

## Technical Land Assessment - Kick-off Public Open House – Dec. 1, 2021

### QUESTIONS

- 1. Does Orillia have to accept the Ontario Plan with 14,000 more people in Orillia in 2051 or can they reject this as not viable, not ecological?**

The Province of Ontario has put into place A Place to Growth – Growth Plan for the Greater Golden Horseshoe (as amended in 2020). The Growth Plan includes Schedule 3 which sets out the population figures and employment figures that each municipality within the Growth Plan area must plan for to the year 2051. Schedule 3 to the Growth Plan shows that the City of Orillia must plan to accommodate 49,000 people, and 26,000 jobs to the year 2051. All municipal Official Plans within the Growth Plan area must conform to the Growth Plan. The Minister of Municipal Affairs and Housing has established a deadline to achieve the required conformity exercise under the Places to Grow Act on or by July 1, 2022.

As part of its conformity exercise, municipalities are required to complete a Land Needs Assessment. Because the City's Land Needs Assessment has confirmed that there is not enough land within the current boundaries to accommodate the population and employment numbers set out in Schedule 3 to the Growth Plan, the City must consider a Settlement Boundary Expansion. A Settlement Boundary Expansion must occur as an integral part of a Municipal Comprehensive Review so that proper planning can be completed.

The approval authority for the City's Official Plan is the Minister of Municipal Affairs and Housing. The Minister has the power to not approve, approve, or modify the City's Official Plan once it has been submitted to the Ministry. From that perspective, the Minister could modify any part of the City's Official Plan that the Ministry feels is not in conformity with Provincial legislation, Provincial Plans, or Provincial Policies.

- 2. Vacant is an interesting word choice. What exactly do you mean by "vacant"?**

Vacant land means undeveloped. Vacant lands that are made up of significant habitat features (such as *Significant Woodlands*, *Significant Wetlands*, etc.) would not be considered, as those significant features are protected from development and could not be used to accommodate the future population or employment needs.

- 3. Can we get a copy of the recording of this meeting?**

The video recording is posted on our webpage at: [orillia.ca/MCR](http://orillia.ca/MCR).

- 4. Would it not be more practical for Ramara to have its own growth plan to support its own tax base? A plan that includes its own way of dealing with its own sewage and water, on its own side of the lake?**

The Growth Plan is a Provincial land use planning document. Ramara Township together with all other municipalities, is required to have its own Official Plan. Ramara Township is a lower-tier municipality, and its Official Plan must be approved by the County of Simcoe.

- 5. What infrastructure will precede the development. Water treatment center, waste processing & sewage all must go on first. Why are you considering environmentally sensitive lands as a candidate? Why grow south when there is undeveloped areas North and west on Hwy 11?**

The Technical Land Evaluation is a planning study of the lands around the City of Orillia to determine which lands may be best suited to accommodate future population and employment needs. Development is not proposed at this time or as part of this study. However, if the City's boundaries are expanded and development is proposed, those development proposals will be subject to conditions of approval that deal with the extension of municipal servicing into the development areas.

The Focused Study Area will be refined to direct development away from lands that are Provincially significant and to the extent possible, ensure that impacts are mitigated through the Technical Evaluation.

- 6. It's very troubling that the staff report basically says that because the Province dictates that Orillia will accept a huge growth rate, that the city will simply comply, whether it's in the best interest of the residents or not. Orillia is trying to become a sustainable city. That is not possible if the population keeps growing endlessly.**

**And it's well documented that population growth means higher taxes for existing residents.**

Population growth occurs when the birth rate, combined with in-migration and immigration exceed the death rate and out-migration. The Province of Ontario has projected the amount of population growth that the Province of Ontario can expect up to 2051 and has identified how much of that population growth and employment growth each municipality within the Growth Plan area must plan to accommodate.

- 7. The City of Hamilton has just told the Province that they refuse to pave over farmland. Orillia should show the same resolve and simply tell the Province that Orillia will make its own decisions about its future, and not be dictated to or bullied by the Province.**

The City of Hamilton Council decided that it would not pursue a boundary expansion to accommodate its population and employment growth needs. However, the City of Hamilton's decision means that all of their population and employment growth needs must be accommodated through significantly higher levels of infill and intensification within the existing municipal boundaries. The Minister of Municipal Affairs and Housing has the authority to not approve the City of Hamilton's proposed Official Plan if it believes the Official Plan policies do not conform to the Provincial legislation, Plans, and Policies.

- 8. As a resident of Oro-Medonte I strongly object to the threat by Orillia to annex our land to satisfy Orillia's "need" to grow.**

Thank you for your comment. It has been noted.

- 9. Is Century Initiative a partner in this project?**

The Technical Land Evaluation (Settlement Area Boundary Expansion) project is a City of Orillia project initiated by the City as part of its broader Municipal Comprehensive Review process. There is no relationship between the City of Orillia and Century Initiative.

- 10. My property just lies within the south property boundary for potential annexation in Ramara. I have 3 questions:**
  - a. Will my taxes automatically be increased if my property is annexed and comes under the City of Orillia?**
  - b. I am on septic system with no access to municipal sewers. Will I be forced to join Orillia sewers if they decide to build a system to handle sewage?**
  - c. Will my tax dollars end up going towards development closer to Orillia as it grows and possibly raise my municipal land assessment resulting in increased taxes?**

Unfortunately, these are questions that cannot be answered at this time as the Technical Land Evaluation project is just a study to find the most appropriate land area to accommodate future growth. The future annexation process would address the types of questions that have been asked here.

To learn more about the City's current process for dealing with properties on private systems, please click on the following link: <https://www.orillia.ca/en/city-hall/municipal-comprehensive-review.aspx#What-if-I-am-currently-on-septic-and-well-but-become-part-of-the-City-of-Orillias-municipal-boundary-Will-I-be-required-to-connect-to-municipal-services>

- 11. Where can we find the data behind the growth plan so we can get a better understanding of projected migration patterns in the province for 2051? How much is pre-existing growth vs migratory growth? This information helps community members better understand how to participate in entrepreneurship and business opportunities as stakeholders due to the changing landscape. Thank you!**

See this Technical Report prepared by Hemson Consulting Ltd. For the Ministry of Municipal Affairs & Housing regarding the Provincial Growth Plan's Growth Forecasts to 2051: <https://www.hemson.com/wp-content/uploads/2020/08/HEMSON-GGH-Growth-Outlook-Report-26Aug20.pdf>

- 12. Where does education – schools – appear?**

School sites fall within the "Community Lands" that would form part of what is needed to accommodate the future population growth.

- 13. How self-contained will "Orillia" be in 2051?**

The current Official Plan contains policies that intend to facilitate the development of a complete community. The future Official Plan policies will do the same. All municipalities must review their Official Plan at least once every 5 years to determine if the Official Plan needs to be updated. As a result, the City's Official Plan may be reviewed a number of times between now and 2051, and future development trends would be addressed through those future reviews.

- 14. May still be early in the planning process, but wondering about us on septic systems....would we have to pay to go on city sewers if that happens (similar situation happened in King City and the residents were liable to pay for that cost).**

That's an important question, but it's too premature to address that question at this time because we could only provide a response with respect to our current process for lands within our current municipal boundaries. These processes may change in the future, particularly if there is a future boundary expansion. But we'll take note of this question and address it at the next stage in this process.

