



Our Orillia Official Plan Review

Welcome today's Statutory Public Open House!

Please sign-in and join us!

May 7, 2026

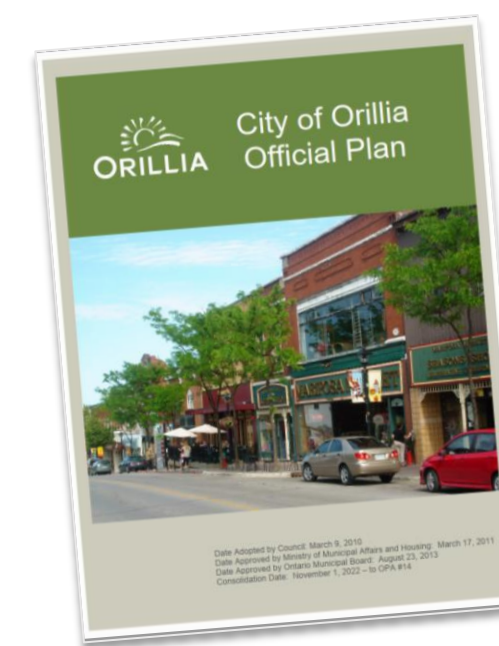
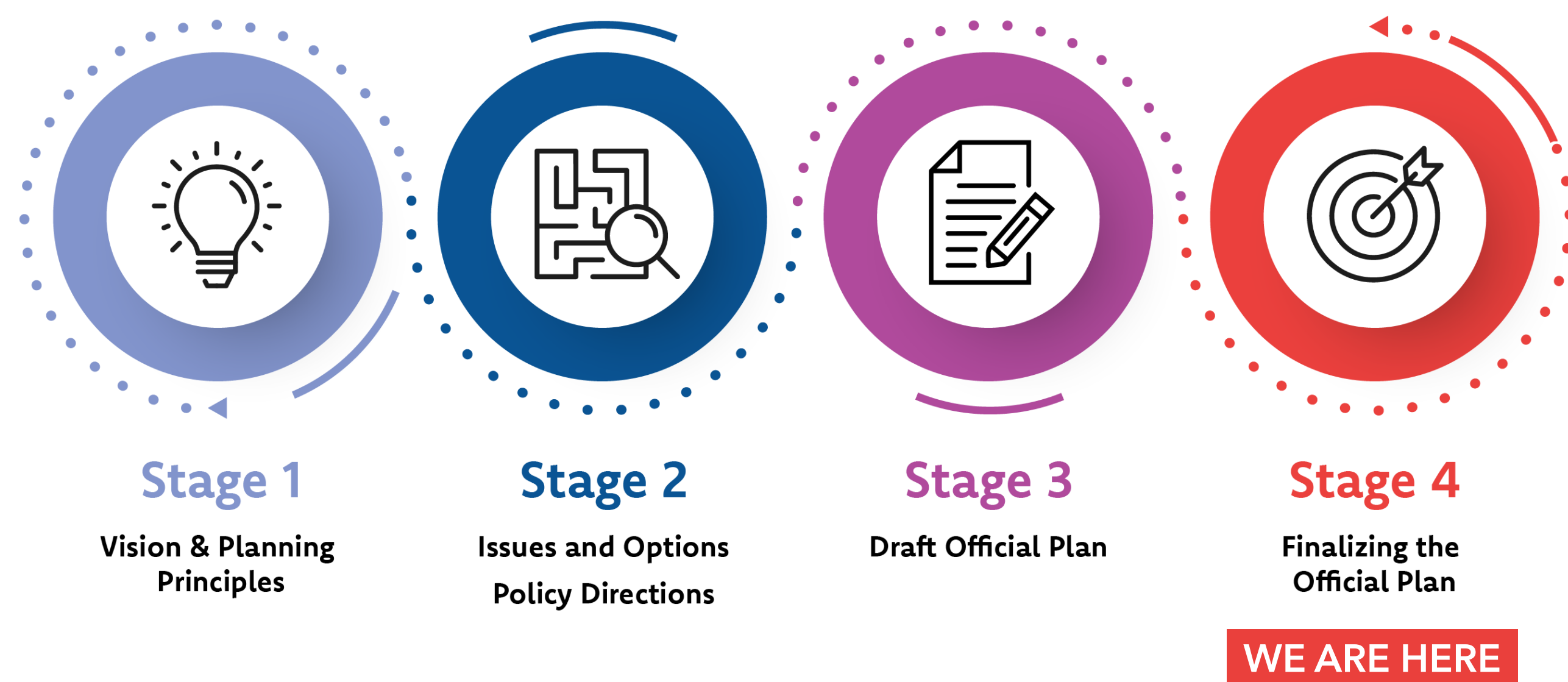


About the Our Orillia Official Plan Review

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

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

The Our Orillia Process



Orillia's Official Plan is over 15 years old and has positively shaped growth and development since 2011.

