency Services
- 4.Water Resources
- 5.Natural Heritage
- 6.Agriculture

It is understood that the Fiscal Analysis will be prepared later, once the preferred SABE is identified. A summary of each technical report that has been completed to date, is provided as they relate to Severn Township.

Municipal Servicing

The Municipal Servicing Review (dated March 2023) includes an analysis of the water, wastewater, and storm water servicing conditions.

For water servicing, in order to service growth on what are now lands in the Township of Severn, an additional pump station and storage is required to create a new pressure district/water zone.

In terms of wastewater the current system does not have enough capacity to support future growth on what are now lands in the Township of Severn. To service this area it was recommended that future upgrades coincide with the replacement of the Fittons Road West Pumping Station in the next five years. Included should be flow capacity upgrades to support future growth on lands which are now in the Township of Severn. The City of Orillia has indicated in its Wastewater Master Plan that the station is being fully upgraded.

The report indicates that storm water management strategies are evolving and not a major determining factor for where growth can occur.

In summary, the Municipal Servicing Strategy indicates that there will be upgrades required to service the future growth on lands that are currently within the Township of Severn.

Comments:

The Township of Severn should request to be consulted on any discussions related to servicing upgrades for lands which are now part of the Township of Severn.

As part of the consideration of a servicing strategy for the South of Division Road Secondary Plan Area, one possible servicing option could include obtaining servicing from the City of Orillia. The Township should stay educated on the servicing upgrades being considered and should undertake a capacity analysis associated with the build out of the South of Division Road Secondary Plan.

Community Connectivity

The Community Connectivity Report (dated November 2022) analyzes how potential expansion areas are to be connected to the City of Orillia through existing and planned: transportation, community services and facilities, and land use.

The report highlights the potential deficit in transportation connections from Orillia given the existing congestion at the Highway 11 overpasses. The report recognizes the construction of the road running parallel to Highway 11 between Brodie Drive and Murphy Road will provide an important connecting link. The report does not reference the Highway 11 and West Street interchange improvements currently underway.

The City of Orillia will require approximately 50 hectares of land for community services to accommodate the new growth. If located on lands which are now in Severn Township, Community facilities such as health or educational facilities, may provide buffering from aggregates facilities to future residential areas. The possibility of future community facilities in close proximity to planned residential areas in the Township of Severn, could benefit Township residents in the future.

Comments:

The Township of Severn should encourage community facilities to be located on potential annexation lands from the Township so that community facilities benefit nearby Township residents.

Fire and Emergency Services

City Fire services to this area would be supplied by Fire Station #2 at Commerce Road and West Street.

Water Resources

The Groundwater Resources Constraints Analysis (Technical Memorandum dated November 2022) reviews the constraints of ground and surface water resources. At this time no hydrogeological or environmental impact studies have been completed.

Based on the policy framework in place at the time, the report identifies where development cannot occur and where it may be permitted subject to the outcomes of the hydrologic, hydrogeological or environmental impact studies.

Comments:

1. The Township of Severn should encourage the completion of detailed hydrogeological investigations to ensure the protection of groundwater resources for municipal water supplies in the area and for Township residents in the area.

Natural Heritage

The Natural Heritage Constraints Analysis (memo dated November 2022) provides a high level overview of the existing natural heritage features in each FSA based upon provincial and local mapping. An Environmental Impact Study (EIS) was not prepared as part of the Natural Heritage Constraints Analysis.

Any lands that are added to the City of Orillia settlement area would continue to be subject to the natural heritage policies of the PPS, 2020 and the County of Simcoe and Township of Severn Official Plan policies until such time as the City of Orillia would undertake an Official Plan Amendment to change the designations to reflect the City's framework. The *Endangered Species Act*, *Species at Risk Act*, and *Fisheries Act* would all continue to apply.

It is acknowledged that the Province has introduced a proposed new Provincial Planning Statement that merges the Growth Plan and current Provincial Policy Statement, 2020. The Province has not yet released the portion of the proposed Planning Statement that addresses natural heritage.

In summary, natural heritage features will continue to be protected by both provincial and local natural heritage policies if included in the SABE.

Comments:

1. It is recommended that the Township of Severn provide comments to the City of Orillia regarding the importance of protecting significant natural heritage features as part of any SABE. This is important as features in this area provide linkages to natural heritage features in Severn Township.

Agriculture

The Scoped Agricultural Impact Assessment (AIA) (dated October 17, 2022) reviewed several contributing factors to determine the impact of development on agricultural operations which included:

1. Soil information;
2. Agricultural Land Use;
3. Fragmentation of Agricultural Lands;
4. Drainage;
5. Surrounding land uses within 1500 meters of the FSA boundary; and
6. Minimum distance separation (MDS) constraints of existing agricultural operations.

Comments:

The areas identified by the SABE are limited in area and are not major components of agricultural operations.

Next Steps

It is understood that the next steps by the City of Orillia will be:

1. Summer 2023: Host a Public Open House to present options for residential intensification and preliminary results of the Technical Land Evaluation
2. Fall 2023-Winter 2024 Council presentation on recommendations for intensification targets and endorsement of Technical Land Evaluation

Summary and Recommendations

THAT Planning Report No. P23-024 regarding Annexation Preparedness – Summary of the City of Orillia Technical Land Evaluation and Updated Land Needs Assessment dated June 19, 2023 be received;

AND FURTHER THAT MHBC and Township Planning Staff proceed as directed to undertake the following, and report back to Council as needed:

1. Monitor the City of Orillia Open House meeting on June 20th.
2. Review the land use attributes of the lands identified on the City of Orillia Settlement Area Boundary Expansion Preliminary Draft Concept Map.
3. Stay informed on the servicing upgrades being considered and undertake a capacity analysis associated with the build out of the South of Division Road Secondary Plan.
4. Undertake a Fiscal Analysis associated with potential annexation to ensure that the Township is prepared for future discussions in this regard.
5. Provide the following comments to the City of Orillia:
 - Request to be consulted on any discussions related to servicing upgrades for lands which are now part of the Township of Severn.

- Detailing the importance of protecting key natural heritage features and consulting with the Township of Severn on any planning decision that could impact lands within the Township of Severn.
- Encourage community facilities to be located on potential annexation lands from the Township so that community facilities benefit nearby Township residents.
- Encourage the completion of detailed hydrogeological investigations to ensure the protection of groundwater resources for municipal water supplies in the area and for Township residents in the area.

THAT Council authorize the release of Planning Report P23-024 at the June 28, 2023 Council meeting for information.

Financial Considerations

Not complete. To be completed as part of Phase 3 once the SABE limits are confirmed.

The following fiscal impacts will be assessed for the preferred SABE option:

1. City of Orillia Financial Information
2. Development Charges Revenue
3. Property tax from the development and assessment assumptions
4. Revenue (non-tax) to be projected from the new concept
5. Implication for expenditure and incremental costs for the development
6. Net operating impact

Comment:

The Township of Severn should undertake their own Fiscal Analysis associated with potential annexation to ensure that the Township is prepared for future discussions in this regard.

Report Supported By

Strategic Plan:

- | | |
|---|---|
| <input type="checkbox"/> Economic Development | <input type="checkbox"/> Infrastructure to Match Growth |
| <input type="checkbox"/> Customer Service Focus | <input type="checkbox"/> Does Not Impact Strategic Plan |
| <input type="checkbox"/> High-speed Internet | |

Relevant Background Report

P21-018 and P23-009

Reviewed By

	Status:
Andrew Plunkett, Director of Finance/Treasurer	Approved - 20 Jun 2023
Laurie Kennard, Chief Administrative Officer	Approved - 21 Jun 2023

Township of Oro-Medonte Comments:

Summary: The Township of Oro-Medonte does not support Orillia's proposed boundary expansion on lands west of Line 15. Rather the Township of Oro-Medonte would prefer that intermunicipal services be provided to the Township for affordable and attainable housing. The Township of Oro-Medonte's Council is committed to providing a range of affordable housing types (such as townhouses, semi-detached, seniors' homes and multi-unit housing) so that seniors can age within Oro-Medonte and young people can access starter homes. Such housing can only be developed on full municipal services; through a shared services agreement with the City of Orillia affordable and attainable housing could be developed.

The Township of Oro-Medonte has no objection to the lands south of Memorial Avenue and west of Woodland Drive being included Orillia's future boundary expansion.



Staff Report

To: Council

From: George Vadeboncoeur, Interim Director of Development Services

Meeting Date: November 8, 2023

Report No.: DS2023-092

Subject: Proposed City of Orillia Settlement Area Boundary Expansion

Type: Requires Action

Motion No.:

Recommendation

1. That Report No. DS2023-092 be received.
2. That the Chief Administrative Officer be directed to prepare a letter to the City of Orillia with the Township of Oro-Medonte's comments based on the conclusions referenced in Report No. DS2023-092 and any matters raised by Council at the November 8, 2023, Council meeting.

Background

Since 2018, the City of Orillia (City) has been completing a municipal comprehensive review (MCR) and technical lands evaluation, to study and identify the most suitable locations for growth from a planning perspective to accommodate projected growth in the City to the year 2051. Since embarking on the project, the City has engaged and kept the Township informed of its progress.

A MCR is a long-range land use planning process, which the City will use to develop and update a new Official Plan and apply policies of the Province's Growth Plan. Under the Growth Plan, the City is required to accommodate a growth forecast of 49,000 people and 26,000 employees by 2051. The final result of the MCR will require approval from the Province of Ontario.

The City engaged Hemson Consulting Ltd. (Hemson) to undertake a Land Needs Assessment (LNA), an Intensification Strategy and Employment Land Strategy. In 2021 Hemson presented their LNA report to City Council.

The LNA identified how much land Orillia will need to accommodate its forecasted population and jobs growth, if various ranges of intensification rates and greenfields (vacant undeveloped lands) were to be pursued. The LNA indicated that the City has insufficient land area to accommodate the amount of population and employment growth to the year 2051 within its current municipal boundaries.

To address the projected shortfall, three options were suggested. First, to intensify residential development within the City boundaries; second, to implement a Settlement Area Boundary Expansion (SABE); third, to implement a combination of the two approaches.

In April 2022 City Council authorized an intensification review which includes a technical land evaluation analysis and building permit data review. Hemson was also asked to update the LNA and provide options for various levels of residential intensification to accommodate the projected increase in population within City boundaries.

WSP consultants was asked to undertake a Technical Evaluation Project to identify potential settlement boundary expansions to accommodate some of the City's growth to the year 2051. Lands in three municipalities, Oro-Medonte, Severn and Ramara were reviewed. The goal was to identify the best lands from a planning perspective for a potential future boundary expansion. The City has been very open with the Townships on its process, keeping staff up to date on the MCR process.

The project identified focused study areas in the three townships and then, through a Technical Evaluation, identified those specific lands which could be brought into the City's settlement area boundary.

In April 2023, WSP presented its findings to City Council, which identified 252.9 hectares (gross) of land in two parcels within Oro-Medonte that could be added to the City through a boundary expansion. Attached as Schedule 1 to this report shows the focused study areas and the areas identified for future area boundary expansion in Oro-Medonte and Severn. Lands in Ramara are no longer being considered. The City has identified that it would require a maximum of 356.1 hectares of land to meet its growth demand over the next 30 years. The exact area will not be known until Phase 3 of the Technical Land Evaluation process is completed.

As part of the process to complete the Technical Evaluation project, the City held an open house in June 2023 to seek input on options for residential intensification and the preliminary results on the best lands to include as part of boundary expansion. The City also asked for input from Oro-Medonte and Severn. The next phase of the project is to take the input from the technical analysis and comments from various stakeholders and identify a final growth option and draft Settlement Boundary Expansion Lands for

consideration by Council in early 2024. Schedule 2 to this report is a Q & A prepared by the City for the June open house.

In response to the City's request comments from Oro-Medonte, staff have prepared this report for Council's consideration.

Analysis

The high-level studies the City commissioned were summarized in the Technical Evaluation Summary Report prepared by WSP which addressed the following themes:

Municipal Servicing Review

Community Connectivity Report

Fire and Emergency Services Assessment

Water Resources Evaluation (potential ground water and surface water constraints)

Natural Heritage System Evaluation

Agricultural Impact Assessment

It was noted that certain water system upgrades, such as increasing pump capacity, potentially constructing a new well and providing storage would be required to service the lands identified in Oro-Medonte. With respect to wastewater, capacity is available generally in the trunk leg network, with a couple of bottlenecks and pump station limitations identified. The City, in its Wastewater Master Plan has already identified two future sewer extension projects that would support growth in Oro-Medonte.

Water resource and natural heritage evaluations identified several development restrictions due to proximity to water courses, natural heritage lands and regulated source water protection areas which could constrain development.

The agricultural impact assessment identified 47 active agricultural operations in Oro-Medonte with the potential to remove 1,202.23 hectares of Canada Land Inventory (CLI) Class 1-3 lands (prime agricultural lands).

From the analysis, WSP recommended the lands depicted on Schedule 1 to be included in for possible future settlement area boundary expansions.

The two areas in Oro-Medonte identified for possible settlement area expansion are referred to as Parcel A and Parcel B in this report.

Parcel A

Bounded by Bass Lake Side Road to the north, Line 15 North to the east, Old Barrie Road to the south and midway in the concession block between Concessions 14 and 15 to the west.