To learn more about the City's current process for dealing with properties on private systems, please click on the following link: <https://www.orillia.ca/en/city-hall/municipal-comprehensive-review.aspx#What-if-I-am-currently-on-septic-and-well-but-become-part-of-the-City-of-Orillias-municipal-boundary-Will-I-be-required-to-connect-to-municipal-services>

**15. Is the growth increase % mandated by government as large in adjacent Townships. How much larger is growth % for Orillia?**

The County of Simcoe is going through its Municipal Comprehensive Review (MCR) planning process. The County is required by the Province to plan for a population of 555,000 and 198,000 jobs by 2051. The County has prepared a Draft Land Needs Assessment for review and comment by the lower-tier municipalities. For more information about the County of Simcoe's MCR planning process, visit their webpage at: <https://www.simcoe.ca/dpt/pln/mcr>

It's too early in the County's MCR planning process to compare the Townships' required growth to Orillia's required growth which is prescribed on Schedule 3 of the Provincial Growth Plan (49,000 population and 26,000 jobs to the year 2051).

**16. Are McRae or Mara Provincial Parks being considered for rezoning into residential areas by either the City of Orillia or the Province of Ontario?**

Provincial Parks are not within the jurisdiction of municipalities, although the lands get designated and zoned in the local planning documents. Provincial Parks will remain protected from future development.

**17. What are the thoughts with regards to the decision that Hamilton has made with regards to rejecting suburban sprawl and voting for urban density.**

Hamilton's City Council voted against Planning staff's recommendation and opted for an 80% intensification target to achieve the Provincial population growth of an additional 236,000 people to the year 2051. No additional land for employment was required to be supplied, as the City of Hamilton could accommodate its Provincially-required employment growth to the year 2051 within its existing settlement boundary.

**18. What has the city done over the past 15 years to prevent border expansion? How has the city been planning to accommodate such a large level of growth within current city boundaries (i.e., growing vertically)?**

The City currently has an intensification target of 40% within the existing Built Boundary and a minimum density target of 50 people per hectare in the Designated Greenfield Area for residential development. The City continues to meet and exceed these minimum

targets. As it's not practical nor desired by the industry, the City does not require employment land uses to be developed with a minimum of 2 storeys in height.

- 19. Growth question – appears to be no coherent strategy to build a sustainable and equitable society, no mention of carbon impact, renewal energy, solar and wind to support population, or affordable housing, or quality of life. Why do we have to accept this growth? Where is the coherent strategy and where is our end goal as a society?**

With the writing of the City's new Official Plan, the City will be incorporating climate change and affordable housing policies, as required by Provincial plans and policies. As Professional Planners we are obligated to make recommendations to our City Council to bring the City's Official Plan into conformity with Provincial plans and policies. As part of this, the Province is requiring that the City of Orillia plan for sufficient land to accommodate a population of 49,000 and 26,000 jobs to the year 2051. The Province operates on the basis of growth economics and since municipalities are creatures of the Province, we are required to implement Provincial direction.

- 20. Who by name or department from the province is saying this expansion has to happen?**

The Province isn't mandating a future boundary expansion at this point in time. The City completed its Land Needs Assessment in accordance with the Provincial Land Needs Methodology for the Greater Golden Horseshoe. Using this Provincial methodology, the City has determined that it will require at a minimum 176.5 hectares of additional land to accommodate the Provincially required growth to the year 2051.

- 21. How realistic are the population predications? There seems to be increasing pressure for greater population in this area.**

The Provincial population and employment allocations in the Provincial Growth Plan were prepared by Hemson Consulting Ltd. on behalf of the Ministry of Municipal Affairs and Housing. City of Orillia staff cannot provide commentary on how "realistic" Orillia's growth forecasts are, as Orillia's Planning staff did not have a hand in the formulation of the Provincially imposed growth forecasts.

- 22. Will "buffer" areas be planned around already protected lands so that industry or housing are not immediately beside protected lands? E.g. a protected area like Grant's Woods in Severn should have a considerable buffer.**

The City's Official Plan contains policies which identifies an area of influence around key natural heritage features. Through the Natural Heritage Study, the Technical Evaluation

will identify natural features to inform the City's subsequent Official Plan Review. Buffers are implemented through the development application process through environmental impact statements.

- 23. My question has to do with the assessment of current capacity in current boundaries. In doing the assessment, is consideration of different types of housing considered? For example, in single family areas, is there consideration of apartment buildings, condo units, co-housing, etc. in order to accommodate more people, in order to increase density?**

The City's Land Needs Assessment was completed in compliance with the Provincial Land Needs Methodology for the Greater Golden Horseshoe, which requires that consideration be given to providing the type of housing that the local market demands. Based on this market demand, it has been determined that the City of Orillia will require to year 2051:

- 47% Single Detached and Semi-Detached Dwelling Units
- 28% Townhouse Dwelling Units
- 21% Apartment Dwelling Units
- 5% Accessory Dwelling Units

- 24. Will all the various drafts of the reports be made public and be the subject of stakeholders' consultations such as this?**

A Draft of the Technical Evaluation will be the subject of stakeholder consultation, including a second Public Open House. Subsequently, the recommended Settlement Area Expansion and Draft Planning Justification Report will be the subject of stakeholder consultation including a third and final Public Open House.

- 25. What is the potential of the former Huronia Regional Centre lands with respect to this process - the land available is quite extensive!**

The former HRC lands are owned and controlled by the Province of Ontario. In the City's current Official Plan, the HRC lands are designated Major Institutional which is an Employment Land designation and it is also designated Environmental Protection, as there are many significant natural heritage features and areas located on the HRC lands.

Within the lands that are designated Major Institutional, a range of employment uses are permitted in the City's current Official Plan including government buildings, places of worship, educational facilities, housing for seniors, housing for students, parks and recreation facilities, and limited retail and service commercial uses accessory to and specifically serving a primary institutional use.

- 26. Not enough jobs currently for population. Where are future jobs going to come from? We just bulldozed three schools, where will kids go to school. People may move here and work in Toronto increasing our carbon footprint. Why do we have to accept growth.**

It is important that Orillia be planned as a “complete community” where people can live, work and play. Orillia has a robust employment sector and will continue to attract new employment provided the opportunities for economic development are offered through the designation, zoning, and servicing of more employment land.

The Provincial Growth Plan requires that the City of Orillia plan for enough land to accommodate a population of 49,000 and 26,000 jobs to the year 2051. The question of whether the City of Orillia should grow or not is a question to be posed to the Province, as that is where we are receiving our planning direction from.

- 27. Given the expanse of land being reviewed, the number of technical reports and the number of stakeholders to consult with the mid-2022 timeframe seems very ambitious; why the aggressive time frame? If the pressure for growth is coming from a provincial growth plan, is there some option for consideration that the aggressive targets may be scaled back if there is a change of government?**

The Provincial Government is requiring the City of Orillia to bring its Official Plan into conformity with the Provincial Growth Plan by July 1, 2022. However, the City does not believe this timeline is realistic given the amount of planning policy work that is required before the City can begin to write its new Official Plan. City Council has passed a resolution requesting the Ministry of Municipal Affairs and Housing grant an extension to their deadline until July 1, 2024.