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

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

i **Alignment with Growth Management Initiatives**

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

Today, we're updating you on the Second Draft Our Orillia Official Plan and highlighting key changes that have been made in response to your ideas and questions.

Let's explore the revised Our Orillia Official Plan!

Let's Start with the Visioning Framework

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

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

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

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

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

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

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

Let's Start with the Visioning Framework

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

By 2051, Orillia will...

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

Spotlight on Key Changes

In response to comments received, the following key changes were made to Chapters 1 and 2:

- Updated the Official Plan preamble text based on content and input provided by Rama First Nation
- Provided additional clarity to how different maps can be updated in the future as information and data evolves, supporting long-term Official Plan administration
- Minor refinements to the supporting actions under each guiding principle, based on community input received

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



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

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

Spotlight on Key Changes

In response to comments received, the following key changes were made to the City Structure:

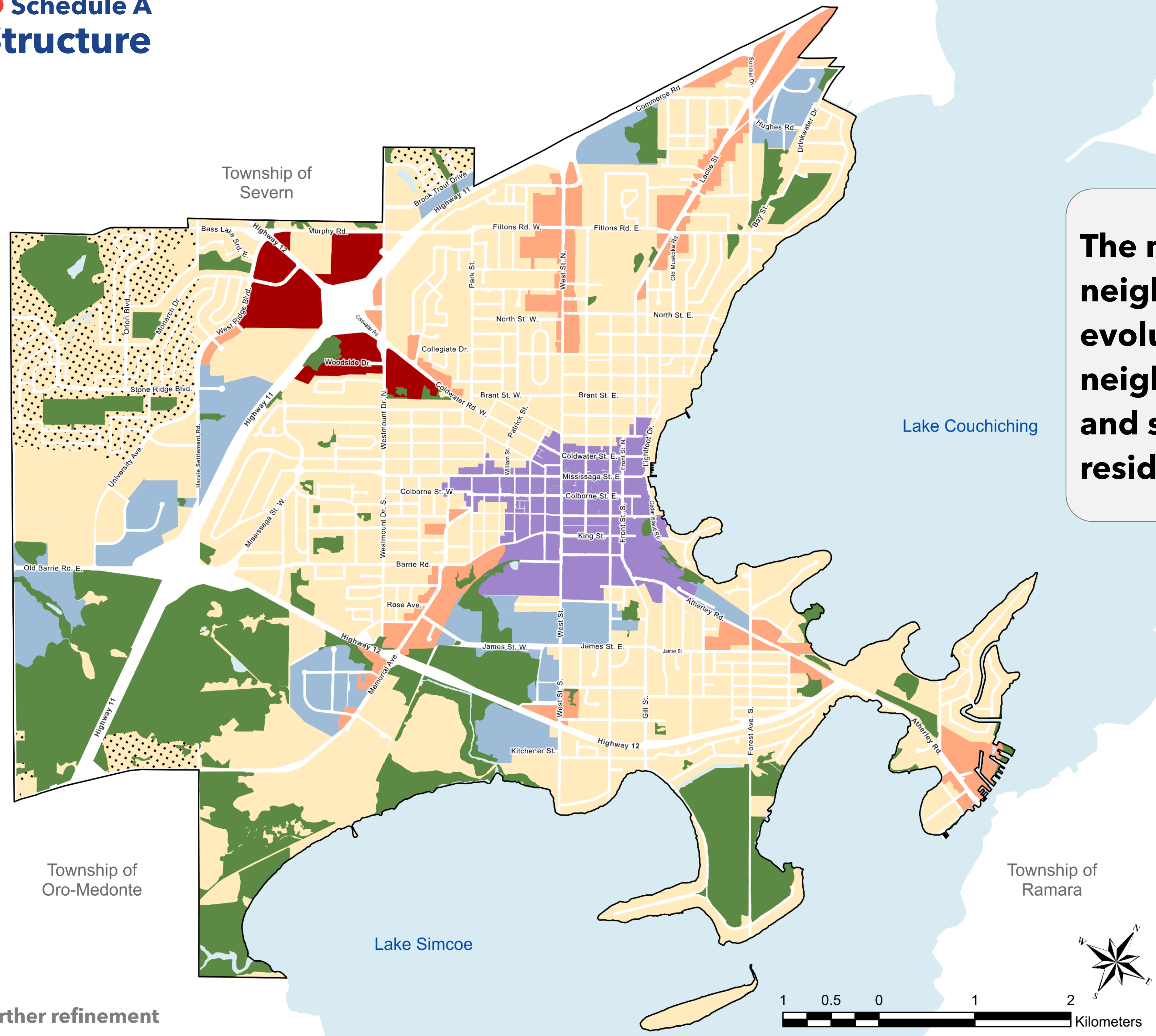
- Lands identified as **Employment Areas** have been reduced to only include those lands designated Core Employment, for consistency with Provincial rules
- The proposed classification of several areas has been changed from the First Draft Official Plan. Most notably, lands along Highway 12 close to the Atherley Narrows are now proposed to be identified as a **Corridor** (rather than a Node) with a reduction in maximum permitted building height from 12 to 8 storeys
- Mapping of the **Natural Heritage System** was updated to align with changes made to mapping of specific features and areas