Parcel B

Bounded by Memorial Avenue to the north, Woodland Drive to the east, Forest Home Industrial Park to the west and midway to the industrial block to the south.

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 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. 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 "Healthy, liveable and safe communities are sustained by: ... (b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;" (p. 7). This is addressed further in Section 1.4 Housing that speaks to providing a mix of housing options and densities by permitting and facilitating all types of residential intensification, including additional residential units and redevelopment. Section 2.3 specifically deals with agricultural policy. Section 2.3.1 states that "Prime agricultural areas shall be protected for long-term use for agriculture." (p.26).

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 2.2.1.4 (c) states that applying the policies of the Growth Plan will support the achievement of complete communities that "provide a diverse range and mix of housing options, including additional residential units and affordable housing, to accommodate people at all stages of life, and to

accommodate the needs of all household sizes and incomes” (p. 14). These policies are reiterated in Section 2.2.6 Housing.

Section 2.2.8.3(f) requires any SABE 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 is also applicable. This section states that new multiple lots or units for residential development will be directed to settlement areas but may be allowed on rural land in site-specific locations with approved zoning or designation in an official plan.

County Official Plan

The lands comprised as Parcel A are designated “Rural”, “Greenlands” and “Agricultural” in accordance with Schedule 5.1 (Land Use Designations) in the Simcoe County Official Plan (SCOP). The lands comprised as Parcel B are designated “Rural” and “Greenlands” in the SCOP. The objectives of the Rural designation are:

- “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” (p. 40).

The Rural designation permits limited residential development, subject to Section 3.7.11. This section states: “New multiple lots and units for residential development will be directed to settlement areas and may be allowed in rural areas in site-specific locations with approved zoning or designation that permits this type of development in local municipal official plans, as of June 16, 2006. Local municipal official plans may continue to recognize this type of development permitted under this policy and provide appropriate policies for development” (p. 42).

Section 3.6 Agricultural seeks to protect the prime agricultural lands for long-term agricultural use. Specifically Section 3.6.12 addresses non-agricultural uses in prime agricultural areas and states: “Impacts from any new or expanding non-agricultural uses on surrounding agricultural operations and existing land uses are to be mitigated to the extent feasible” (p. 40).

Section 3.8 Greenlands provides policies 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” (p.43).

Section 4.1 - Healthy Communities and Housing Development discusses making available sufficient quantity of housing and an appropriate range of housing types and densities.

Township Official Plan

The Township's updated Official Plan was adopted by Council on October 5, 2022 and was approved by the County of Simcoe on October 24, 2023. The decision of the County will become final if a Notice of Appeal is not received on or before the last day for filing an appeal. In this regard, the existing Official Plan (1997) continues to be in effect and serves as the determinative policy regime for reviewing and evaluating development proposals. The existing OP will be repealed once the updated OP receives final approval by the County. As a result, this report contains an overview of both the existing and updated Township Official Plans with respect to the proposed development on the subject lands.

Parcel A lands are designated 'Restricted Rural', 'Environmental Protection 1', 'Mineral Aggregate Resources Licensed' and 'Mineral Aggregate Resources Potential' in "Schedule A – Land Use" of the Township's existing Official Plan (1997).

In the Township's updated Official Plan (adopted 2022), Parcel A lands are designated 'Rural', 'Greenlands', and 'Mineral Aggregate Resources' and are 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.

Parcel B lands are designated 'Restricted Rural', 'Environmental Protection 1' and 'Industrial' in "Schedule A – Land Use" of the Township's existing Official Plan (1997).

In the Township's updated Official Plan (adopted 2022), Parcel B lands are designated 'Rural' and 'Greenlands', and are subject to Policy 2.6.11. This policy refers to lands adjacent urban centres and indicates that these lands are subject to the agricultural policies of the Official Plan.

Township's Future Vision

The Township's current Strategic Plan has four goals:

- Prepare for Our Future
- Foster Safe and Inclusive Community Living & Business Growth
- Modernize Township Services
- Support Our Workforce

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

- Facilitate employment and residential growth through the provision of municipal services utilizing Partnerships/Municipal Service Corporations.
- Enhance and maintain our financial reserves through a long-term strategy that supports the current and future infrastructure needs.

Note: The Township has embarked on a process to develop a new Strategic Plan that should be before Council for consideration by mid-December.

The Township’s newly Adopted 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.*

Section 1.9 of the Official Plan pertains to growth management. The plan outlines how the Township will continue to accommodate population growth targets in accordance with Provincial and County policies in two Settlement Areas, a number of Rural Settlements, along the shoreline of Lake Simcoe and Bass Lake through intensification, in rural lots throughout the Township, and in a number of residential clusters in the central area of the Township. The Plan anticipates that the existing pattern of development will remain mostly unchanged in the future, although a larger proportion of growth will be directed towards serviced Settlement Areas to support the development of complete communities.

Single family estate homes dominate the Township, with some medium density housing located in residential clusters, such as Horseshoe Valley. Due to the lack of municipal water and sewer, the Township has limited ability to encourage the diversification of its housing stock. However, Council is committed to providing a range of affordable housing types such as townhouses, semi-detached, seniors’ homes and multi-unit housing so that seniors can age within Oro-Medonte and young people can access starter homes.

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:

- a) To direct the majority of new residential growth to Settlement Areas where full municipal water and wastewater services are available.*
- 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.*
- c) To prohibit the development of new residential subdivisions outside of the Settlement Areas.*
- d) To encourage the efficient use of land in Settlement Areas and the optimization of public service facilities and infrastructure.*
- e) To ensure that development in Settlement Areas occurs in a cost-effective, coordinated, and environmentally sound manner.*
- f) To ensure that all new development is, or will be provided with, adequate parks and open space facilities and school facilities.*
- g) To ensure that the development pattern is efficient, promotes the orderly development of safe and healthy communities, protects the financial wellbeing of the Township, and does not lead to a decline in the level of municipal service.*
- h) To encourage the establishment of full municipal services, including water and wastewater services, in the two Settlement Areas (Horseshoe and Craighurst) where the majority of forecasted growth will be accommodated.’*

City of Orillia’s Proposed Settlement Boundary Expansion

Parcel A consists of 125 net hectares (308.8 acres) of community area (housing, recreation, schools, institutional and commercial uses) and 35.5 net hectares (86.4 acres) of employment area.

Parcel B consists of 28.2 hectares (69.6 acres) of employment area.

The City is considering these lands as well as intensification/densification within its boundaries to meet its future population needs under the MCR process being completed under the province’s Growth Plan. The City is looking to accommodate 49,000 people and 26,000 jobs by the year 2051. To meet these targets, it needs to accommodate 7,330 new housing units and 1,560 new jobs. To accommodate the new jobs, the City has estimated that it needs 49.2 hectares (121.5 acres) of additional land. To accommodate the additional housing the City has estimated that it needs between

81.9 hectares (202.3 acres) of land or nothing depending on how much intensification can take place within the City's boundaries.

Staff appreciate the challenges the City faces in addressing its needs under the comprehensive review process. The City has been very open in sharing information and welcoming comments from the Township. It is a complex process, and the City has been diligent in undertaking a comprehensive planning process justifying its land needs. There is still work to be done, with the City currently reviewing its ability to intensify and the yield in new housing starts that would generate.

Suggested Township of Oro-Medonte Position

The Township of Oro-Medonte is in need of multi-residential and affordable housing that can only be developed on the basis of full municipal services. There are only two areas 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 and see medium density housing occur. The Township has a lesser need for fully serviced non-residential lands.

Parcel A south of Bass Lake Side Road and west of Line 15 North has been identified by the City of Orillia as a potential area for expansion for residential development and associated uses. A small portion of the land just north of the Old Barrie Road is being proposed as an employment area.

The provision of multi-residential affordable housing would meet the Township's need to provide a variety of housing types that would allow young people to remain in the Township and provide Oro-Medonte residents the opportunity to age in place. The small serviced employment lands area would supplement the designated employment land areas elsewhere in the Township and would provide a location for those industries that require full municipal services. Finally, through proper urban design, the area could be a buffer between fully urbanized City of Orillia and rural Oro-Medonte.

Parcel B, south of Memorial Drive and west of Woodland Drive has been identified by the City of Orillia as a potential employment area. The parcel identified as a potential employment area is 28.2 net hectares in size and is surrounded by lands designated 'Greenlands'. This provides a natural buffer between the lands identified for expansion and the Forest Home Industrial Park. The land is currently in one ownership.

If the Township wanted to assist the City of Orillia in the provision of lands that could be used for future employment uses, Parcel B would be suitable for that purpose. As mentioned in the previous paragraph, the Township has sufficient designated employment lands and with the addition of the portion of Parcel A proposed for serviced employment lands, would have sufficient lands to meet its needs.

Financial/Legal Implications/ Risk Management

At this point in the City of Orillia Boundary Expansion Review Process, the City is conducting a planning study to identify potential lands for expansion. If at some point the City moves to an annexation process, there will be 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.

If Parcel A is to be developed for multi-residential and employment lands significant further studies will be required, including water and sewer functional studies, stormwater, environmental impacts, and a transportation needs assessment.

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

Corporate Strategic Goals

In 2021, Council adopted the Township's Corporate Strategic Plan 2021-2023. The comments in this report are consistent with the following Goals of the Plan:

Prepare for Our Future

- Establish a Sustainable Approach to Servicing & Infrastructure

Foster Safe and Inclusive Community Living & Business Growth:

Guide growth while protecting the environment, support community events, facilitate utility and infrastructure plans.

Consultations

The City of Orillia Comprehensive Review and proposed Settlement Area Boundary Expansion processes were discussed internally by the Senior Management Team and members of the Planning Division of the Development Services Department..

Attachments

Schedule 1: Preliminary Draft Concept Map of City of Orillia Settlement Area Boundary Expansion

Schedule 2: City of Orillia Frequently Asked Questions for June 20, 2023, Public Open House

Conclusion

Township staff commend the City of Orillia for undertaking an open and comprehensive process to identify future lands for possible expansion under the requirements of the Province through the provincial Growth Plan. Two parcels in Oro-Medonte have been identified for possible expansion, lands west of Line 15 North and south of Bass Lake Side Road (Parcel A) and lands south of Memorial Drive west of Woodland Drive (Parcel B).

Township staff do not support a settlement area boundary expansion on the Parcel A lands, as these lands could be used by the Township through an intermunicipal services agreement to provide much needed affordable and medium density housing. The small portion of serviced employment lands could be kept as serviced employments lands or designated for more residential as the Township has number of employment areas already designated in the Township.

If Council desired, it could indicate that it would have no objection to Parcel B lands being included for possible expansion. A small portion of employment lands surrounded by greenlands may address the City of Orillia’s need for additional lands for employment and institutional uses and would have minimal impact on the Township of Oro-Medonte due to its location.

Finally, staff recommend that the City explore every opportunity to intensity within its municipal boundaries in order to meet its population targets.

Respectfully submitted,

George Vadeboncoeur, Interim Director of Development Services October 31, 2023

Approvals:

Date of Approval:

Robin Dunn, CAO

November 8, 2023

Simcoe County District School Board Comments:

Summary: The public schools in Orillia are over capacity or close to nearing capacity and cannot accommodate the forecasted growth for Orillia for future residential growth and thus projected student enrolment. SCDSB was pleased to see that Orillia has identified an additional 28.6 hectares of land and identified SCDSB's need for 4 elementary schools (over and above the 2 existing planned school sites in West Orillia) and 1 new secondary school. SCDSB requested some technical changes to the reports published in Spring of 2023 related to Orillia's boundary expansion. SCDSB requests a coordinated effort with City staff when selecting appropriate locations for future school sites.

Response: Since completing a Land Needs Assessment is no longer a requirement by the Province, the City of Orillia will not be making further updates or changes to the Revised Land Needs Assessment dated April 25, 2023.

August 17, 2023

Jill Lewis
Senior Planner
City of Orillia
50 Andrew Street South
Suite 300
Orillia, ON
L3V 7T5

VIA EMAIL: jlewis@orillia.ca

FILE NO: MCR

MUNICIPAL COMPREHENSIVE REVIEW
TECHNICAL EVALUATION FOR SETTLEMENT BOUNDARY
EXPANSION & LAND NEEDS ASSESSMENT: INTENSIFICATION
SCENARIOS AND POTENTIAL SETTLEMENT AREA BOUNDARY
EXPANSION – DATED APRIL 2023
CITY OF ORILLIA

Simcoe County District School Board (SCDSB) planning department staff understand on June 20, 2023, the City of Orillia held a public open house in a hybrid format regarding the City's consideration of a Settlement Area Boundary Expansion to accommodate future growth in population and jobs to 2051. Simcoe County District School Board (SCDSB) planning department staff understand that the City of Orillia has been working over the course of the last year to conduct detailed technical evaluations to determine the best lands for a future boundary expansion and has also been developing a range of options for future intensification and greenfield densification for Council to decide on the future size of boundary expansion with respect to new housing. SCDSB staff have now had an opportunity to review both the Technical Land Evaluation and updated Land Needs Assessment (LNA).