A new Provincial government would need to amend the Provincial Growth Plan and/or the Provincial Land Needs Methodology for the Greater Golden Horseshoe to provide different direction to the City of Orillia. The City of Orillia can't speculate whether the Provincial government will further amend its plans.

- 28. I suggest we wait until the provincial elections are held next year. There may be better leadership afterwards.**

The Provincial Government is requiring the City adopt its new Official Plan by July 1, 2022. Although the City has requested that the Province grant an extension until July 1, 2024, the City cannot pause its planning process and still achieve this requested deadline. The City's Official Plan is already over a decade old and the City only has enough land within its existing municipal boundary to accommodate growth to the early 2030's. As such, it is prudent for the City to continue to work diligently on its MCR planning process.

**29. Please explain the financial support that the Province providing?**

The City's MCR planning process is 90% funded from the City's Development Charges Reserve and 10% funded from the tax levy. The Province doesn't directly contribute to the municipality's long-range planning processes.

**30. If we participated in this session, are we automatically on the list, or do we have to sign up again?**

All registrants of the December 1<sup>st</sup> Open House will be automatically added to the City's stakeholder consultation list and you will receive regular updates on the City's MCR planning process via email.

**31. Who is taking on the role of challenging the Province's growth plan? I know we are tasked to comply but arguments on both sides need to be presented.**

Existing Provincial direction contained in Provincial plans and policies cannot be challenged by Professional Planning staff. It is our professional obligation to bring the City of Orillia's planning documents into conformity with the Provincial plans and policies.

**32. Assuming that employment opportunities need to be in place before massive housing to avoid increasing commuters to the GTA and other centres, what are the greatest priorities in selecting suitable sites for that employment - highways, airport, railway lines, water sources and treatment structures?**

The City's Official Plan contains criteria for employment areas. The Background Memo establishes a series of evaluation criteria for the Focused Study Area that consider connectivity, servicing and infrastructure as key factors in delineating the Focused Study Area. Through the Planning Justification Report, appropriate locations for employment areas will be identified that meet these criteria.

**33. Are the abutting townships undertaking the same study at the same time?**

The abutting Townships are lower-tier municipalities for which the County of Simcoe is currently completing their MCR planning process as the upper-tier municipality to bring the County of Simcoe's Official Plan into conformity with the Provincial Growth Plan. Once the County of Simcoe's new Official Plan has been approved by the Province, then the abutting Townships can begin working on bringing their local Official Plan into conformity with the County of Simcoe's Official Plan. For more information on the County of Simcoe's MCR planning process, please visit their webpage at: <https://www.simcoe.ca/dpt/pln/mcr>.

**34. Is the local MPP or Councillors in attendance?**

There were some Councillors in attendance, but not our local MPP. This was a consultation session for members of the public. It was not targeted for representation from elected officials.

**35. Perhaps this question has already been posted. Sustainable Orillia is a local NGO and we would value being part of the Technical Organization consultation.**

The City of Orillia Planning staff will be arranging a meeting with Sustainable Orillia to discuss their comments on our planning process for finding the best lands from a planning perspective for a future boundary expansion.

**36. Missing 30-year community-based vision for what we want as a City and community. Without that exercise how would we foresee where we'll be 30 years from now. We need this vision.**

The City's new Official Plan will contain the City's vision for the planning horizon to the year 2051. Input from each individual member of Council as well as extensive community consultation will be undertaken as part of writing the City's new Official Plan for the elected officials and citizens of Orillia to craft the new Official Plan, while adhering to Provincial plans and policies.

**37. Will all the various drafts of the reports be made public and be the subject of stakeholders' consultations such as this?**

Yes, draft technical reports will be made public as they become available, in 2022. The best place to receive up to date information on the project is by visiting the City's MCR webpage at [Orillia.ca/MCR](http://Orillia.ca/MCR). You can also sign-up to our mailing list to receive project updates. With regard to the Technical Land Evaluation project, two more open houses will be scheduled in 2022 to share project findings. To date, the City's Land Needs Assessment, prepared by Hemson Consulting, and Technical Land Evaluation Background Memo, prepared by WSP, are published on the City's MCR webpage.

**38. Why 2051, why not 2041 who is dictating these mandates? We elect the provincial governments as we also do for the municipality. This was not on any candidate's election platform.**

When the Provincial Growth Plan was amended on August 28, 2020, the Province extended the growth planning horizon from 2041 to 2051. The current Official Plan contains policies that intend to facilitate the development of a complete community. The future Official Plan policies will do the same. All municipalities must review their Official

Plan at least once every 5 years to determine if the Official Plan needs to be updated. As a result, the City's Official Plan may be reviewed a number of times between now and 2051, and future development trends would be addressed through those future reviews.

- 39. City of Hamilton is pushing back on what the Province is telling them. Orillia and surrounding area residents are not looking for major growth and population. Council is urged to reject the Province's requirements for population growth.**

It is important to recognize that the City of Hamilton's Council didn't reject growth, rather it rejected a settlement boundary expansion. Instead, the City of Hamilton is still focused on accommodating the Provincially-required population growth within the City of Hamilton's existing settlement boundary by planning for an 80% intensification target to accommodate an increase of 236,000 people to the year 2051. The City of Hamilton continues to plan for population and employment growth.

Planning staff make recommendations to Council based on Provincial plans and policies. City Council ultimately makes the decision on how the City will grow.

- 40. Will the evaluation of criteria be weighted? i.e. wetlands, agricultural land, lake conservation, transport routes, costs to service. If so, how will they be weighted?**

At a Provincial level, there is no requirement to weight these criteria for delineating the Focused Study Area; however, this can be considered through the Technical Evaluation Report.

- 41. Will viable agricultural lands be protected through this process?**

Through the Technical Evaluation process, an Agricultural Impact Assessment will be completed to identify those agricultural lands which require protection. It is a requirement.

- 42. What is the criteria to determine "prime agricultural lands"? Will those farmlands that are determined to be "prime", be automatically off-limits for boundary expansion? If they are to be included, how would their redevelopment be justified through this process?**

As part of the Technical Evaluation, the project team needs to assess agricultural lands and avoid the best ones. If the exercise comes back and determines that certain lands need to be avoided because of their soil classification, or opportunity to be cultivated, they will not be included. We are undertaking a detailed assessment as part of agricultural land classification and livestock operations review.

**43. How much will this process cost the City?**

The Technical Land Evaluation process is budgeted to cost \$200,000, of which 90% is funded from the Development Charges Reserve.

**44. At this time Ramara Township is going through the process to update their Official Plan. Does this process Orillia is undertaking mean Ramara will be halting their OP revision process?**

No, the Township of Ramara will continue its long-range planning processes.

**45. Is the required 380 hectares inclusive of natural heritage lands, prime agricultural lands and existing developed areas, or must the City acquire more than 380 hectares in order to achieve its growth allocation?**

No, the City does not require more than 380 hectares to accommodate its future growth. The land need has been “grossed up” to account for local roads, stormwater management facilities, utilities, parks and open space.

**46. How are you calculating the additional carbon footprint of turning nearly 1,000 acres of green lands into an urban setting?**

The City of Orillia is currently developing its Climate Change Action Plan (CCAP), titled Orillia's Climate Future. The plan will chart the course for the municipality to reduce its greenhouse gas emissions and enhance the community's resilience to future changes in climate. Orillia's Climate Future will provide insight into the energy use and greenhouse gas emissions sources in the City. It will identify ways the community of Orillia can tackle the ambitious challenge presented by climate change by making our homes, offices, and green spaces more sustainable.