REVISED Schedule A City Structure



Nurturing Neighbourhoods & Housing

The new Official Plan will help shape new neighbourhoods and support the ongoing evolution of already developed neighbourhoods. It also enables more housing and sets out policies to protect housing for residents at all life stages.



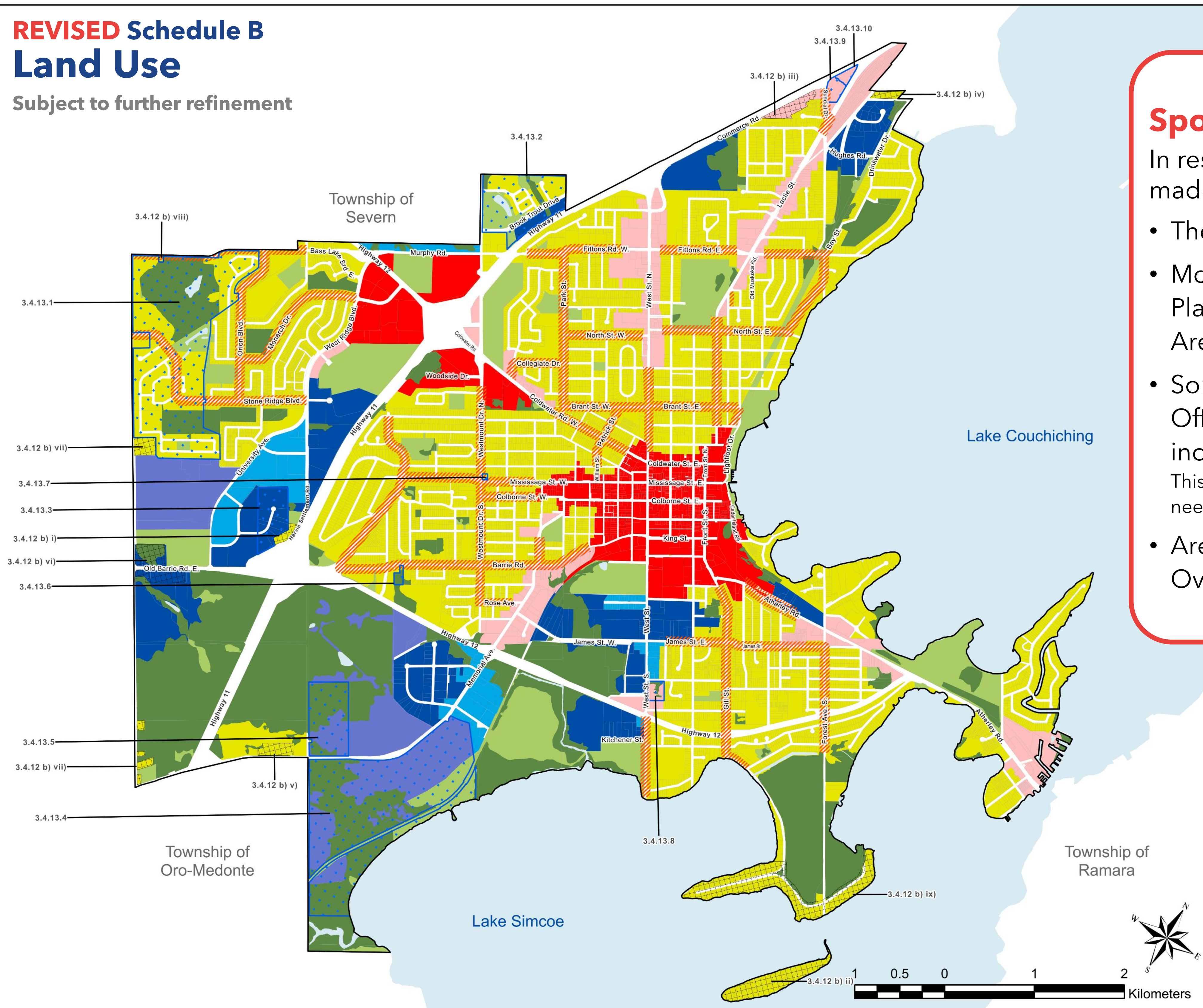
- Designated Growth Area
- Natural Heritage System
- Community Area
- Employment Area
- Strategic Growth Area**
- Downtown
- Node
- Corridor
- Base Features**
- City Boundary
- Waterbodies