SCDSB staff met virtually with City staff on April 6, 2023, and offered initial comments based on information provided by the City's planning department regarding school site needs relative to the approximate anticipated population within the City of Orillia and potential settlement boundary expansion. SCDSB planning staff became aware there were proposed revisions to the LNA and have now had an opportunity for a fulsome analysis of the impacts to the City's existing schools, reviewed the proposed revisions and reports and background information available, and offer the following comments. Planning staff were pleased to see that the Final Executive Report prepared by Hemson, titled Land Needs Assessment: Intensification Scenarios and Potential Settlement Area Boundary Expansion, included our previous request for 28.6 hectares of land and identified SCDSB needs for 4 new elementary schools (over and above the 2 existing planned school sites in West Orillia) and 1 new secondary school. SCDSB also appreciates the additional included statement that the current capacity within the existing elementary schools is 400 additional

spaces and 250 additional spaces in the secondary schools (all to be accommodated in portables). However, SCDSB planning staff are respectfully requesting that the Technical Evaluation for Settlement Area Boundary Expansion prepared by WSP and Colville Consulting Inc. be amended to address that SCDSB has been consulted and provided comments as noted above. For ease of reference, the section to be amended is page 17 of 28 as shown below in Figure 1.

Figure 1 Community Services and Facilities

- Growth in and around the FSA will likely affect local school enrollment and capacity due to catchment areas that overlap with settlement areas. In determining recommended SABE lands the Simcoe County District School Board and Simcoe Muskoka Catholic District School Board should be consulted to understand enrollment concerns and the need for future schools to accommodate growth; and,
- Existing community services and facilities, including parks are located in close proximity to the West FSA, while few are located or identified in current Master Plans in proximity to the North FSA. Growth within the West FSA

Additionally, SCDSB planning staff have concerns with the chart detailed in Figure 2 below (page 18) of the Hemson report, as the proposed density scenarios do not account for the land needs required for school sites (elementary panel: 5-6 acres and secondary panel: 20 acres). SCDSB staff require further discussion with city staff on the future built form of schools and the land needs required for each density scenario.

Figure 2

Community Area: Density Testing Results by Scenario
 Assumptions: 50 persons and jobs per ha (minimum) and 80 persons and jobs per ha (maximum).

<u>Land Need at 50 PPJ</u>	<u>Land Need at 60 PPJ</u>
Scenario 1: 81.9 ha	Scenario 1: 68.3 ha
Scenario 2: 61.9 ha	Scenario 2: 51.6 ha
Scenario 3: 41.9 ha	Scenario 3: 34.9 ha
Scenario 4: 21.8 ha	Scenario 4: 18.2 ha
<u>Land Need at 70 PPJ</u>	<u>Land Need at 80 PPJ</u>
Scenario 1: 58.5 ha	Scenario 1: 51.2 ha
Scenario 2: 44.2 ha	Scenario 2: 38.7 ha
Scenario 3: 29.9 ha	Scenario 3: 26.2 ha
Scenario 4: 15.6 ha	Scenario 4: 13.7 ha

*The above table **does not** include land required for the School Board, the recreational land need and the employment lands required. Scenario 5 is not applicable as it does not require any additional community area land.

County District School Board (SCDSB) planning department staff are supportive and understand the critical need for additional residential growth and housing forms as identified through the City's Municipal Comprehensive Review (MCR) process. The board's facility requirements are impacted by greenfield development, residential intensification and infill within the settlement areas which increases enrolment in all local schools. Planning department staff also want to ensure that the school board needs are met so that the impact of population growth will allow the ability of the board to provide elementary and secondary pupil accommodation in a timely manner.

Currently, the existing public elementary schools in the community are over capacity and projected to remain over capacity with increasing reliance on portable accommodation or are nearing capacity. The existing public elementary schools in the City of Orillia are currently at 101% utilization overall. New residential growth in Orillia has been steadily increasing and is projected to continue. Building activity has been extensive in the past 20 years and the elementary and secondary population growth is expected to increase significantly with the population allocation growth forecasted to 2051. SCDSB planning staff have previously identified two new future elementary school sites on the west side of Orillia, however those new sites were identified based on the current enrolment projections, not taking into consideration additional residential units proposed in the proposed settlement boundary expansion.

Planning department staff note that most of the schools currently within the City are over capacity or close to nearing capacity and cannot accommodate any of the forecasted Land Needs Assessment (LNA) growth in association with the County of Simcoe's Municipal Comprehensive Review (MCR) for future residential growth and thus projected student enrolment. The implications of approving all new higher density development applications would compound the need to work in collaboration with the municipality in a coordinated effort on determining the most appropriate locations for future school site(s) earlier in the planning process.

The SCDSB uses current enrolment and future enrolment projections to determine where growth or decline is likely to occur and where there may be a need for a new school or an alternative solution. Planning department staff review all proposed development applications in Simcoe County by analyzing the types of dwellings planned for the area and providing projections based on pupil yields (expected number of students per dwelling). This analysis is used to determine if growth may result in the need for a new school. New development doesn't always result in the need for a new school as staff analyze demographics and growth rates. City staff may find the following documents helpful in understanding the board's enrolment pressures: SCDSB Capital Planning - Accommodation Plan and School Profile Dashboard ("on the ground" (OTG) capacity vs current enrolment) at this link: https://www.scdsb.on.ca/about/capital_planning

The *Provincial Policy Statement (PPS) 2020, A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2020* and the *Planning Act, R.S.O 1990*, all reference the need to create healthy and sustainable complete communities. Schools are recognized as "Public Service Facilities" and contained under Section 1.6 titled Infrastructure and Public Facilities in the PPS. The PPS notes that it is in the interest of all communities to ensure the effective use of Public Service Facilities, as they play a major role in enhancing the vitality of settlement areas, which in turn ensures long-term economic and social prosperity. Municipalities are legislated to ensure that public service facilities are available to meet current and projected needs. Planning authorities are required to appropriately identify locations and promote opportunities for locating public service facilities. A planning authority may only allow the expansion of a settlement area boundary, if it can be

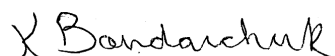
demonstrated at the time of a comprehensive review, that public facilities have been planned or are available and suitable for the development over the long term. New development should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure, and public service facilities. A coordinated, integrated, and comprehensive approach should be used when dealing with planning matters within municipalities when considering the appropriate locations of public service facilities. When considering a draft plan of a subdivision, planning authorities must have regard for the adequacy of school sites, among other matters. Investment in public service facilities, such as schools, should be planned and located to keep pace with changing needs, to maximize existing infrastructure and to support the achievement of complete communities, while co-locating services in community hubs and prioritizing strategic growth areas as appropriate. Preference should be given to sites that are easily accessible by active transportation and transit, where that service is available.

Given the above policy context and acknowledgement that Public Service Facilities (as defined under the PPS) are of Provincial interest, Planning department staff recommend that the City and applicant consider the adequacy of school sites within the City of Orillia. While recognizing that significant growth allocation may be directed to the City's primary settlement area that has full municipal services, new public service facilities shall be provided in an efficient manner and strategically located to support the efficient optimization of accommodating current and projected accommodation needs. SCDSB staff request a coordinated effort with City staff on selecting the most appropriate location(s) for future school site(s) and coordination including active transportation linkages and opportunities for shared facilities with parks, to accommodate the projected growth on a comprehensive level, which includes the forecasted LNA growth.

Given that the proposed intensification scenarios and potential settlement area boundary expansion is proposing multiple scenarios for intensification, SCDSB planning staff are respectfully requesting collaboration with City staff in the future on understanding the built form, urban structure and overall phasing of the built scenarios, and are requesting the city contact the SCDSB planning department prior to finalizing the MCR, to determine timing of when the elementary and/or secondary school site(s) are needed.

Planning department staff will continue to assess ongoing growth pressures in the City of Orillia, as they relate to future school sites. The board looks forward to working with the city regarding future school site needs. Should you require additional information, please do not hesitate to contact this office.

Sincerely,



Kandas Bondarchuk, MCIP, RPP, CAHP
Planner, Planning and Enrolment

cc: City of Orillia
Jeff Duggan, Senior Planner
Ali Chapple, Senior Planner

County of Simcoe
Dan Amadio, Manager of Planning
Kristin Pechkovsky, Senior Policy Advisor

TransCanada Pipelines Limited Comments:

Summary: TransCanada Pipelines Limited (TCPL) has two high-pressure natural gas pipelines and associated facilities contained within an easement crossing the City of Orillia. TCPL provided specific requests for policy wording for the City's new Official Plan.

Response: TCPL's request for specific policies related to natural gas pipelines will be addressed through the City's Official Plan Review and Update which is currently underway.



Authorized commenting Agency for



June 6, 2023

Municipal Comprehensive Review Project Team

City of Orillia
50 Andrew Street South, Suite 300
Orillia, ON
L3V 7T5

Via email: planning@orillia.ca

Dear Municipal Comprehensive Review Team:

**RE: Municipal Comprehensive Review: Proposed Settlement Area Boundary Expansions and Revised Land Needs Assessment
City of Orillia**
Our File: PAR 50104

MacNaughton Hermsen Britton Clarkson (MHBC) are the planning consultants for TransCanada PipeLines Limited (TCPL). This letter is in response to the proposed Settlement Area Boundary Expansion and revised Land Needs Assessment for the City of Orillia's Municipal Comprehensive Review project. TCPL has two (2) high-pressure natural gas pipelines and associated facilities contained within a right-of-way ("easement") crossing the City of Orillia, as depicted on Schedule 'C' of the City's Official Plan.

TCPL's pipelines and related facilities are subject to the jurisdiction of the Canada Energy Regulator (CER) – formerly the National Energy Board (NEB). As such, certain activities must comply with the Canadian Energy Regulator Act ("Act") and associated Regulations. The Act and the Regulations noted can be accessed from the CER's website at www.cer-rec.gc.ca.

Policy Context

TCPL's pipelines are defined as Infrastructure in the Provincial Policy Statement (PPS). Section 1.6.8.1 of the PPS states that '*planning authorities shall plan for and protect corridors and rights-of-way for infrastructure, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.*' The Growth Plan (2020) also references the importance of protecting and maintaining planned infrastructure to support growth in Ontario.

Appropriate setbacks of buildings, structures and dwellings to the rights-of-way are needed to manage the safety and integrity of the pipelines, as well as ensuring adequate access for

emergencies, operations and maintenance. Where possible, TCPL also seeks to implement official plan policies and zoning regulations that implement its guidelines.

In the City of Orillia's current Official Plan, TCPL's right-of-way is depicted as Utility Corridor in Schedule 'C', and is subject to the following policies:

6.4.2 a) Appropriate setbacks of buildings, structures and dwellings to the rights-of-way are needed to manage the safety and integrity of the pipelines, as well as ensuring adequate access for emergencies, operations and maintenance. Where possible, TCPL also seeks to implement official plan policies and zoning regulations that implement its guidelines.

6.4.2 b) Appropriate setbacks of buildings, structures and dwellings to the rights-of-way are needed to manage the safety and integrity of the pipelines, as well as ensuring adequate access for emergencies, operations and maintenance. Where possible, TCPL also seeks to implement official plan policies and zoning regulations that implement its guidelines.

Proposed Settlement Area Boundary Expansion

Upon review of the Preliminary Draft Concept Map for the Settlement Area Boundary Expansions (SABEs), TCPL's right-of-way travels through the following proposed SABEs:

- Community Area: 132.2ha, east of Line 15 North; and
- Community Area: 75.9 ha, north of Murphy Road.

In order to ensure TCPL's pipelines and associated facilities are protected within the proposed SABEs, we offer the following comments and request that the Official Plan text be amended to include the following recommended policies:

- 1. TransCanada Pipelines Limited ("TCPL") operates high-pressure natural gas pipelines within its right-of-way, as identified on Schedule 'C' of this Plan.*
- 2. TCPL is regulated by the Canada Energy Regulator ("CER"), which has a number of requirements regulating development in proximity to the pipelines, including approval for activities within 30 metres of the pipeline centreline (the "Prescribed Area").*
- 3. New development can result in increasing the population density in the area, and may result in TCPL being required to replace its pipeline to comply with CSA Code Z662. Therefore, the City shall require early consultation with TransCanada for any development proposals within 200 metres of its facilities (the "Class Assessment Area").*
- 4. A setback of 7 metres shall be maintained from the limits of the right-of-way for all permanent buildings and structures. Accessory structures shall have a minimum setback of at least 3 metres from the limit of the right-of-way.*

5. *A minimum setback of 7 metres shall be maintained from the limits of the right-of-way for any parking area or loading area, including parking, loading, stacking and bicycle parking spaces, and any associated aisle or driveway.*
6. *In the Settlement Area for urban development, the City will encourage the use of TCPL's right-of-way for passive parkland or open space subject to TCPL's easement rights.*

Thank you for the opportunity to comment. We look forward to reviewing the updated Plan. If you have any questions, please do not hesitate to contact our office at TCEnergy@mhbcplan.com.

Sincerely,

MHBC



Kaitlin Webber, MA
Planner | MHBC Planning

on behalf of TransCanada PipeLines Limited

Doug Shearer Comments:

Summary: Encourage landowners to develop on existing underutilized lands within the City of Orillia. Expressed concern about urban sprawl. Encouraged planning for a new hospital site now.

The City of Orillia

Planning @orillia.ca

Re: Boundary Expansion

Orillia Growth Plans 2051

I thank you for the opportunity to provide a written response to the current long range planning process. I have written my response by way of briefly written points.