**47. Was the Horne farm and the Harvey farm not prime agriculture land? 20,000 to 25,000 hectares are lost annually to urban development. Professor Wayne Caldwell University of Guelph, ON, just wrote a really good article on this. Farms are very hard to relocate.**

Portions of the Horne and Harvey farm were Prime Agricultural Land, however there were large portions that were not. Today, there is direction in the Provincial Growth Plan to avoid expanding settlement area boundaries into Prime Agricultural Land where possible. If there is to be a proposed expansion of a settlement boundary into agricultural land, then an Agricultural Impact Assessment must be undertaken, and impacts must be mitigated. This work will be undertaken as part of the Technical Land Evaluation work being currently undertaken by WSP on the City's behalf.

- 48. Hamilton has voted against Urban Sprawl just recently; this is a new and refreshing point of view taken by a large City. Your planning consultants' point of view is to sprawl as far as they can because of antiquated thinking and legislation. That is what you're paying them to do. How can we expect this planning group to really take an unbiased point of view and look at the realistic possibilities to infill and redevelopment of the lands already within the city limits?**

The terms of the retainer for WSP was not to evaluate more intensification within the existing municipal boundary. This analysis was already conducted during the City's Land Needs Assessment process. Through this process, it was determined that an intensification target of 50% within the City's existing Built Boundary is realistic and achievable. The City already receives push-back from existing residents on the degree of intensification that is occurring with the City's existing municipal boundaries from adding additional dwelling units in detached structures in the rear yards of low density residential lots to 8-storey Apartment Buildings. Moreover, the Provincial methodology for determining land needs requires Planning staff to plan for enough land to accommodate the type of housing that is demanded by the market, which is primarily low density residential housing.

- 49. Has there been any analysis of the potential for intensification within the existing city limits?**

No analysis of the required intensification rate to not expand the City's municipal boundary has been conducted because this isn't consistent with the Provincial Land Needs Methodology and the City needs an additional 56.5 hectares of Employment Land which is not conducive to infill, intensification sites given the land-consumptive nature of these uses and the need for separation distances from more sensitive land uses. In support of the City's MCR, Hemson Consulting has been retained to complete an Intensification Strategy which may identify additional potential to achieve intensification within the City and consider recommendations to improve existing infill and intensification policies.

- 50. Will there be a recording of this meeting shared?**

The recording of this meeting has been published on the City's YouTube channel and can be accessed via the City's MCR webpage. Please visit [orillia.ca/mcr](http://orillia.ca/mcr) for a link to the video recording.

**51. But once the agricultural lands become part of the Settlement Area, are they not then open for development and exempt from the protection of the PPS?**

As part of the Technical Evaluation, the project team needs to assess agricultural lands and avoid the best ones. Through the Official Plan Reviews in the County and Townships, agricultural lands will be protected through appropriate land use designations.

**52. We need a plan for sustainability and an egalitarian society plus fiscal balance, not a growth plan which is just more of the same during a climate crisis. The City of Orillia has to stand up to having growth crammed down its throat.**

This is a discussion best had with the Province, as it is the Province that has set minimum population and employment targets for the City of Orillia and requires its Planning staff to plan for enough land to accommodate growth to the year 2051.

**53. My question relates to the previous work that determined the amount of land required and the density assumptions. I have been reading about the high cost of servicing low density growth. I believe that Orillia has opportunities to increase density within existing boundaries. Higher density, especially the 'missing middle' type of housing supports the City's sustainability plan and 'complete community' goals.**

The City has looked at intensification opportunities within the City's existing Built Boundary and determined that an intensification target of 50% is realistic and achievable while nurturing the City's small town character. However, no work has been done on evaluating the intensification target needed if the City were to accommodate all of its Provincially-required growth within its existing municipal boundaries because that would not be consistent with the Provincial Methodology for evaluating land needs.

**54. Since this entire area is under various Species at Risk policies, has the Province given any direction as to how growth should proceed?**

Through the Technical Evaluation process, the natural heritage system will be assessed to understand which lands need to be avoided in accordance with Provincial policies for settlement area boundary expansions. At the time of a specific development proposal, a Species At Risk Study will be required and development must occur in accordance with the *Endangered Species Act*.

**55. Concerned how this is going to impact or stagnate growth in Townships according to their current plans?**

The City's future boundary expansion is not going to hamper the Townships' long-range planning processes. These processes will continue to progress. The Provincial Growth Plan has also distributed population and employment forecasts to the County of Simcoe who is currently undertaking their own MCR to allocate their forecasts to surrounding Townships based on their established growth needs.

**56. Since this entire area is under various Species at Risk policies, has the Province given any direction as to how growth should proceed? Should he continue with a severance application that he has made with the Township?**

Any specific development proposal must comply with the *Endangered Species Act*. The City's study looking at the best lands for a future boundary expansion should not hold up individual landowner plans for development. These planning processes should continue in accordance with the Township and County planning policies.

**57. What are the plans for engaging local businesses and entrepreneurs in the commercial real estate development plans so that they don't get left behind?**

As part of the Technical Land Evaluation process, we will be hosting two more Open Houses similar to the December 1<sup>st</sup>, 2021 Open House before August of 2022 when this particular planning process will conclude. Local business owners, entrepreneurs and members of the public are welcomed to attend and stay informed as the project progresses.

When the City begins its process of writing the City's new Official Plan in 2023, there will be ample opportunity for civic engagement throughout that planning process which is expected to take at least 2 years. In addition to holding mandatory Open Houses and Public Meetings, the City's Professional Planning staff will employ creative ways of engaging the public through this planning process. Input from the local development community will be important as we update the City's Official Plan, which is a high-level policy document that guides future development of lands within the City.

**58. Will there be assurances that pre-existing community and provincial citizens will be given priority for affordable housing?**

The City of Orillia is not the Servicing Manager for social housing, the County of Simcoe is responsible for this. The City of Orillia is not a provider of affordable housing. As such, no preferential treatment will be given to existing City of Orillia residents.

- 59. There are a number of Islands in the region. It's hard to tell from the supplied map, but are any of these Islands included in the evaluation, and if so, how will research be carried out and who will determine how Medical Rescue and other access issues be addressed. Further, will related expenses fall to the Province, or to Orillia?**

One of the evaluation criteria is to ensure that the Focused Study Area is contiguous with the City of Orillia. At this time, it is not anticipated that islands will be included in the recommended settlement area boundary expansion lands.

- 60. Why is Hamilton done their planning vs us being years out.**

The City of Hamilton's planning process is still on-going. It's just their Council made a decision about their land needs, which will inform their future long-range planning. All upper and single-tier municipalities within the Greater Golden Horseshoe are required to undertake a Municipal Comprehensive Review to inform and update their Official Plans and apply the policies of the province's Growth Plan. In 2018, the City of Orillia retained Hemson Consulting Ltd. to prepare the City's LNA, an Employment Strategy and an Intensification Strategy, which are foundational components to the MCR. As a result of provincial updates and an amendment to the *Growth Plan*, which affected the planning horizon and growth forecasts, work was temporarily suspended on the MCR and resumed in 2020. In December 2020, the final LNA was completed by Hemson Consulting Ltd.