Subject to further refinement



REVISED Schedule B Land Use

Subject to further refinement



Spotlight on Key Changes

In response to comments received, the following key changes were made to Schedule B - Land Use:

- The "Flex Employment" designation is now **"Flex Business"**
- Most lands designated "Flex Employment" in the First Draft Official Plan have been moved from "Employment Area" to "Community Area" on Schedule B
- Some lands designated "Flex Employment" in the First Draft Official Plan have been redesignated **"Core Employment"** and included in the City's Employment Areas. This change reflects those lands' potential for supporting future industrial uses and the need for their long-term protection.
- Area Specific Policies and lands subject to the Municipal Services Overlay were reviewed

Natural Heritage System	Strategic Growth Area
Employment Area	Mixed-Use - Growth
Core Employment	Mixed-Use - Evolving
Community Area	Overlay
Neighbourhoods	Area Specific Policies (See Section 3.4.13)
Neighbourhoods - Evolving	Municipal Services Overlay (See Section 3.4.12)
Major Institutional	
Flex Business	
Parks and Major Open Space	

Growth & Development | Framework of Heights

Mixed-Use - Evolving

The Mixed-Use - Evolving designation creates opportunities for a moderate amount of growth along Corridors, primarily major Arterial streets.

- ✓ Up to **8 storeys** permitted as-of-right (an increase from 6 storeys permitted in the First Draft Official Plan)

Mixed-Use - Growth

The Mixed-Use - Growth designation creates opportunities for the highest densities of growth within Nodes.

- ✓ Up to **12 storeys** permitted as-of-right
- ✓ Specific height framework proposed for **Downtown Orillia** (Schedule B-1)