Most long-range plans rarely extend beyond 10 years given the high degree of variability in economics, policies and demographics. It is hard to see how a 26-year long range plan could be effective other than forecasting some ideal state. Additionally, plans undergo mandated reviews at 2 or 3 and 5 years to confirm the goals, measures and timelines are still accurate and viable. Hopefully such a process will be outlined in the proposals being developed.

Plans to seize lands from surrounding municipalities are, to say the least, very premature. At worst, they are a promotion of continued urban sprawl. Forced expansion plans also have the potential of generating costly legal fights between municipalities which will be born by taxpayers.

The government has now put a pause on development of farmland. This will impact plans in surrounding municipalities, as well as Orillia.

The Provincial government is also moving toward changes which will encourage municipalities to make necessary zoning changes toward higher density use of available lands. This will impact Orillia's long-term plans.

News articles have mentioned the need for infill of available space

Orillia needs a clear inventory of available lands for construction.

The City of Vancouver devised a program of surcharge taxes on used properties. The city of Orillia should consider a similar process for vacant properties. Imposing a tax surcharge of 5 or 6% would help to encourage infill.

There is also a challenge of conflict of interest for Orillia city councillors who own vacant lands within the city. Clear declarations of conflict of interest are mandatory. Likewise, no councillor owning vacant land should be in attendance at a city sponsored meeting, or at a minimum should be allowed to speak at planning meetings where property will be discussed. They could, of course, send representatives.

If there is a goal of increasing Orillia's population significantly, the city needs a clearly defined investment readiness plan which includes locations and sizes of vacant properties, preferred businesses for investment, infrastructure capacities in sewage, power, water and transportation, recreational, meeting and retail facilities, mean average salary levels, mean average age of residents, mean average education levels, etc. Certainly, the city cannot expect healthy growth as a bedroom community for workers travelling to other areas for work.

Finally, there must be serious discussion NOW on the development of a new hospital site! Experience in other municipalities such as North Bay and Sudbury has demonstrated that hospital development is a lengthy process of at least 8 to 10 years. Waiting until the hospital is in crisis as a result of growth is hardly a proactive plan.

Thank you.



Doug Shearer

7-67 Fittons Rd. E.,

Orillia

L3V 2J2



RECEIVED

JUN 16 2023 9:20 AM

CAPIE'S DEPT. #12

The City Of Orillia

Boundary Expansion

Orillia Growth Plan 2051

Kelly Lawless Comments:

Summary: Would like the property municipally known as 1105 Line 14 N included in Orillia's future boundary expansion. Expressed concern about the lands identified in the West Focused Study Area being prime agricultural land and having natural heritage features and water resources worthy of protection.

Response: The input provided by the submissions can be considered by the consultant (WSP) as work is undertaken revise the proposed Settlement Area Boundary Expansion. It is recommended that Council provide direction on a preferred intensification scenario prior to undertaking revisions, as the ultimate intensification scenario may impact the overall land need requirement for Community Area expansion.

Natural heritage features and areas, together with water resources, will be protected from development for the long-term in accordance with the Provincial Planning Statement 2024. The future Official Plan Amendment for the boundary expansion lands will require applicant's to undertake detailed Environmental Impact Studies, Hydrogeological Studies and Agricultural Impact Assessments to ensure consistency with the Provincial Planning Statement 2024.

June 17/23

Please Consider this submission from me as both the Owner of Freedom Realty Inc. Brokerage (189 Matchedash Street N, Orillia) and as a taxpayer and owner of 189 Matchedash Street N , Orillia.

RE: 1105 Line 14 N and SABE (western Boundary Expansion Area)

Listed below are some of the reasons why **1105 Line 14 N, Oro / Medonte** , should be included in the Western Boundary expansion mapping rather than the lands chosen and primarily surrounding **932 Line 15 North and 886 Line 15 N, Oro-Medonte**

- The existing Boundary Expansion mapping proposal by WSP (released this past June) has undervalued the agricultural Impact by taking prime class 1,2 and 3 Agricultural land and some prime organic in **932 Line 15 North and 886 Line 15 N, Oro-Medonte . 1105 Line 14 N, Oro / Medonte** consists of lower agricultural soil that is class 5,6 and 7 land. *Municipalities are to look at lower agricultural lands where prime agricultural areas cannot be avoided.* See Figure 1 and Figure 2
- Highly vulnerable aquifers, as per the County of Simcoe Official Plan (Schedule 5.2.5) exist on the lands proposed by WSP chosen and they do not on **1105 Line 14 N.**
- The existing Boundary Expansion proposal by WSP encroaches on wetlands including Langman's Marsh and inevitably pushes more traffic towards the George Langman Sanctuary. Langman Marsh and George Langman Sanctuary are provincially significant wetlands and there is also a large area of Core Deer Wintering Area. Much of the wildlife will be affected by the increased traffic off Bass Lake Sideroad.

- **At 1105 Line 14 N**, the elevated land allows for easier drainage and less need for pumping station/s and may allow for new water towers at lower cost that can supply the west portion of Orillia - *nowhere in Orillia is there a higher elevation (at 300 m above sea-level).* *The water tower at Harvey Settlement Road is even at a lower elevation.*
- Integration of walking and biking Trail System through Orillia overtop of the buried Trans Canada Pipeline Easement at **1105 Line 14 N**. (which can account for “Designated Park Area” as allowed under Bill 53).
- Renewable options
 - *a) Solar plant and micro wind capabilities can utilize the excellent topography of this property. This property could facilitate one of Canada’s first municipal community electric vehicle charging station arrangements.* Orillia rate payers will be on the hook for many years to come for any sloppy grid planning now.
 - b) The south facing slope of the land lends itself to low cost passive solar design for the homes to be built on this land (**1105 Line 14 N**). The existing Technical Summary Report has no mention of renewables.
- Developing closer to Old Barrie Rd. (and on this property) keeps traffic out of the already congested intersection at HWY 12 and West Ridge Blvd. (which aligns with the HWY 11 exit 133) and out of the 135 exit of HWY 11. These 2 most northerly HWY 11 exits are already near their max and will not be able to accommodate more traffic as the WSP “*Community Connectivity Report*” states.
- This land is unlicensed under the Aggregate Resource Act. yet is zoned MAR2 (potential aggregate). On site material may be able to be used for construction under a Municipal Site Development Approval.

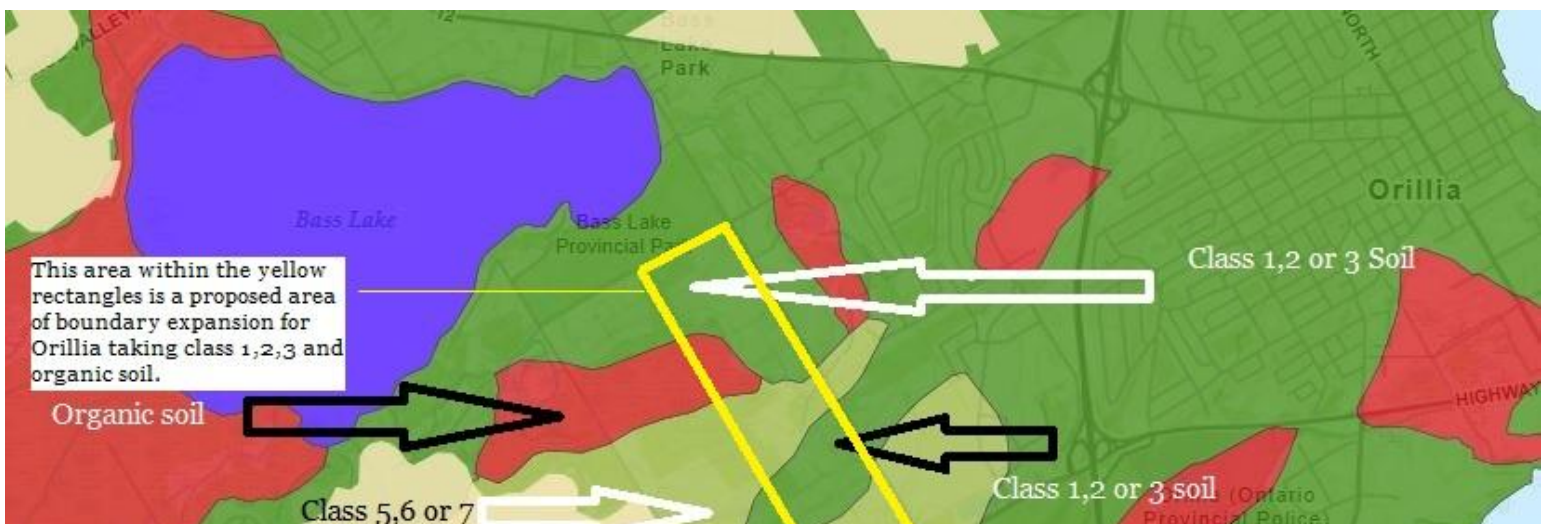


Figure 1
Proposed Boundary Expansion to the West of Orillia

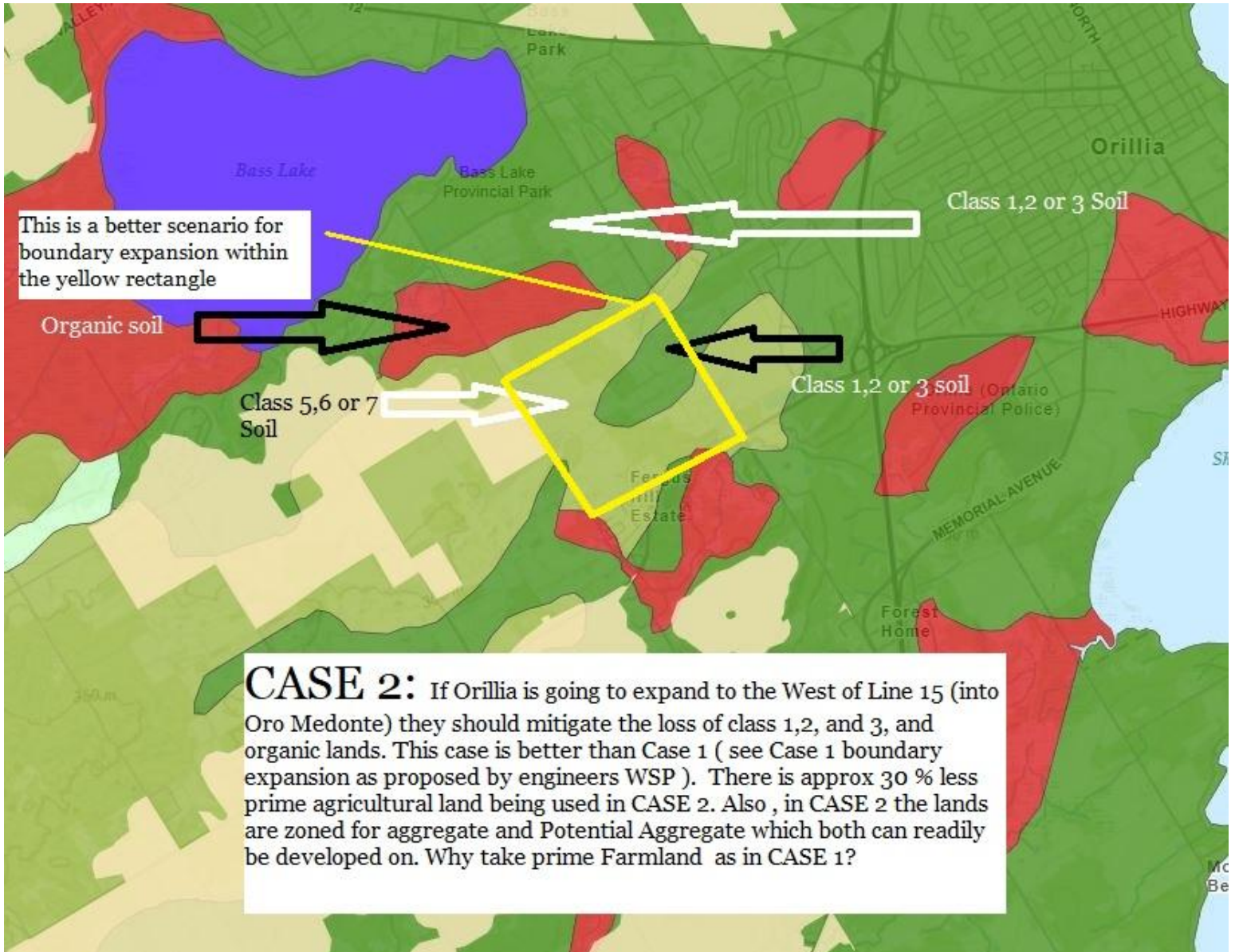


Figure 2
Better Boundary Expansion to the West of Orillia using less prime Farmland
by including 1105 Line 14 N , Oro / Medonte