- 61. Orillia needs to grow UP, not creep out. Convolted society, planning policies are outdated, terms of reference are not right, why are we polluting viable land when there are lands to the north that could be serviced? Discrimination against farmers with respect to agricultural land being misused. Need to think outside the box.**

A future municipal boundary expansion will be necessary even if the City were to pursue a higher intensification target because the City needs additional land to accommodate employment growth, in the amount of 56.5 additional hectares of land. It is not practical or feasible to accommodate the City's future employment needs through infill or intensification as these are land intensive uses that need to be properly separated from more sensitive land uses.

- 62. Whenever a municipality starts dialogue in regard to land expansion.....there is usually an Indigenous community or communities involved as well.....Has there been any Indigenous groups or individuals involved for this expansion to happen?**

The City has begun to engage with and involve Indigenous Communities who may be impacted or have an interest in the City's MCR program. We will continue to consult with

these impacted Indigenous Communities throughout the entire MCR process – from the Technical Land Evaluation which is currently underway to the future annexation negotiations to the future writing of the City’s new Official Plan. To date, we have heard back from 3 Indigenous Communities who are interested in further consultation and we will continue to reach out of all of the other 7 impacted Indigenous Communities to garner their input.

**63. Regarding the question re: intensification within current city limits. The answer specified the provincial requirements (50% of building permits from built-up areas), but what about any recent analysis of intensification potential for future growth within city.**

No work has been done on evaluating the intensification target needed if the City were to accommodate all of its Provincially-required growth within its existing municipal boundaries because that would not be consistent with the Provincial Methodology for evaluating land needs.

**64. Concern for potential disconnect in long term sustainability and planning process. Would like to have discussion with City Planners re. CCAP – Sustainable Orillia.**

Thank you for this comment. It has been received and taken back to the project team for follow-up. The City of Orillia Planning staff will be arranging a meeting with Sustainable Orillia to discuss their comments on our planning process for finding the best lands from a planning perspective for a future boundary expansion.

**65. Orillia has a large supply of employment Lands which are not being used already. Orillia had a large Industrial manufacturing workforce at one time, which has significantly disappeared and does not appear to be returning. The only type of employment which seems to be locating to Orillia seems to be driven by the provincial government. Businesses such as Universities & colleges, Hydro One, OPP headquarters as examples. What indications are there that independent manufacturing Industries will come.**

The Land Needs Assessment that was prepared for the City determined that the City will require an additional 56.5 gross hectares of employment land to provide sufficient land to accommodate the City’s targeted number of jobs to the year 2051 (which is 26,000 jobs). The types of jobs to be planned for include the type of businesses that you would typically find in business parks and industrial areas. In order to attract business and for jobs to be created in Orillia, there needs to be sufficient land for the construction of new business and industrial parks.

**66. Is WSP doing land use planning for any of the surrounding townships or the County of Simcoe?**

WSP is not currently undertaking land use planning work for the surrounding Townships or the County of Simcoe.

**67. Are the lands around Line 15 being considered for growth or are they undevelopable?**

All lands identified in the preliminary focused study area have been identified as initial land for consideration. This includes lands around Line 15 in Oro-Medonte. Phase One of the land evaluation project will further reduce the study area to identify specific lands for further technical evaluation as candidate areas for an expansion. The technical evaluation of those lands will identify lands that could accommodate development as well as constrained lands that should be removed from candidate areas. As a result of public and stakeholder engagement, further refinements to the candidate study area map will be produced and made available to the public.

**68. How does this actually work after lands are identified that the City wishes to acquire?**

The Provincial Growth Plan requires the City of Orillia to bring its Official Plan into conformity with the Growth Plan through the Municipal Comprehensive Review process. Once the Technical Land Evaluation is complete, a Planning Justification Report and supporting technical studies will be presented to the City recommending the best lands to be incorporated into the City through a future boundary expansion. Since the City's settlement area boundary aligns with the municipal City limits, a boundary expansion will have to be facilitated through annexation.

Then the City will need to embark on a negotiation process with the affected Townships and the County of Simcoe to discuss the annexation process which is regulated by the Ontario *Municipal Act*. Through this process it is very important to come up with a local agreement between the City and the affected Townships/County. This future annexation process will include negotiations about taxes, compensation for loss of assessment, impact on existing roads and services and other impacts to the affected Townships. The *Municipal Act* requires that Public Meetings be held for all affected municipalities and that a majority of support from County Council, City Council and Township Councils be obtained. If local agreement and majority support from the affected Councils cannot be achieved, then the Province can legislate the annexation.

**69. Who is taking on the role of challenging the Province's growth plan? I know we are tasked to comply but arguments on both sides need to be presented.**

It is not the role of the City's Professional Planning staff to challenge the Provincial Growth Plan. Rather, as Professional Planners we are obligated to develop municipal planning policy and make recommendations to City Council that bring the City's municipal planning documents into conformity with Provincial plans and policies. As the Province is the approval authority for the City's Official Plan (which is a long-range planning document that guides the implementation of the City's vision for future growth), the Province may use its power as the approval authority to modify the City's Official Plan if it decides that the City's new Official Plan does not conform to Provincial requirements.

**70. How engaged in this plan is Rama? Their lands do not appear to be considered as part of the project, however they are adjacent to land to be developed and this will certainly impact their land economically and environmentally. Have they been approached? Have they expressed a desire to participate?**

Our Mayor's Office has sent two letters requesting engagement throughout this future boundary expansion planning process from the Chippewas of Rama First Nation: September 27, 2021 and November 26, 2021. On December 8, 2021, we received a request for a virtual meeting with Chief Williams from the Chippewas of Rama First Nation and we have a virtual meeting scheduled for January 20, 2022.

**71. There seems to be a blind and misguided acceptance of the provincial targets with minimal consideration for the current provincial government's lack of integrity when it comes to protecting natural heritage and water source quality. This is concerning.**

As Professional Land Use Planners, we are obligated by our Professional Code of Practice to make recommendations to City Council which will bring the City's Official Plan into conformity with Provincial plans and policies, which includes the Provincial Growth Plan. The Provincial Policy Statement, 2020 contains many Provincial policies which requires the protection of natural heritage features and areas together with the protection of water quality and quantity. The Provincial Lake Simcoe Protection Plan also contains policies for the protection of the water quality and quantity of Lake Simcoe. Furthermore, the South Georgian Bay Lake Simcoe Source Protection Plan which was implemented under the Province's *Clean Water Act* also contains many policies which protect the quality and quantity of water. As Professional Land Use Planners, we are obligated to make recommendations to our City Council to implement these Provincial plans and policies to temper growth by continuing to protect the environment.

- 72. I agree with the statements of others regarding the need for less growth, and also the need to "grow up" or intensify more. Compact development that is not based upon the need for cars is important. Any land use planning process for the city needs to secure farmland, wetlands and riparian zones, connecting corridors for wildlife, etc. To the south are major wetland complexes and lands that are too close to the lake for intensive growth. Expanding across the narrows to the east has many challenges for servicing and there are also many sizable wetland areas.**

Thank you for your input about the natural heritage features and areas within our Preliminary Focused Study Area. As Professional Planners we are committed to finding lands for a future boundary expansion which will avoid areas with high potential to negatively impact water quality and quantity; will avoid areas of provincial significance, such as Provincially Significant Wetlands; will avoid higher priority agricultural lands; and will meet the requirements of the Lake Simcoe Protection Plan.