Neighbourhoods

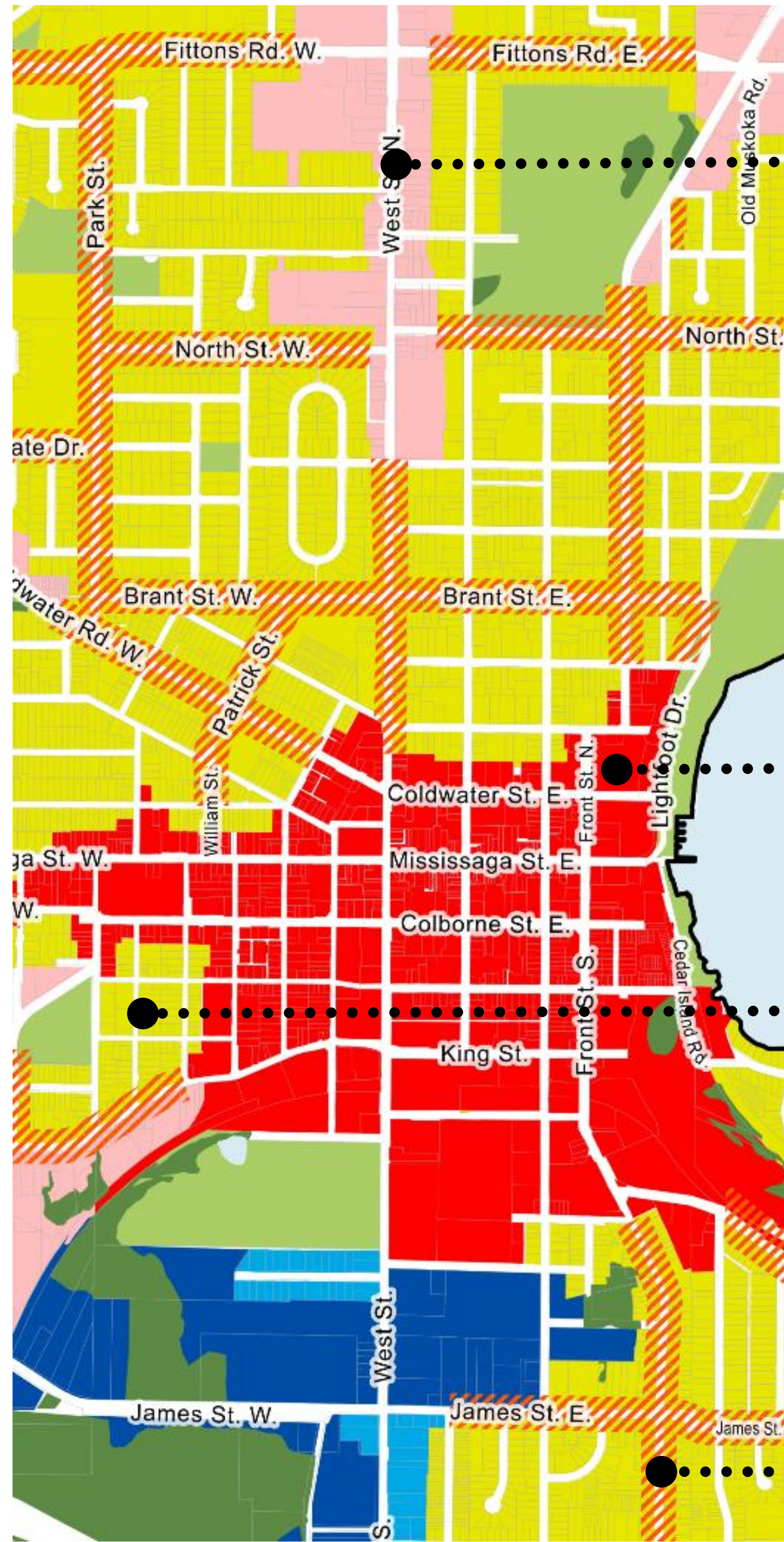
The Neighbourhoods designation creates opportunities for low-rise missing middle housing and modest infill.

- ✓ **3 storeys** and **4 units** permitted as-of-right

*NEW Neighbourhoods - Evolving

The Neighbourhoods - Evolving overlay applies to lands along certain major streets to support a modest increase in residential density and land use flexibility over time.

- ✓ Up to **4 storeys** permitted for lots fronting onto major streets such as Barrie Rd. and Laclie St.
- ✓ Permitted uses include apartment buildings and small-scale retail or service commercial units