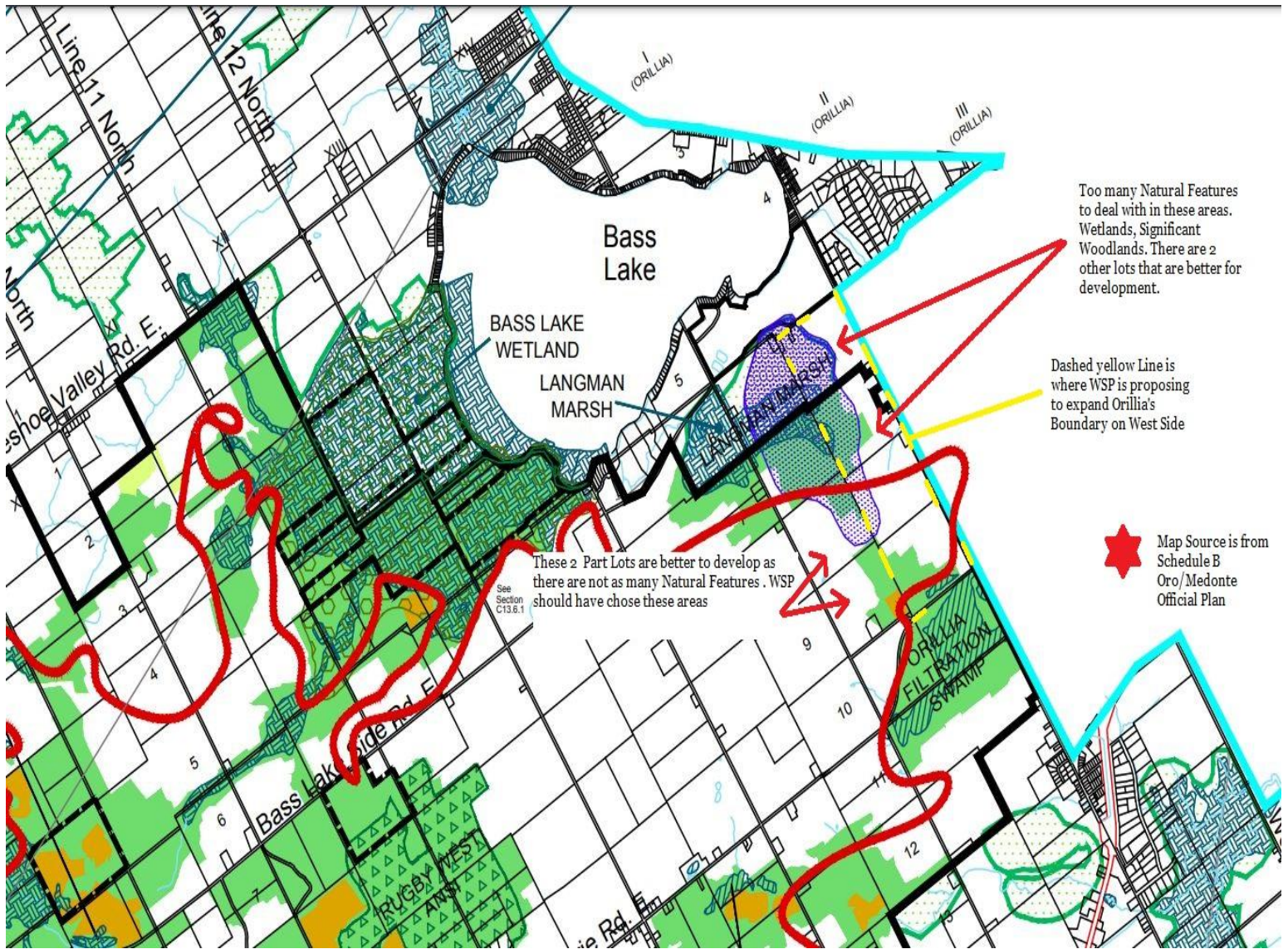


Figure 3
Provincially Significant Wetlands, Core Deer Wintering

Other Notes observations re **932 Line 15 North and 886 Line 15 N,**
Oro-Medonte

- **Colonial Waterbird Nesting Area**
(not on map but popped up as part of the NHIC data review)

Endangered and Threatened Species at Risk (SAR)

- Black Ash
- Butternut
- Eastern Meadowlark
- Bobolink
- Red-headed Woodpecker
- Cerulean Warbler

Species of Special Concern

- Wood Thrush
- Eastern Wood-Pewee
- Canada Warbler
- Snapping Turtle
- Grass Pickerel
- Yellow-banded bumblebee
- Grasshopper Sparrow

I hope the City does not do what many municipalities have done in the past and encroach on wetlands and farmland . Orillia has the opportunity to lead the way and be an example to the province . Please use a more sustainable approach !!

Thank you,



Kelly Lawless
Broker of Record /Owner
Freedom Realty Inc. Brokerage and tax payer City of Orillia
(cell: 416 333 2104)

Christina Horne Comments:

Summary: Would like the property municipally known as 1105 Line 14 N included in Orillia's future boundary expansion.

Response: The Potential Boundary Expansion Map released in April of 2023 identifies more land than the City of Orillia requires to accommodate growth for the next 26 years. Properties along Line 14 in the Township of Oro-Medonte are farther from Orillia's current municipal boundary. The areas being considered for a future boundary expansion will only shrink, rather than cover a more expansive area. For the future of extension of municipal services and for community connectivity, the City will only be looking at lands adjacent to the Orillia's current municipal boundary, rather than "leapfrogging" over lands as it is not efficient from a servicing or community connectivity standpoint.

Date: June 20

RE: 1105 Line 14 N., Oro-Medonte (part of the FSA under the Municipal Comprehensive Review)

To the Planning Dept. / Council Members of the City of Orillia

My name is **Christina Temperance Horne**, and I am part owner of the property at 1105 Line 14 N. that is presently Listed for Sale . The property presently falls within the Focused Study Area under the City of Orillia's Municipal Comprehensive Review. I would like the property to be included as part of the Boundary Expansion. As one of the family members presently offering this property for sale, I see various opportunities to work not only with the City of Orillia, but also with key stakeholders such as the Orillia Soldiers Memorial Hospital, Lakehead University, Hydro One and the Trans Canada Pipeline. Please include this property in the Boundary Expansion - so it can be part of Orillia's Sustainable Future!

Christina Temperance Horne

Severn Sound Environmental Association Comments:

Summary: A portion of the WEST FSA is located in the SSEA watershed and all of the North FSA is located within the SSEA watershed. There are a number of natural heritage features within the SSEA portions of the FINAL FSA, including PSWs, unevaluated wetlands, large woodlands, streams/rivers and municipal water supplies (wells) in the FSA. SSEA would like to be part of the discussions about refinement of the boundary expansion lands to ensure consideration is given to impacts on natural heritage, water quality/quantity and municipal drinking water protection. SSEA recommends the City rejoin the SSEA partnership given the North FSA is the headwaters of North River and Silver Creek watersheds and West FSA is partially in the Bass Lake watershed.



Severn Sound Environmental Association

489 Finlayson St, PO BOX 460, Port McNicoll ON L0K 1R0

Tel: 705-534-7283

Email: JCayley@severnsound.ca

Website: www.severnsound.ca

July 17, 2023

City of Orillia – Boundary Expansion
50 Andrew Street South
Suite 300
Orillia ON L3V 7T5
Via email: planning@orillia.ca

RE: City of Orillia Municipal Comprehensive Review – Settlement Area Boundary Expansion

The Severn Sound watershed includes the land and rivers that drain into Severn Sound southeastern Georgian Bay. There are nine municipalities within the Severn Sound watershed including The City of Orillia (see attached map of the SSEA service area). The Severn Sound Environmental Association (SSEA) is a Joint Municipal Service Board under the Municipal Act of eight lower tier municipalities including the Towns of Midland and Penetanguishene, the Townships of Tay, Tiny, Springwater, Georgian Bay, Severn and Oro-Medonte and prior to December 31, 2017 it also included the City of Orillia. The SSEA works with the eight members as well as two upper tier municipalities (County of Simcoe and District of Muskoka) in the Severn Sound area, as well as provincial and federal government agencies and non-government organizations providing environmental services *ensuring exceptional environmental quality through exemplary stewardship of the Severn Sound area through sound science, collaboration and partnerships*. The SSEA collects environmental data and provides expertise to member municipalities, works to keep water clean so it supports healthy terrestrial and aquatic ecosystems (including Lake Couchiching and Bass Lake), and has been heavily involved in municipal drinking water source protection activities, as well as in identifying and documenting natural heritage features for several member municipalities for use in their Official Plan updates. The SSEA is the local Source Protection Authority in the Severn Sound watershed.

We offer the following comments regarding the City of Orillia Municipal Comprehensive Review – Settlement Area Boundary Expansion.

The SSEA has an interest in much of the Final Focused Study Area (FSA). As noted above, the SSEA is a Joint Municipal Service Board, with the Townships of Oro-Medonte and Severn as two of the eight municipal members. A portion of the West FSA

in the Township of Oro-Medonte is in the SSEA watershed (the area to the south of Bass Lake), and all of the North FSA in the Township of Severn is within the SSEA watershed as it flows north/east to Severn Sound/Georgian Bay. A map of the SSEA area and watershed boundary is attached and available at: <https://www.severnsound.ca/about-us/severn-sound/>.

There are a number of natural heritage features within the SSEA portions of the Final FSA, such as provincially significant wetlands, unevaluated wetlands, large woodlands, and streams/rivers and municipal water supplies (wells) in the FSA, including within the Preliminary Settlement Area Boundary Expansion (SABE) Concepts for the North FSA and West FSA presented at the June 20, 2023 Public Open House. As a stakeholder with knowledge, expertise and a vested interest in these areas, we respectfully request to be part of additional discussions about refinement of the preliminary preferred SABE lands, to ensure consideration is given to impacts to natural heritage, water quality/quantity, and municipal drinking water source protection.

It is noted that the North Focus Study Area is fully located, and the West Focus Study Area is marginally located, within the Severn Sound watershed. The North Focus Study Area is in the headwaters of the North River and Silver Creek watersheds, and the West Focus Study Area is partially in the Bass Lake watershed. Both of these areas contain sensitive flora and fauna as well as being critical areas from a water quality perspective.

To ensure no negative impact to the rest of the Severn Sound watershed due to a settlement boundary expansion, we recommend the City of Orillia re-join the SSEA partnership. We welcome the opportunity to meet to discuss the process of re-joining the SSEA and the benefits it would bring to the City of Orillia at your convenience.

The City is encouraged to be mindful of environmental features and encourage development away from these areas. The SSEA is pleased to see restrictions listed in Table 1: Groundwater Resources Constraints Analysis – Constraints Summary of the “Settlement Area Boundary Expansion Technical Evaluation Summary Report”.

We commend the study team for planning 30 years down the line, and encourage you to inventory and value your natural assets and to consider green infrastructure where possible, for resilience and mitigating the impacts of climate change.

If changes to the municipal drinking water systems are required to accommodate the growth, The City is reminded that amendments to various Assessment Reports in the South Georgian Bay Lake Simcoe Source Protection Region will be required. This process is managed through the local Source Protection Authority (in the Severn Sound watershed the Severn Sound Source Protection Authority) and could take one to several years to complete.

As these changes will impact some of the headwaters of the Severn Sound watershed, the SSEA is interested in continuing to receive project updates and in being provided

with more detailed information on the Technical Evaluation of the FSA, and may have additional comments to make at a later date.

Thank you for your consideration. The SSEA welcomes the opportunity to discuss our comments further at your convenience.

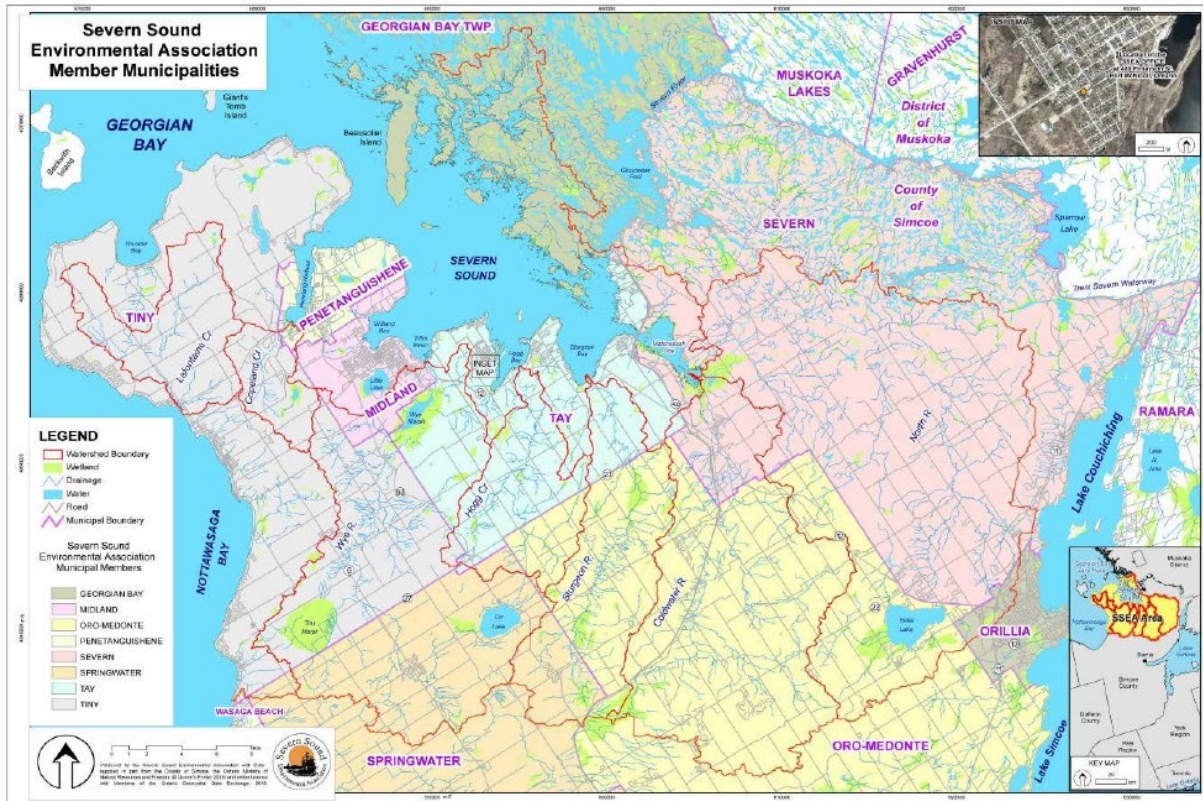
Sincerely,

Julie Cayley, Executive Director
Severn Sound Environmental Association

Attachment: Map of the SSEA Service Area

CC: SSEA Board of Directors
Laurie Kennard, CAO Township of Severn
Robin Dun, CAO Township of Oro-Medonte

Map of the Severn Sound Environmental Association (SSEA) service area (watershed)



Comments from Alec Adams:

Summary: Opposed to Orillia's proposed boundary expansion due to concerns with the pro-growth policies of the Ontario government.