As Professional Planners, we are also committed to encouraging compact built form and intensification by recommending the City increase its intensification target from 40% to 50% for the City's new Official Plan. However, a future boundary expansion will still be required to accommodate enough land for population and employment growth to the year 2051. For example, the City requires a minimum of 56.5 gross hectares for employment land to conform to the Provincial Growth Plan and compact development of employment lands is near impossible to achieve.

- 73. Lack of civic engagement in communicating out these plans, to provide education. As part of the City's plans, what is the process for engaging community groups? Workshopping engagements, hospitality, real estate, etc.**

As part of this particular planning process to find the best, large, undeveloped lands adjacent to the City's existing municipal boundary for a future boundary expansion, there have been no planned workshops. However, we will be hosting two more Open Houses similar to the December 1<sup>st</sup>, 2021 Open House before August of 2022 when this particular planning process will conclude.

When the City begins its process of writing the City's new Official Plan in 2023, there will be ample opportunity for civic engagement throughout that planning process which is expected to take at least 2 years. In addition to holding mandatory Open Houses and Public Meetings, the City's Professional Planning staff will employ creative ways of engaging the public through this planning process.

- 74. Lands south of Orillia in Oro-Medonte are already being used as employment lands, residential, in the community of Forest Home. The lands to the south**

**bordering Lake Simcoe are residential and most lands between the lake and Highway 11 have been designated green space and/or farmland. The green space also consists a large amount of wetlands. These lands also provide a natural buffer to protect Lake Simcoe. The rest of the land is farmland. Does this not eliminate this land as an expansion candidate?**

The Background Memo establishes a series of evaluation criteria that will be used to determine the Focused Study Area, and includes factors which touch on land use continuity, environmental protection, and limiting impacts to existing settlement areas.

**75. There is reference to ensuring that PSW is protected but there are many wetlands and significant woodlands and significant wildlife habitats that have not been assessed; and there are wetlands that do not meet the criteria of being "significant" but they still provide necessary protections. Will the city be applying their own criteria (for Significant Woodlands and Significant Wildlife Habitat) and commitment to no loss of wetlands to identify those areas of natural heritage within the annexed lands and designating them as EP?**

The project team is looking not only at Provincially Significant Wetlands (PSWs), but also unevaluated wetlands and Provincially Significant Natural Heritage System and how we can avoid those areas. Further natural heritage studies will be completed as part of the City's subsequent Official Plan Review (OPR) to ensure appropriate policies and protections are in place for these features.

**76. Do the areas affecting water quantity and quality include wetlands that are not currently evaluated in addition to those which are evaluated? Will old growth forests, rock barrens, limestone plains, and sand barrens be considered as significant environmental features which should be avoided?**

All wetlands on candidate lands for a future boundary expansion will be considered, whether they have been Provincially evaluated or not. Land with wetland features may be incorporated into the City's future boundary expansion, but they will remain protected from future development through the future imposition of an Environmental Protection designation in the City's new Official Plan. If these natural heritage features, such as significant woodlands, have been identified as part of the Provincial Growth Plan's Natural Heritage System, then all efforts will be made to avoid these lands from being included in a future boundary expansion, where possible.

**77. Are there policies and plans that were flagged decades ago to prevent sprawl and increase density - such as not allowing the building of one level businesses or strip malls?**

Yes, in the City's current Official Plan there are Intensification Areas and the Downtown Area which requires a minimum of two storeys in height or equivalent. Currently, a minimum of 40% of annual residential units are to be developed within the City's Existing Built-Up Area and Professional Planning staff will be recommending that this Intensification Target be increased to 50% in the City's new Official Plan.

**78. What specific considerations will you give to treaty obligations, harvesting rights, and other Indigenous issues as you make land selections? Have you considered processes that may be in place for First Nations' own endeavour to annex lands?**

The City has embarked on an extensive consultation process with 10 Indigenous Communities to consider their input in this planning process to find the best lands for a future boundary expansion. To date, we have heard back from 3 Indigenous Communities who are interested in further consultation and we will continue to reach out of all of the other 7 impacted Indigenous Communities to garner their input.

**79. If you are saying that you will avoid PSWs - ONE land classification, does that mean you will be assessing all local wetlands you plan to take over? Not all have been evaluated. Are you also looking at highly vulnerable aquifers in Oro, significant woodlands in Severn, and the species at risk across the region? You can NOT in this age of climate crisis be a land-eating juggernaut, and continue with your branding as a quaint town, what is Orillia's plan regarding the climate crisis?**

The Project Team is not only looking not only at Provincially Significant Wetlands (PSWs), but also unevaluated wetlands and Provincially Significant Natural Heritage System and how we can avoid those areas. Further natural heritage studies will be completed as part of the City's subsequent Official Plan Review (OPR) to ensure appropriate policies and protections are in place for these features.

The City of Orillia has initiated the development of comprehensive corporate and community climate change action plans, "Orillia's Climate Future". These plans will chart the course for the City to reduce its Greenhouse Gas (GHG) emissions and enhance the community's resilience to future changes in climate.

Completing GHG Facility Audits will be the first step towards deep building retrofits at municipal facilities to lower emissions, while also leading by example for the community. The completion of a feasibility study for Community Efficiency Financing will explore

opportunities that may be leveraged to serve as a catalyst for deep retrofits in the community. The City certainly recognizes the importance of sound modelling support to chart the course for Orillia's Climate Future, which is why the expertise of the consulting team responsible for CityInSight has been retained by the City for this important project.

**80. BC areas that were lakes and wetlands were turned into agriculture and residential lands, now flooded out. Concerned for future flood controls and wetlands, some not evaluated and are designated as developable areas. Orillia has potential for great flooding in these areas. Will you be looking at some of these unevaluated areas that are designated as developable lands, by going back and re-evaluating these areas because of climate change?**

The current planning process being undertaken by WSP is studying the best lands to be incorporated into the City through a future boundary expansion and it is not within their scope of work to study the existing lands within the City's current municipal boundaries.

However, when the City begins working on writing the City's new Official Plan in 2023, it is the City's intent to undertake a Natural Heritage Assessment to ensure lands with important natural heritage features and areas are protected for the long-term, provided there are not existing planning approvals in place on the said lands. The City is also required to incorporate policies that will help mitigate and address climate change in its new Official Plan, as prescribed in the Provincial Growth Plan. This is also a requirement of the Provincial Policy Statement, 2020 which requires the City's planning documents to contain policies and provisions that will help our municipality prepare for the impacts of climate change.

**81. It is my understanding that the Growth Plan response needs to be submitted by July 2022. Ms. Lewis's answer talked about a much longer process. What does the City need to submit next July?**

The Provincial Growth Plan requires the City of Orillia to bring its Official Plan into conformity with the Growth Plan by July 1, 2022. However, the City is not tracking towards meeting that deadline since a future annexation is required to expand the City's municipal boundary to accommodate the growth to the year 2051.

At its Special Council Meeting on October 22, 2021, Council adopted a resolution requesting the Minister of Municipal Affairs and Housing grant an extension to the conformity deadline until July 1, 2024 to give the City time to negotiate a municipal restructuring and write its new Official Plan. On November 15, 2021 our Mayor's Office sent this request to the Minister of Municipal Affairs and Housing and we haven't received a response back from the Ministry yet.