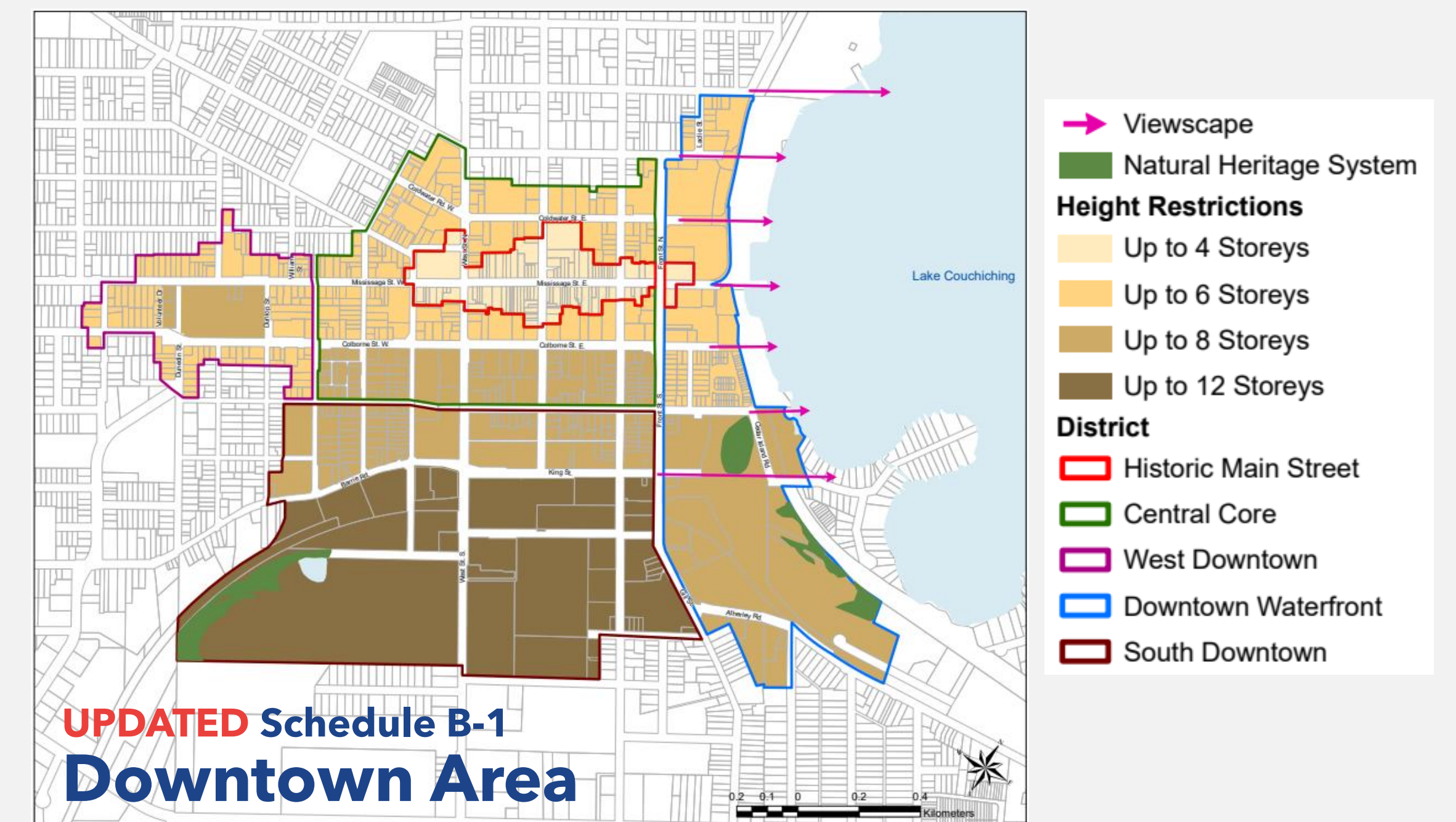
Subject to further refinement

The **Our Orillia Official Plan** enables greater heights in these locations to support the creation of new housing and vibrant mixed-use development.

Zooming in on Downtown Orillia

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

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



City Building Policies

Chapter
4

Chapter
5

Chapter
6

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

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

Spotlight on Key Changes

In response to comments received, the following key changes were made to Chapter 4:

- Clarified the policies that apply to Flex Streets in Downtown Orillia
- Updated mapping of the mobility network (Schedule G) to include approved streets, such as the Inch Farm lands north of Brook Trout Drive
- Refined policies for Transportation Demand Management, which support the goal of reducing single-occupant vehicle travel through new development

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

Spotlight on Key Changes

In response to comments received, the following key changes were made to Chapter 5:

- Refined the policies for different types of parks to align with the City's in-progress Parks, Recreation, Culture, and Trails Master Plan
- Consolidated policies for the trails network into Chapter 4 - Transportation
- Updated mapping of parks (Schedule H) to include approved new parks in West Orillia

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

Spotlight on Key Changes

In response to comments received, the following key changes were made to Chapter 6:

- Refined terminology to align with the revised Ontario Heritage Act
- Carried forward policies from the existing 2011 Official Plan which guide the preparation of Heritage Impact Assessments
- Clarified the intent of policies based on comments received from Rama First Nation

City Building Policies

Chapter
7

Chapter
9

Chapter
10

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

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

Spotlight on Key Changes

In response to comments received, the following key changes were made to Chapter 7:

- Strengthen policies related to local food production, recognizing its importance in building a complete and healthy community
- Refined policies to align with other City initiatives, like the Economic Development Strategy

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

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

Spotlight on Key Changes

In response to comments received, the following key changes were made to Chapter 9:

- Undertook minor revisions to clarify the process for future connections of privately-serviced sites to City water and wastewater services
- Updated policies and mapping related to the existing TransCanada Pipeline corridor in West Orillia (shown on Schedule F)
- Added policies requiring confirmation of waste and wastewater capacity

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

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

Spotlight on Key Changes

In response to comments received, the following key changes were made to Chapter 10:

- Updated policies related to Site Plan Control to better align with recent changes to the *Planning Act* which guide where it can be applied
- Refined policies that apply to existing uses in the city
- Added and modified defined terms in the Glossary to align with changes made elsewhere in the Official Plan and align with the Provincial Planning Statement