Response: Municipalities are creatures of the Province. The Province, through the Provincial Planning Statement 2024, requires the City to have enough land to accommodate growth for the next 20 to 30 years. All planning decisions in Orillia are to be consistent with the PPS, 2024. The Province obligates the City of Orillia to plan for growth.

Comments and references re Provincial Growth Plan:

Having been concerned with the negative consequences of population growth for more than fifty years, I find the pro-growth policies of the federal and Ontario governments to be shocking and unwise.

The Ontario Growth Plan:

The Ontario government has directed Councils and local authorities to develop plans to accommodate specific population increases by 2051. For Orillia the 2051 target population is 49,000 (up from 31,200 in 2021) an increase of 17,800 (57%); and for Barrie, 298,000 (currently 159,000), an increase of 139,000 (87%); and Hamilton, 916,000, up from 580,000, an increase of 236,000 (57%). The total planned increase for the Greater Golden Horseshoe is 50%, from 10 to 15 million.

It should be noted that the Province did not consult local communities with respect to these dramatic changes, nor has the Province made any claim that, with these increases, populations of Ontario communities will be "optimum" in 2051, or that imposed growth will cease after 2051.

Many individuals in affected communities have reacted negatively to these Provincial directives and a number of Stop Sprawl organizations have gained public support, e.g., Stop Sprawl Hamilton and Stop Sprawl Orillia. Before there were Stop Sprawl groups, there were already many others that address particular environmental issues, such as the protection of wetlands, lakes and forests, and climate change had come to be widely seen as the most serious environmental threat facing the planet.

No political party, and very few environmental groups, even mention population and economic growth as the primary causes of the issues with which they are concerned. It is as if each is passionate to alleviate a single disease symptom without appreciating that all their efforts would be more likely to succeed if they combine their efforts to cure the cancer that is killing patient Earth.

For more than 50 years numerous warnings have been published concerning the folly of chasing endless population and economic growth. Numerous international agreements have been signed to constrain growth, and while the dire nature of the warnings has increased, population growth, greenhouse gas emissions, resource depletion and species extinctions have continued unabated.

Professor William Rees of UBC has led studies to identify and describe the causes of the global malaise and, with his graduate student developed the concept of "ecological footprint." This makes it possible to readily determine the maximum number of people that can be sustained in a particular region at a particular level of consumption. The endless growth being promoted is not just irrational, it is a threat. Hear one of the Rees YouTube presentations and I am confident you will better appreciate the danger to life on Earth presented by the growth myth.

ECOLOGICAL FOOTPRINT: The average area of productive land or water required to produce the goods consumed and to assimilate the wastes generated. William Rees, Prof. Emeritus UBC, developed this metric over many years for countries at all levels of development.

Per capita footprints range from less than 0.5 hectares for the poorest countries to more than 15.0 hectares for the wealthiest. (Canadian average is 8.0 hectares = 20 acres) The world average is 2.75 hectares, but it is alarming to note that the world's per capita bio-capacity was only 1.63 hectares, when the world population was 7.75 billion, producing a per-capita deficit of 1.12 hectares. Early in 2022 world population passed 8 billion!

In spite of these alarming facts, most people are only now beginning to feel uneasy with the proposition that the solution to all problems is endless growth - in population, production and consumption. In Ontario, many advocacy groups organize demonstrations in opposition to the Provincial Governments bill 23, the "More Homes Built Faster Act", legislation that purports to address inflating house prices by limiting the power of conservation authorities, and others, to prevent development and highway construction in areas at risk of flooding and other weather hazards - i.e. The Green Belt. Controls put in place after the tremendous damage and loss of life caused by Hurricane Hazel in 1954, are being recklessly abandoned. At the same time, population growth, that generates housing demand and increased prices, continues to be promoted and facilitated by both federal and Ontario governments.

A little arithmetic makes it easy to "connect the dots" and see the folly of these policies:

Area of Ontario is 1.076 m sq. km = 107,600,000 hectares.

Ontario population passed 15 million in November 2022. Having doubled since 1971 and quadrupled since 1941!

Per capita footprint 8 hectares x 15 m population = 120,000,000 hectares - which exceeds total provincial area by 11.5% and would be a challenge even if 100% of Ontario was "productive land".

Less than 7% of Canadian land area is 'farmland' and 80% of what there is happens to be concentrated in the provinces of Manitoba, Saskatchewan and Alberta. The Ontario Federation of Agriculture (OFA) states that less than 5% of Ontario is agricultural land and OFA documents an average daily loss of 319 acres to sprawl in 2022, an increase from an average daily loss of 175 acres in 2016.

Bill Rees developed the concept of ecological footprint and has made a number of YouTube presentations that can be readily accessed via Google.

William Rees YouTube video presentations examples:

Bill Rees: Why Degrowth

William E. Rees: "The Fundamental Issue – Overshoot"

Alec Adams

Orillia

Anonymous Comments:

Summary: Before Orillia expands its boundaries, it should focus on the redevelopment of underutilized lands and derelict buildings to be demolished and rebuilt within the current municipal boundaries of Orillia. Orillia is losing its small town charm.

Response: The municipality has no control over privately owned lands and decisions a landowner makes to redevelop their property. The City needs vacant, undeveloped land to accommodate at a minimum 113.1 hectares of land for new school sites, recreation facilities, and employment lands. These types of land uses are difficult to accommodate on existing developed, underutilized sites given the size and design requirements as well as needing to keep employment uses separated from more sensitive land uses to not negatively impact residents from noise and odour from employment operations.

Hello,

Please regard this as anonymous submission as I do not wish to be identified.

As someone who is in the area in which Orillia would like to expand to I would like to raise a few points as to why this is not a favourable option for those who will be directly impacted.

I grew up in Orillia for the majority of my life, and when I was 24 I was able to buy my first home with my fiancée just outside of Orillia in Oro-Medonte. As much as I love being part of Orillia, I also love being part of Oro-Medonte.

There is no valid reason to expand and take over parts of other towns - its more beneficial for townships to work together to build positive partnerships together and build our communities.

There are numerous areas of Orillia that are in need of being demolished and rebuilt so those areas should absolutely be at the top of the list for future business and housing locations before considering expanding. These are the areas that really need to be remodeled to make Orillia more beautiful for those visiting.

I have always loved Orillia, but it's really losing the small town charm it once had. Decisions that are being made by council are really affecting the citizens and small businesses that are currently there. \$3 for parking is too steep. I hate paying for parking in general but I will avoid the area (except when it's free) if I have to pay that. This really hurts the businesses that are only open during that period of time. Instead of focusing on future business - focus on the ones that are currently here and struggling.

I think Orillia needs to look at refacing the buildings that take away Orillia's beauty and try to get these new businesses to enter pre-existing buildings, and find ways in which housing can be incorporated. There is no reason to have so many empty run down buildings just to build new ones in other towns.

I appreciate the open forum to be able to provide my opinion as someone who is directly impacted by these changes. Unfortunately I will be working at the time of the meeting and won't be able to attend in person or virtually.

Thank you for taking the time to read this.

Anonymous Comments:

Summary: Force developers to either complete approved developments or lose their permissions. Farmland should be protected from urban sprawl like has occurred in West Orillia. Protect Orillia's small town character.

After reading the Orillia Matters, Public forum: Township residents don't want to be 'from Orillia', we as people need to look at planning for what is good for the population long-term. Land zoning should be allocated such that for every house built that is 1500 square feet, land should be allocated, zoned for a house between 800 and 1200 sq. ft and an multi-unit apartment unit. Thirty percent of people currently rent and that number with unaffordable house prices for the average citizen, will only increase. Additional taxes should be charged on land where a builder has approvals for development but after so many years it remains undeveloped. Land should not be approved for development and than held for price increase speculation. Stop the building of high rises by the water front. Barrie has a wall of concrete between the downtown and the water front and it is ugly and serves a few well off people but not the majority of the population. Municipal government is suppose to serve the general population. When both waterfront and farmland is developed it is gone forever. During Covid 19 there was food scarcity and since then prices have increased so that food security is no longer ensured for may people in Orillia. Farm land should not turn into sprawling suburbs like Westridge. Get creative do not turn Orillia into a mini Toronto.

Dana Marie Panos Comments:

Summary: Opposed to Orillia's proposed boundary expansion.

I hope this finds you well. We live in a forgotten area on Hwy 93 (also known as Penetanguishene rd). We love Oro. But see no hope in all your expansion plans. Please forward this to the correct departments. Being on a few minutes north of Barrie , highway exits and on a main busy road.

We are located 7 minutes drive north of no frill's grocery store on Blake st Barrie. And are part of Oro Medonte with a Barrie postal code of L4M.

We are located between the highway exits for the 400 off hwy 93 and the 400 off Forbes road. There are many home and small business along this strip of road with no future settlement or link bus or municipal service.

We and many of my neighbours would like this area to be considered for expansion and Link Bus service as many can not drive and pay taxes with little expansion in service for the last 30 years.

Taxes keep increasing but nothing is done to improve the area or allow for expansion.

Thank you

Cheers,

Dana Marie Panos

Dayna Christie Comments:

Summary: Opposed to Orillia's proposed boundary expansion.

I am not happy with the plan industry by water never good and we buy away from town to enjoy the quiet the night sky. The mto just moved up the road it's horrible. They get away noise all f*** night. Now you want to cause more noise pollution lights on factory buildings so can't enjoy the night sky still want us to pay taxes as you take away the things we enjoy about our area. Traffic not bad now but when you are through be like living in town. How would you stop any of my complaints? How can you take away things we love? Then as a government tact you raise taxes for what you want what good you through you were doing and not a care what you took for us my family.

Dayna

Evelyn Perdue Comments:

Summary: Concerned about lack of proper environmental protection and concerned about the lack of affordable housing. Questioned why growth is focused on Orillia, and not the surrounding Townships. Questioned the role of the abutting Townships in Orillia's proposed boundary expansion.

Response: Orillia is the focus of growth and development because it is an urban municipality will full municipal services. The Province requires growth to be focussed in communities with full services and a range of amenities such as jobs, schools, recreation facilities. Both the Township of Severn and the Township of Oro-Medonte provided formal comments following the June 20, 2023 Public Open House. Since 2021, discussions with the CAO, Director of Planning, and Mayor at both municipalities have been on-going throughout this process.

Hello,

I participated virtually in the Boundary Review meeting on June 20 2023, the following are my comments/questions for you, and for my Councillor and Mayor in Oro-Medonte. While I currently live in Oro-Medonte, I have lived and/or worked in Orillia over the last five decades, and my dollars still flow into Orillia continuously.

My comments and questions focus on two imminent crises of climate and of housing affordability. I feel there is a lack of vision centered on people and the earth, that as an Orillia focused study the priorities have been ignored.

1. I am very concerned about the statements that all provincial guidelines will be followed regarding environmental reviews. The current provincial government is VERY focused on removing/waiving environmental restrictions. Please address the weight that will be/should be allocated to local conservation and environmental group input, the people who know and work to protect these areas directly.

2. When looking at the density, please think outside the box for affordable housing. The comment by John Hughes (Henson) that in Orillia "what people are used to seeing in Orillia" is so very frustrating and was called out by a member of the public. And it should be called out again and again and again. What we have been doing is clearly not working for the climate and housing affordability (linked with living wages). While I do own a home, I consider myself extremely privileged, and know that most of a younger generation will never afford the same. NIMBY cannot solve the urgent issues we face. We must do better, now, not using the template textbook formulas and theories. Think about the new world we are confronting. I found a severe lack of recognition of the crises we are facing in the presentation. Hopefully that is not the case in the work being done in the background. . How are your plans and discussions centering the climate and housing crises, and how can you make Orillia a model of a new approach.

3. A basic question, and I apologize for my outsider nativity. Why is the growth all about Orillia. Why is the onus not also on the surrounding townships, such as Oro-Medonte and Severn, to step up and provide affordable housing in their own boundaries without expanding Orillia? A twist on the question at the meeting "sorry we're full", why aren't townships surrounding part of the solution as independent entities? Orillia doesn't need the land, people need a place to live.