**82. My question about septic systems was not answered. Are you able to address our question tonight?**

Questions surrounding implications to existing development on private services if the City were to expand its municipal boundary are great questions, but it's too premature to address this question at this time because the City is only able to communicate what the City's current process is within its current municipal boundaries and these processes may change in the future, particularly if there is a future boundary expansion. But we've taken note of this important question and we'll address it at the next stage in this process.

To learn more about the City's current process for dealing with properties on private systems, please click on the following link: <https://www.orillia.ca/en/city-hall/municipal-comprehensive-review.aspx#What-if-I-am-currently-on-septic-and-well-but-become-part-of-the-City-of-Orillias-municipal-boundary-Will-I-be-required-to-connect-to-municipal-services>

**83. Will insurance companies pay for storm damage for buildings damaged in floods, tornados even though they have town planning?**

Insurance coverage is not within the jurisdiction of the municipality.

**84. As a part of this process, will there be consideration given to the cost to the City of extending services to these new development areas? Development does not necessarily pay for development, considering the enhanced infrastructure that may be required due to climate change considerations?**

Yes, consideration of cost of expanding municipal services is one of the criteria that will be studied as part of this Technical Land Evaluation planning process being undertaken by our consultant WSP. Any expansion of municipal infrastructure must demonstrate that the services will be financially viable over the full life cycle of these assets, as required by the Provincial Growth Plan.

**85. I have spoken to my Mayor and Councillor in Severn and neither one is interested in pulling apart our Township. There is no appetite at all. So, when you talk about municipalities negotiating along with the County, and if that goes nowhere, having the Province pass it anyway. Perhaps this is rhetorical, but that makes these meetings feel meaningless. Can you re-assure us that this is not going forward if you look at these features and they tell you they can't be developed? Will "no" ever be a viable answer?**

The intent of these public Open Houses is to garner information about the lands surrounding Orillia's existing municipal boundary to learn more about their features and constraints. Public input is never meaningless – it is always valuable as it informs the

basis of staff's recommendations and Council's decisions. The Provincial Growth Plan uses language that we "should" avoid prime agricultural land, key hydrologic areas, and natural heritage features and areas, but it doesn't prohibit a future boundary expansion from including these lands. However, just because lands form part of the City's municipal boundary does not mean that significant natural heritage features and areas and significant groundwater recharge areas will not be protected – they will be protected as required by Provincial policies and plans.

As Professional Land Use Planners recommending against growth for the City of Orillia (which is a Primary Settlement Area under the Provincial Growth Plan and the focus of growth and development) is not an option, as we are obligated to make recommendations to bring the City's Official Plan into conformity with the Provincial Growth Plan which requires the City to plan for enough land to accommodate growth to the year 2051.

**86. I understand the County consultants are busy planning to remove lands from the Natural Heritage System currently....this is very concerning; particularly as the maps indicate a lot of these properties they are removing are along our lakes and will affect biodiversity, water quality and sanitation. This includes lands in Ramara, Oro-Medonte, Orillia and etc. If these lands are removed from NHS, it will have a ripple effect on all these municipal planning processes -- NOT the direction we want to go in. Water is life.**

Through the Technical Evaluation process, the project team will study the natural heritage system within the Focused Study Area. The County of Simcoe's Municipal Comprehensive Review is being completed separately from this project.

**87. What about existing/ongoing Land claims with First Nations? How does this impact Orillia's MCR process?**  
<https://www.canada.ca/en/news/archive/2012/07/coldwater-narrows-specific-land-claim-ratification-vote.html>

The City has begun its consultation with 10 impacted Indigenous Communities and will continue to consult with these impacted Indigenous Communities throughout the entire MCR process – from the Technical Land Evaluation which is currently underway to the future annexation negotiations to the future writing of the City's new Official Plan.

**88. How does annexing more land equate to additional jobs? What kind of jobs? Is this just an assumption?**

In order for jobs to be created in Orillia, there needs to be sufficient land for the construction of new business and industrial parks. The City's Land Needs Assessment determined that the City will require an additional 56.5 gross hectares of employment land to provide sufficient land to accommodate the City's targeted number of jobs to the year

2051 (which is 26,000 jobs). The types of jobs to be planned for include the type of businesses that you would typically find in business parks and industrial areas.

**89. If the future of Orillia is to be a sustainable community we need to preserve agricultural lands surrounding the community. Priority needs to be on what kind of intensification needs to be achieved if that was the priority.**

As part of the Technical Evaluation, the project team needs to assess agricultural lands and avoid the best ones. If the exercise comes back and determines that certain lands need to be avoided because of their soil classification, or opportunity to be cultivated, they will not be included. We are undertaking a detailed assessment as part of agricultural land classification and livestock operations review.

Intensification is a priority, as Planning staff will be recommending that Council implement a 50% intensification target which is achievable and realistic while respecting the small-town character of Orillia.

**90. Have you considered that those low-density areas are not the way of the future? They maintain a wealth divide, and that it continues to reduce the opportunity for low-income housing in Orillia? We all understand that NIMBYs want it their way, but if you want to grow, you have to do better than this.**

As Professional Planning staff we are obligated to make recommendations based on the Provincial Growth Plan and the Provincial Land Needs Methodology for the Greater Golden Horseshoe. The Provincial Methodology was amended in August of 2020 to require land needs assessments to take into consideration the market demand for housing and in Orillia there is significant market demand for low density residential housing, comprising 46.8% of the housing mix. The City's Land Needs Assessment determined that there is a deficit of land in the Designated Greenfield Area of approximately 1200 Single and Semi Detached Dwellings. The Province is requiring Professional Planning staff plan for housing demanded by the market.

**91. Has the HRC property been considered to create employment land/residential units/commercial?**

In the City's current Official Plan, the HRC lands are designated Major Institutional which is an Employment Land designation and it is also designated Environmental Protection, as there are many significant natural heritage features and areas located on the HRC lands.

Within the lands that are designated Major Institutional, a range of employment uses are permitted in the City's current Official Plan including government buildings, places of

worship, educational facilities, housing for seniors, housing for students, parks and recreation facilities, and limited retail and service commercial uses accessory to and specifically serving a primary institutional use.

The future designation of the HRC lands in the City's new Official Plan is still yet to be determined.

**92. Perhaps in the interest of building a sustainable community we will need to exceed the 50% intensification target. Is this on the agenda?**

The City's Land Needs Assessment recommends an intensification target of 50%, as such, on the basis of that technical analysis, Planning staff will be recommending to Council that the City's new Official Plan impose a 50% intensification target. However, the ultimate decision on the intensification target will be established by Council.

**93. Concept of 15 minute community, live/work all within 15 minute walk. Figures from Hemson from Ottawa looking at cost of development for low density development \$400 a unit for the Township, high density they made \$700 a unit a year. With respect to density, where did the number/methodology of jobs/people per hectare come from? What would the land needs be if there was a higher density? Are these numbers not a minimum? Isn't it odd to base land use 30 years in the future on the current market?**

The City's Land Needs Assessment was developed in accordance with the Provincial Land Needs Assessment Methodology for the Greater Golden Horseshoe. The City's Land Needs Assessment was prepared assuming a mix of housing with 47% Single Detached and Semi Detached Dwellings, 28% Townhouse Dwellings, 21% Apartment Dwelling Units, and 5% Accessory Units, which aligns with the Provincial Methodology's requirement to evaluate the City's land needs on the basis of market demand. The City's Land Needs Assessment would need to be recalculated to determine the City's land needs if a higher density were to be planned for over the next 30 years.