Environment & Climate Change | Natural Heritage System

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

Spotlight on Key Changes

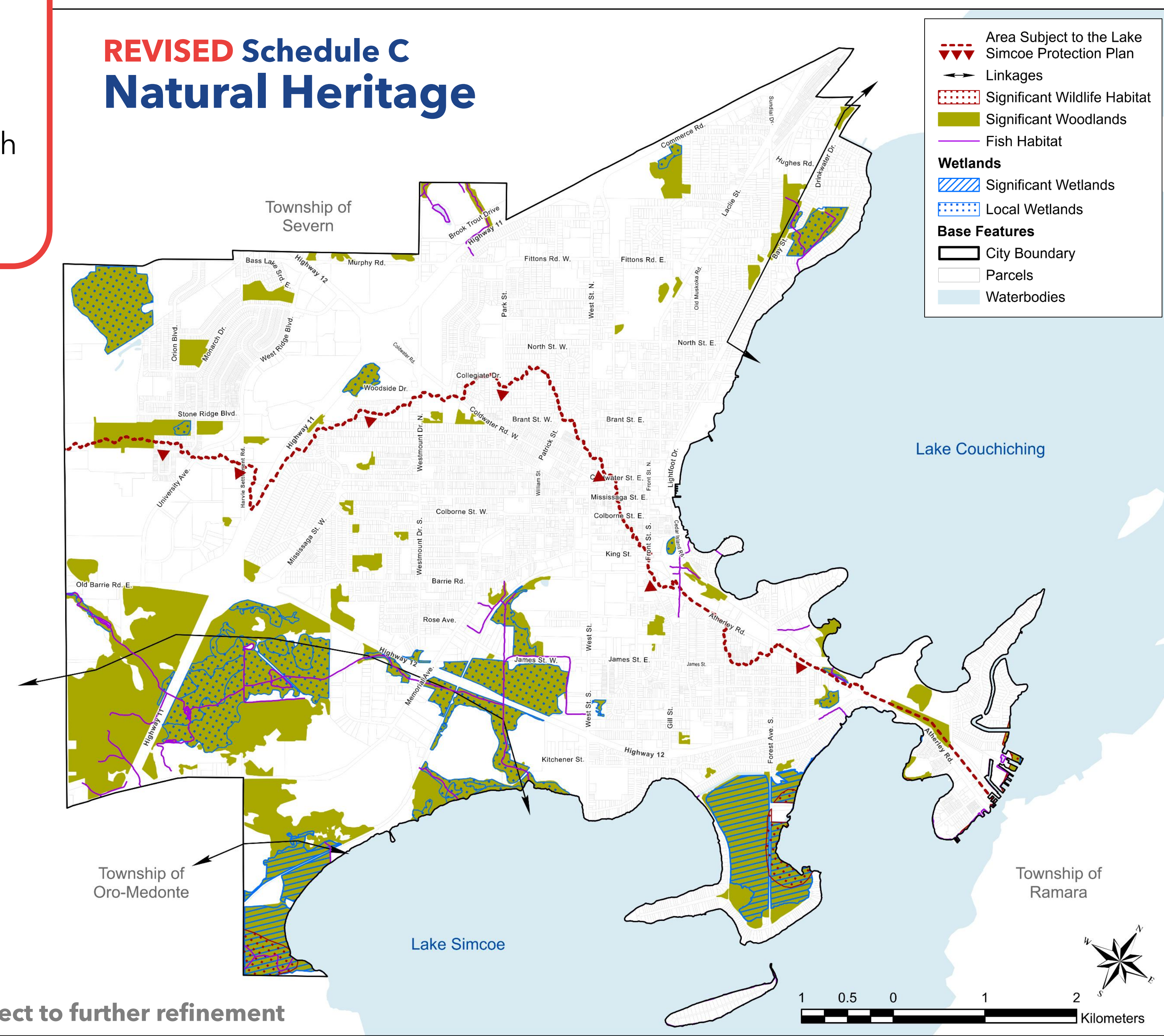
In response to comments received, the following key changes were made to Chapter 8:

- Refined Natural Heritage System mapping (Schedules A to C) to reflect approved Environmental Impact Study mapping, particularly in West Orillia
- Removed mapping of Enhancement Areas as part of the Natural Heritage System, while continuing to require that they be identified through future studies
- Updated Source Water Protection policies to better align with the most recent South Georgian Bay Lake Simcoe Source Protection Plan
- A Terms of Reference for Environmental Impact Studies has been added