4. Please expand on the role councils/staff in the adjacent townships have in the Orillia process, such as Oro-Medonte and Severn. Your steps talk about Orillia council presentation/approvals and do not reveal tonight the Township input and responses.

Thank you for responding to these comments, and for your informative session.

Evelyn Perdue
Oro-Medonte

Florence Freelove Comments:

Summary: Prioritize providing affordable housing, rather than adding additional land to the City of Orillia. Redevelopment underutilized lands that are already located within the City limits to increase density.

In my opinion, the city should not prioritize expanding when many people cannot afford homes or groceries here. There should be more focus on developing more affordable housing and developing the downtown area outward. We don't even have even a small bus station for the public buses. I know it is difficult to get people who have existing property to cooperate with expanding the downtown, but I want an affordable apartment where I can enjoy the city as someone who doesn't own a car - There is nothing exciting to build way on the outskirts of town besides more shopping centres that wouldn't bring as much value as fortifying and improving the overall Orillia area. Most people aren't proud to live here unless they are retired and own a home and spend their days relaxing. You, as people who can do something about it, should make this place actually enjoyable and resident friendly - instead of somewhere that everyone under the age of 40 wants to leave when they have a better opportunity elsewhere.

-Bijou, 20

Gillian Purkiss Comments:

Summary: Opposed to building heights more than 6 storeys within the City of Orillia. Concerned about Orillia's downtown losing its charm.

In response to the open house re development in the Orillia Area for 2050. I have been in Orillia for 37 years and call this home. In response to the meeting I would like to mention that I would be very opposed to any building larger than 6 stories. We are seeing many new apartments going up especially in the downtown area and I am extremely concerned about the high density it will cause. Already the downtown has lost its charm and is not as welcoming as it used to be. I hear this from many people. Also I am apposed to the 15 minutes cities that one of the audience mentioned due to climate change. this is such a false narrative and I hope this is not the direction the city is considering.

Thank you
Gillian Purkiss

Charter Construction Comments:

Summary: Questioned a specific parcel of land owned by the commenter. Questioned the City's identified additional land needs for recreational amenities to the year 2051. Questioned properties missing from the WSP Municipal Servicing Review.

Response: Through the Revised Land Needs Assessment dated April 25, 2023, the gross developable hectares on vacant land was considered; not each individual property was identified in the report.

Recreation staff have identified all of the identified recreation needs to accommodate a population of 49,000 to the year 2051 and determined that the ideally the City will require 35 hectares to accommodate recreational needs identified by our Recreation staff.

The Municipal Servicing Review was completed on the basis of existing conditions data as presented in the City's Master Plans. Each of these Master Plans was developed on the basis of demand projections. The focus of the Municipal Servicing Review prepared as part of the Technical Land Evaluation was to evaluate capacity on the basis of existing information with respect to the ability to expand the Settlement Area Boundary within the Focused Study Areas.

On behalf of Charter Construction, we have a few comments / questions regarding Hemson's "Intensification Scenarios" Report.

Firstly we observe that our property known as Toboggan Hill, has been left out of the analysis in its entirety. This is an approximately 20 ac (8 ha) parcel of land which is currently zoned C4i(H6) and R2i(H6). We expect that when Hemson adjusts their calculations, that the expansion acreage will be meaningfully reduced.

Secondly, we question Hemson's requirement for parkland. The study they have quoted is dated 2014. Since then, the City has developed the Recreation Centre and the Sports Complex. In addition, the existing greenfield areas that have been developed as well as those to be developed will have contributed over 11.5 ha of parkland (excluding passive parkland). The expectation that the City will require an additional 35 ha recreational land on an annexation of 208 ha (17%) seems excessive.

Also, Reviewing WSP Municipal Servicing Review, we observe that their capacity analysis of the Champlain Sanitary PS did not include both our Toboggan Hill property as well as the adjacent Quality Inn and Conference Centre property (+/- 12.5 ha). Both these properties are/will be tributary to the Champlain Sanitary PS and should be considered when analyzing available capacity.

Jane Bonsteel Comments:

Summary: Critiqued the Revised Land Needs Assessment for looking only at vacant land. The City should encourage/require the redevelopment underutilized lands that are already located within the City limits to increase density. The City should force developers to either complete approved developments or lose their permissions.

Response: The bulk of the additional land required for the City's boundary expansion is required for school sites, employment lands, and recreational amenities. The Revised Land Needs Assessment demonstrated that one option available to City Council is to require all new residential development to occur within the City's existing municipal boundaries. However, the development of school sites, employment lands, and recreational amenities are land expansive uses which cannot be cost effectively constructed on underutilized land within the City's existing municipal boundaries.

Hello – I am submitting written comments on the information presented at the June 20th public meeting.

1. I asked this question in person, but I want to submit it again in writing. The analysis presented by Hemson only looked at land that is not currently developed. There is ample opportunity over the next 20+ years to redevelop land that is currently developed into higher density. For instance, when I contacted Orillia Planning Department about renovating or rebuilding on my lot, I was told that a semi-detached would be allowed, but nothing more. By allowing slightly higher densities on all types of residential zoning, significantly more growth could be accommodated without drastic changes to the character of the City.
2. The City needs to encourage owners of vacant properties to put that land to use, be it commercial, institutional or residential. The municipal tax rate on empty properties should be higher than on occupied properties to encourage the use of that land. This is a tax policy that is used by progressive municipalities.

Jane Bonsteel
287 Bay St
Orillia L3V 3X2

Janet Copp Comments:

Summary: Supportive of infill, residential development that will reduce the need for a boundary expansion. Supportive of developing higher density development adhering to Green Development Standards.

Earlier this week, I tuned in virtually to the Settlement Area Boundary Expansion Public Open House. I am a Baby Boomer, who has lived in Orillia since 1978 and in the same house since 1980. I am interested in doing my part to reduce my carbon footprint, and I support ideas that have us moving forward in the most thoughtful and sustainable way possible, using the knowledge that we currently have.

I understand that building higher density housing units in the form of apartment buildings would achieve the required space to accommodate projected growth, all the while needing to annex less land. I appreciate that Orillia is committed to a Climate Change Action Plan. John Hughes, the professional who shared the drawings which represented the different levels of densification, indicated he felt that Orillians would not want the maximum densification possible which would require a maximum number of apartment buildings. I have no idea what type of housing I will gravitate to or require as I age, so I felt that his comment was misleading or perhaps leading the audience to a conclusion that he had made individually. Perhaps there had been survey results that had given him this impression, but I am unaware if this was the case.

My employment background has been in Health Care and in Education, so I have no expertise in Planning or Construction. In theory, I prefer the idea of densification with minimal expansion into neighbouring areas. I would be excited if the apartment buildings could be designed as passive energy units; however, I am not sure if 8-12 storey buildings (such as Mr. Hughes mentioned) can be designed in this manner. If one of the plans

featuring less density becomes the final decision, I feel that it would be very important if those units were designed as passive energy units.

I received a newsletter from a CBC radio program that I enjoy, What On Earth, and the final article in this week's publication is entitled "Many of Canada's greenest apartments are ultra-affordable. Here's why." https://subscriptions.cbc.ca/newsletter_static/messages/whatonearth/2023-06-22/ While these types of developments may not be a new idea to you, as a planner, I trust that these ideas will provide food for thought, and that this type of construction will be considered.

Again, thank you for the opportunity to listen in to the Open House and to provide my feedback.

Sincerely,
Janet Copp

Jaydev Chauhan Comments:

Summary: Suggests expanding Orillia's boundary expansion in the Township of Severn up to Happyland.

Response: The Potential Boundary Expansion Map released in April of 2023 identifies more land than the City of Orillia requires to accommodate growth for the next 26 years. Properties near Happyland in the Township of Severn are far from Orillia's current municipal boundary. The areas being considered for a future boundary expansion will only shrink, rather than cover a more expansive area. For the future of extension of municipal services and for community connectivity, the City will only be looking at lands adjacent to the Orillia's current municipal boundary, rather than "leapfrogging" over lands as it is not efficient from a servicing or community connectivity standpoint.

We are writing this email to suggest boundary expansion on the North side of the city.

This could be extended up to the Settlement Area of the Happyland and beyond if the city decides.

This will enable city to leverage the huge water front on the Lake Couchinching and benefits that come with it.

John Bard Comments:

Summary: Opposed to Orillia's proposed boundary expansion into the Township of Oro-Medonte. Supportive of requiring all new residential development to occur within the existing municipal boundaries of the City of Orillia. Supportive of redevelopment underutilized lands that are already located within the City limits to increase density. Concerned about the loss of agricultural land.

I wish to make it known that I am the current Councillor for Ward 2 in Oro-Medonte, and the comments below are from my perspective as a lifelong resident of Oro-Medonte residing near the proposed settlement area expansion, not in my role as the Township of Oro-Medonte Ward 2 Councillor, or Oro-Medonte Council as a whole. Although my comments are shared by many residents of the area, the following comments have not been endorsed by fellow members of Oro-Medonte Council.

I do not support expansion of the Orillia settlement area boundary into Oro-Medonte. The City of Orillia should choose more progressive planning that intensifies development instead of the urban sprawl model of the 1950s. Budgeting land should be similar to budgeting money. Decisions are made based on what you have. Orillia has a number of developments in the works that should have, and could be, intensified. For example, condos on the waterfront would have accommodated many more people in the downtown area of the city. Intensifying the downtown would be a much more environmentally friendly option. However, choices were made that now requires the City to change the look of the surrounding townships with sprawl on farmland and forests. The proposed Trailside subdivision is another development that should be intensified. I can appreciate that the developers would not be interested in this and may fight any changes at the OLT. Is this really a *proposed* subdivision? The City of Orillia has an opportunity to tell developers to do better and to build more compact and environmentally friendly communities. We cannot continue paving over our natural features and farmlands. For sale signs are already in place on Line 15 trying to attract developers who will likely want to build sprawling subdivisions of the past. Stop the speculation now and tell the developers that Orillia needs more progressive development that is more environmentally friendly and doesn't need the construction and maintenance of expensive infrastructure. Unlike money, you can't repay the land that you have borrowed from the future.

I realize that targets for employment lands need to be met under current parameters. Realistically, do we know what the future needs of these lands will be? Is Orillia currently using all of the commercial land? Many municipalities are struggling to fill the employment lands that they currently have. A rezoning of these unused commercial areas to high-density residential may be a good idea to limit urban sprawl.

I, and many residents in the area, support scenario 6 and request that Orillia does not expand its settlement boundary into Oro-Medonte.

Respectfully,
John Bard

John Crawford Comments:

Summary: Supportive of Orillia's proposed boundary expansion.

I attended the public input meeting on June 20 2023 regarding the proposed boundary expansion for the city of Orillia to allow for the provincial growth projections to the year 2051. Firstly, I would like to compliment Orillia City staff and the consultants for giving a very detailed easy to understand presentation and the answering the questions from the

public. I completely understand it is very difficult to try to explain these long-term plans to an audience made up of a majority of individuals who are of the mind set of no growth. I live in the Township of Oro -Medonte (not in the proposed expansion area)and was a municipal councillor for a period of fifteen years and understand growth needs to be part of the long-range planning not only for the City of Orillia but also the Township of Oro-Medonte.

I am happy to see the proposed scaled down plan of the area especially for the land in regards to both Oro-Medonte and Severn Township. The consultants in my opinion have taken a real close look at intensifying Orillia within the exiting boundary which is a balanced approach.

The area in Oro-Medonte being possibly transferred to the city should not affect the tax base in a dramatic way and I am sure will be manageable by the council and staff of the township at the time of settlement.

Thank you for allowing public input and I look forward to the next pubic information session.

John Crawford

Save The Oro Moraine Comments:

Summary: Not supportive of a boundary expansion into the Township of Oro-Medonte. Supportive of requiring all new residential development to occur within the existing municipal boundaries of the City of Orillia. Questioned why employment lands and recreational amenities cannot be accommodated within the existing boundaries of the City. A portion of the Oro Moraine is located within the West Focused Study Area. Expressed concern for the impact of potential development on the Oro Moraine and the associated streams, wetlands and groundwater recharge function. The Oro Moraine has ecological and hydrological importance – it is the groundwater supply for residents in the Township of Oro-Medonte and Simcoe County. Concerned about the negative environmental impact and loss of agricultural land associated with potential boundary expansion.

Response: The land needs of new school sites, new employment lands, and new recreational amenities are not well suited for “greyfields” within Orillia’s existing municipal boundaries given the need for large tracts of relatively flat tracks of land and the need to have appropriate distance separations between residential development and employment lands to ensure residential uses are protected from noise and odours associated with industrial uses.

Refer to the [WSP Water Resource Report](#) for the protections that will be required to be imposed to ensure groundwater is adequately protected should Orillia’s boundaries be expanded.

The following is in response to Orillia’s revised land needs assessment.

My name is Kim Kosari and I represent an environmental group called Save The Oro Moraine in Oro Medonte Township.

We choose scenario 5 as it offers the highest intensification rate.

Maybe this is incorrect but I thought it was demonstrated by the various Stop Sprawl groups across the province including Stop Sprawl Orillia that growth can be accommodated within existing urban boundaries.

Could employment lands be incorporated into Orillia's existing boundary? Even though this is not an option given - could it not be entertained as a possible alternative?

Recreational land needs could include places where there are either trails already in place such as Scout Valley or where there could be trails or boardwalks made so that natural heritage features can be kept as natural as possible, such as in a forest or wetland.