**94. Can we encourage businesses to sprawl less as well? In other countries places like COSTCO and Walmart are 3 storeys with parking lots below and two-storey stores. Can you include in this plan businesses they build up rather than sprawl parking lots and strip malls?**

This can be considered in the writing of the City's new Official Plan.

- 95. Speaking to the intensification of industrial use of land. Back in the 60's the concept of vertical factories was proposed but the land crunch was not imminent at that time. Now it is. Hydroponic growing facilities within cities have verified that this is not only possible, but practical and profitable. Why can't tighter restrictions and alternative measurements be placed on industrial land use beyond the number of jobs per area?**

This can be considered in the writing of the City's new Official Plan.

- 96. 50% urban vs. 50% rural? Built boundary vs. Designated Greenfield Area? If the City annexes land from each Township, thousands of people, in areas of primarily agricultural areas, are areas outside the City going to become community bedrooms for Oshawa? Will additional infrastructure be put in, eg. expand bridge at the Narrows, Hwy. 12 improvements, into Ramara and prime farmland areas? Are there plans for a four-lane highway to be put into Beaverton through prime agricultural land, make these areas bedroom communities to areas to the south?**

The expansion of highways is the jurisdiction of the Province's Ministry of Transportation. The City of Orillia cannot provide any comment on future expansion of Provincial highways, as it is beyond a municipality's jurisdiction.

- 97. Can you show this map/slide against the PSW that's there?**

More detailed mapping will be available once the Focused Study Area is further refined and any significant natural heritage features and areas will be identified at that time.

- 98. Continued population growth - 80+% immigration driven will make highways and sprawl inevitable regardless of what local planners might want. Whatever the plan is, population pressure will dictate the outcome.**

The Provincial Growth Plan is trying to plan for focused growth in settlement areas, while restricting development outside of settlement areas with the protection of areas through the Provincial Natural Heritage System and Agricultural System mapping. Since the City of Orillia is identified as a Primary Settlement Area in the Provincial Growth Plan, the City is to be the focus of future growth and development.

- 99. About a third of the Designated Greenfield Area on the west side is occupied by Scout Valley. Given its status, is it still land that is "planned for development"?**

Scout Valley is designated and zoned Environmental Protection in the City's planning documents and is protected from future development by a Conservation Easement. Scout Valley will continue to be protected against development in the City's new Official Plan.

- 100. So is the impetus to do this study based on a specific Provincial directive, or at the behest of the current council?**

The City's Professional Planning staff is driving the Technical Land Evaluation process to find the best lands for a future boundary expansion, in accordance with the findings of the City's Land Needs Assessment. Professional Planning staff is obligated to make recommendations to City Council to bring the City's Official Plan into conformity with the Provincial Growth Plan and other Provincial plans and policies. The impetus of this planning process is a result of our Professional Planning obligation to make recommendations to City Council that will implement Provincial plans and policies.

- 101. Are there areas being planned for young people, young families, and low-income families who cannot afford to buy expensive detached homes within the city and are forced to leave to find better paying jobs elsewhere, or less-expensive housing?**

When the City's new Official Plan is written, Professional Planning staff will be making recommendations to City Council to include policies and targets for implementation of affordable housing, in accordance with the Provincial definition.

- 102. Just a comment for future consideration. This is a "public" meeting and I think it makes sense to have some input from our elected officials. I am interested in learning: What is their role throughout the process? What is their perception of the process and projected outcomes?**

This series of public Open Houses as we undertake the Technical Land Evaluation to find the best lands for a future boundary expansion is led by Professional Planners. Public consultation as part of any planning process is not led by politicians, rather it is led by Professional Planners. Planning staff will be making recommendations to City Council with respect to the best lands for a future boundary expansion and City Council will make the decision on whether to pursue those lands or not. At this time, it is not a political process, rather it is a planning process.

**103. Character of town exists in communities, doesn't see how this plan works with that spirit.**

A primary objective of the City's new Official Plan will be to be respectful and sympathetic to the City of Orillia's existing character and small-town nature, while implementing Provincial policy.

**104. Can the provincial plan be challenged like Hamilton? Can we decide not to grow or only through re-intensification, and what would that look like?**

Council in the City of Hamilton made a decision against the recommendation received from its Professional Planning staff. The Province is the approval authority of their Official Plan and may use its power as the approval authority to modify the City's Official Plan if it decides the City's new Official Plan does not conform to Provincial requirements.

The City's Land Needs Assessment was based on the assumption that the City would implement a 50% intensification target. The City's Land Needs Assessment would need to be re-done if a higher intensification target were to be explored by City Council.

**105. Where in the process can we be assured that our walking, ski and snowmobile trails will be protected (including considering access of snowmobile trails to city businesses)?**

In the City's current Official Plan, the City's existing and planned multi-use trails, bicycle routes, and snowmobile trails are mapped on Schedule 'E' - Parks & Trail System Network. The City's Planning staff would recommend any lands located in the annexed area also have trails mapped and protected when the City's new Official Plan is written.

**106. I want to register my opposition to expanding the city's boundaries. As we have proved repeatedly, expansion cannot take place without the devastation of natural water systems and other natural heritage elements. This process is based on growth assumptions that are at best questionable. Intensification must be prioritized over expansion.**

Thank you for your comment.

**107. Will a future hospital be part of the employment lands and what would its footprint be? Will the old hospital site be added to the community lands needs for Orillia?**

The future site of the Hospital will likely be located in the Community Area, rather than Employment Area because Hospitals are considered sensitive land uses under the

Ministry of Environment, Conservation and Parks (MECP) and need to be protected against incompatible forms of employment uses which generate noise, odour and dust.

The Hospital is looking to expand to include 179 beds, which will require 8 – 10 hectares (20 – 25 acres).

The designation of the existing Hospital in the City's new Official Plan will need to be determined at the time of writing the new Official Plan, which is not scheduled to begin until 2023.

**108. Was this expansion plan designed before or after it became much easier to work from home and not have to live in the same area as your job? Now, with people being able to easily continue business from their residence through their internet connectivity, there is less of a dependence between the physical distance to the workplace and the actual place of living. The numbers have changed dramatically recently between the number of employment opportunities in the local community.**

The City's Land Needs Assessment was completed in December of 2020 and the Covid-19 pandemic was taken into consideration in the preparation of the City's Land Needs Assessment.

**109. Ontario has to have representatives at the next open house to answer for their growth plan.**

Staff from the Province will not be attending municipal Open Houses and consultation sessions, as implementation of Provincial plans and policies is a municipal responsibility.

**110. Is this the same process Barrie undertook a few years back, when they gobbled up lands (in Innisfil Township), along their southern boundary, that Orillia is using here? If different, why a different process?**

Like Orillia, the City of Barrie is required to plan for growth in accordance with the Provincial Growth Plan. In the case of Barrie's annexation process, it was legislated by the Province. Every municipality's individual planning process and approach to consultation is different, while each upper and single tier municipality within the Greater Golden Horseshoe is working toward implementing the same Provincial Growth Plan.