Figure 13 (Map of Natural Heritage Constraints) does not show the important prominent natural heritage feature/landform which is the Oro Moraine.

The Oro Moraine boundary extends into the western tip of Orillia (within the current urban boundary) but is predominantly located in Oro Medonte Township - it is located across your refined focused study area (figure 4).

- Please see as a reference Maps on page 1 and 5 of Nottawasaga Valley/Lake Simcoe Conservation Authorities Oro Moraine Report Card 2010 (excellent reference and a quick read - but evaluations are outdated) :

<https://www.nvca.on.ca/Shared%20Documents/Oro%20Moraine%202010.pdf>

-please also note the Oro Moraine study area outlined on those maps -'the Oro Moraine study area extends 2 km outside the moraine boundary. The wetlands and streams within this boundary are strongly influenced by the groundwater discharge at the base of the moraine and are integral components of the Moraine ecosystem.'

The Oro Moraine is smaller than but is the same type of moraine as the Oak Ridges Moraine.

It provides the SAME ecological and hydrological functions. In other words, it is a very IMPORTANT area and vitally important to the health of our communities and environment.

It's groundwater supplies drinking water to thousands of Simcoe County residents including all of Oro Medonte Township.

Numerous scientific research articles and reports have been written about the area. NVCA and LSCA have great information and reports.

To make a point - In 2017/18 the Oro Moraine was part of the previous provincial governments plan to expand the Greenbelt into Simcoe County. https://environmentaldefence.ca/greenbelt_expansion_study_area/

<https://globalnews.ca/news/3902666/ontario-greenbelt-expansion/amp/>

-as this illustrates the previous government wanted to protect the Oro Moraine

Like the Oak Ridges Moraine, the Oro Moraine is an Ecologically Significant Groundwater Recharge Area. It is the birthplace of many rivers and streams that flow into and help sustain three major watersheds of Simcoe County (Nottawasaga Valley, Severn Sound and Lake Simcoe). It affects the health of these watersheds and its waters drain into Georgian Bay to the west and north, and south to Lake Simcoe. It sustains numerous wetlands many of which are provincially significant and ANSI sites. Numerous species at risk both federal and provincial call it home. It's diverse habitats help wildlife and biodiversity. There are many forests and farmlands. We need farmland to grow our food.

The Oro Moraine is an important groundwater recharge area and located at its margins are numerous wetlands and seepage areas which are important groundwater discharge areas and birth places of rivers and streams. These areas should never be developed.

To illustrate the importance of the Oro Moraine the following points are given :

- Many years of research have gone into making the Oak Ridges Moraine Conservation Act and Plan. Scientists and experts from many disciplines such as biologists, conservationists, politicians, land planners, hydrogeologists and many more all worked together to make the Oak Ridges Conservation Act/Plan (ORMCP). (Ecosystem based land use planning is used in the Plan). (Please see links below to short videos)

—Why did they bother doing this ? Because it's an ecologically and hydrologically a very important area and should be protected.

However, the Oro Moraine performs the same ecological and hydrological functions here in Simcoe County.

- Mike Schreiner MPP and others use the ORMCP as a model to advocate for the protection of the Paris -Galt Moraine

- Scientists, people from the ORM groups and others including politicians have stated that there should be a province wide moraine Conservation Act/Plan that would include important moraines such as the Oro Moraine.

Just like the Oak Ridges Moraine the Oro Moraine should not be developed - should be protected for the short and long term benefit to society, our communities and the environment.

We cannot get it back once it is paved over.

-- For All these reasons and more, there should be No development on the Oro Medonte side of your study area

(Note: There are also sensitive wetland /natural heritage areas in Severn that should not be developed. Wetlands within Orillia's boundary should not be compromised either. Wetlands provide the highest ecosystem services value.

Perhaps the Atherley-Uptergrove area would be a better choice for employment lands? Also within Orillia itself there are a lot of vacant lots that perhaps could be used).

In general: For the past 30 years research by multiple scientific disciplines and more helped form the environmental protections that this province used to have. There was good reason these protections were put into place. They protected our water, air, nature, wildlife, farms/food - the health of our communities.

These protections have since been removed or crippled at best by the current provincial government without regard to scientific knowledge. That decision ignored science and facts. It is not the sustainable choice. It is not the choice for combating climate change. It will unfortunately prove to be a very costly (including economic) oversight as environmentally sensitive lands are vitally important for our water, air, health and well being.

The Ecosystem Services these lands provide such as cleaning /filtering water, water supply, removing air pollutants, removing greenhouse gases and much more have been researched for years. There are several excellent reports such as this one - it can be extrapolated for other areas.

<https://institute.smartprosperity.ca/sites/default/files/Investing%20in%20the%20future%20of%20Ontario%E2%80%99s%20Greenbelt%20-%20Full%20Report.pdf>

(More links below)

The Oro Moraine area SAVES millions each year in ecosystem services, sprawl /development would COST more - not developing on it only makes economic sense.

The Climate Emergency we all face demonstrates the need to protect what nature has given us for free. Extreme weather events that are occurring are a wake up call.

All of us witnessed the wildfire smoke originating in Quebec. We all drink the water. We all eat food grown on Ontario farms.

Eco-anxiety /Climate anxiety is very real

(<https://en.m.wikipedia.org/wiki/Eco-anxiety>)

It can be seen everywhere - especially young people. Should we not leave them a more sustainable, cleaner, greener world? It makes economic sense.

Economics, environment, health and society are all interconnected. We are All connected.

The Oro Moraine is vitally important to the health of our communities and environment. We must make the best long term sustainable decisions, as this will affect the land and waters now and for future generations.

Thank you for your time and consideration,

Kim Kosari

SAVE THE ORO MORAINES (website is under repair), Instagram/Facebook
saveoromoraine@gmail.com

REFERENCE links: (only a handful are provided)

<https://www.tandfonline.com/doi/full/10.1080/07011784.2015.1080125>

<https://www.nvca.on.ca/Shared%20Documents/Oro%20Moraine%202010.pdf>

(For excellent general info about the Oro Moraine)

NOTE: links to videos from Save the Oak Ridges Moraine website are applicable to the Oro Moraine to help understand it's ecological and hydrological features and more (Videos are 5-11 min in length and easy to watch)

Video 1/10 (importance of the moraine)

<https://m.youtube.com/watch?v=triL1rc6pJM&feature=youtu.be>

<https://m.youtube.com/watch?v=cuWMudQM7VA&feature=youtu.be>

Video 9 (ecosystem services)

https://m.youtube.com/watch?v=ueool1sVE_I&feature=youtu.be

Video 8 (moraine and climate change)

<https://m.youtube.com/watch?v=mckd6GzdyHE&feature=youtu.be>

Video 3 (groundwater)

<https://m.youtube.com/watch?v=HxR5CHGUsmk&feature=youtu.be>

Video 4/5 ORMCP /land use planning etc

<https://m.youtube.com/watch?v=BrMSEkSfkkg&feature=youtu.be>

<https://m.youtube.com/watch?v=KL3HzZsWeI4&feature=youtu.be>

<https://www.cbd.int/financial/interdevinno/g-interdevipes-unep.pdf>

<https://institute.smartprosperity.ca/sites/default/files/publications/files/Advancing%20the%20Economics%20of%20Ecosystems%20and%20Biodiversity%20in%20Canada.pdf>
(2011)

https://www.greenbelt.ca/greenbelt_ecoservices

Ted Emond's Comments:

Summary: Orillia's boundary expansion will take political leadership to direct and navigate growth over the coming years. A better explanation of how future intensification will be spread across the whole built up area of the City, rather than just on undeveloped hectares.

Last evening's presentation on the expansion area was quite well done. My only suggestion for greater clarity was touched on by a number of questioners. The future intensification scenarios suggested that intensification would only occur on the 50 or so hectares of underdeveloped land within the built up area. I felt that the Hansen chap did not adequately explain that future intensification could/would be spread across the entire built up area, not just on those underdeveloped hectares. You did explain that policy changes are required as the MCR process unfolds.

I appreciate that much of the evenings presentation was theoretical and that many participants were seeking specifics, which are months if not years away, as you indicated. Also the "single issue" folks were well represented. Staff and consultants are doing fine work on this file. We now need clear and firm political leadership about the future "life style, built form, neighbourhood identities, integration with neighbours, etc." of Orillia as it grows over the next 15 years. It is that political leadership that will help address issues such as housing affordability, living wage job creation and changes to current incumbent resident life style. Good job with a challenging task.

Sam MacKinnon Comments:

Summary: Focus should be on the redevelopment underutilized lands that are already located within the City limits to increase density.

Since I will not be available for your virtual open house on June 20, I am sending my comments now.

Orillia's downtown area is a disgrace with dilapidated housing and derelict buildings. Rather than extending Orillia's boundary, attention should be given to fix what we already have. Perhaps give incentives to landlords to repair their housing stock. As for abandoned buildings, repurpose them or tear them down and build something needed (like affordable housing). And make use of those vacant lots.

Please stop casting your eyes afar and instead, tend to things close to home. If staff walked the "original" part of Orillia, I really think they would be surprised as to how much there is of the vacant/abandoned/derelict stock that could be made useful again.

Samy Gano Comments:

Summary: Supportive of Orillia's proposed boundary expansion.

WE BROWN WOODLAWN LTD. AND GANO REALTY INC. OWNERS OF 746 LINE 15 NORTH 100 ACRES PT E/12 LT 8 CONC 1, STRONGLY SUPPORT THE CITY'S FUTURE BOUNDARY EXPANSION.

Steve Wood Comments:

Summary: Supportive of Orillia's proposed boundary expansion.

As a landowner in the proposed expansion area, I am writing to you to say that I support the expansion area.

Thank you
Steve Wood
850 Line 15 North
Oro. Medonte

Morgan Planning and Development on behalf of Daryl Black and Bob Schofield:

This submission is in response to the City of Orillia's Public Open House regarding the Technical Evaluation for Settlement Area Boundary Expansion that took place on June 20, 2023.

MP&D represent the property owners of 8315 Highway 12 within the Township of Severn, which has been identified within the Final Focused Study Area as discussed during the Public Open House. Please note that the property owners are in support of being included in this study area and the eventual annexation into the City of Orillia's boundary.

In response to the thorough presentation and extensive work completed thus far by City Planning Staff and their consulting team, MP&D on behalf of the property owners respectfully submit the following questions:

1. It is our understanding that the Provincial Government recently advised that specific growth targets will no longer apply. Please confirm that City will continue this boundary expansion process regardless of the removal of specific growth targets at the Provincial level?

Response: The City of Orillia requires a boundary expansion irrespective of residential growth. It has been determined that the City will require 49.2 hectares of employment land, 35.3 hectares of land for recreational facilities, and 28.6 hectares for school sites over the next 26 years. Under the new Provincial Planning Statement, 2024 the City of Orillia is required to establish minimum targets for intensification and redevelopment within built-up areas. City Council will be asked to establish minimum average density targets for residential development within the City's Strategic Growth Areas as part of the City's new Official Plan to ensure consistency with the PPS, 2024. One of the options available for Council's consideration is establishing a minimum density target that would require all future housing growth to be accommodated within the City's existing municipal boundaries.

2. During the Open House, it was noted that the final report to Council for consideration of the annexation submission to the Province will take place in the first quarter of 2024. Based on the City's previous annexation experience, are you able to provide an estimated timeline for how long this process may take at the Provincial level?

Response: The municipal restructuring process (i.e. annexation) can take upwards of five years to negotiate with the affected Townships and County and to receive the Province's approval.

3. As the property owners are eager to begin the development process on their lands, can you provide insight on when the City will begin the Official Plan Amendment process for the proposed annexed lands, and will this process run parallel with the annexation process?

Response: There is no set timeline for when the City of Orillia will begin the Official Plan Amendment process for the boundary expansion lands. This land would need to be secured from the Townships before finalizing such an Official Plan Amendment. The new Official Plan is anticipated to be adopted by City Council before Q3 of 2026. It is certain that the boundary expansion lands will need to be incorporated into the City's Official Plan through a stand-alone Official Plan Amendment under Section 26 of the *Planning Act*.

4. Once a submission to the Province has been made, will the City allow property owners within the annexation area to begin pre-consultation discussions with City staff? This would allow for appropriate studies and work that may need full year timelines (i.e. environmental studies) to commence in order to provide an efficient development timelines once the annexation process is complete.

Response: The Official Plan Amendment for the boundary expansion lands will identify the necessary plans and studies that would need to be completed by applicants prior to being able to proceed with development. The Official Plan Amendment for the boundary expansion lands will need to be in full force and effect between formal preconsultation can occur with the City.

5. At this stage, can the City provide more details on the anticipated permitted uses within the proposed *Community Area* lands? It is safe to assume that these lands would have similar use permissions as those within the '*Living Area*', '*Community Commercial*', and '*Arterial Commercial*' designations of the current Official Plan?

Response: Community Area is defined as areas focused around housing and local employment, infrastructure and services necessary to sustain residential areas which includes school sites and recreational facilities. It is premature to comment on the specific permitted uses that would be included in the future Official Plan Amendment for the boundary expansion lands.

Thank you for your time and review of these questions, and we appreciate the work that has gone into this process by City staff thus far. Please feel free to contact the undersigned if any clarification is required.