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

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



Environment & Climate Change | Natural Hazards

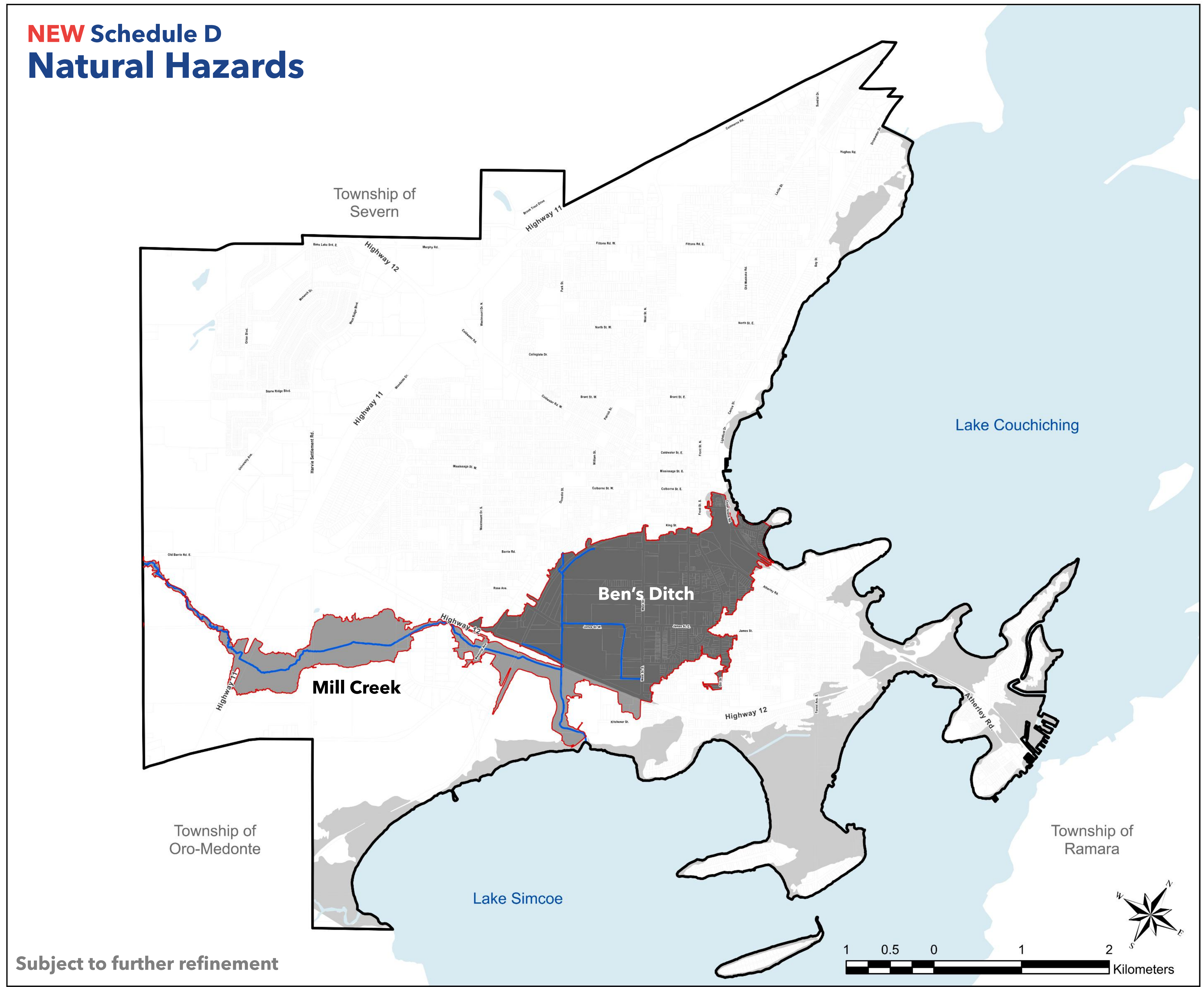
Alongside the **Our Orillia Official Plan**, the City is updating its flood hazard mapping for Mill Creek and Ben's Ditch to better understand flood risks to public and private properties and infrastructure. The Our Orillia Official Plan plays a role in protecting public health and safety in areas subject to flood hazards by directing development to lower-risk areas, avoiding intensifying the risk, and requiring that hazard-related impacts are considered through development review.

The new natural hazards mapping identifies areas subject to flooding risk along Mill Creek and Ben's Ditch.

- Schedule D delineates the **Regulatory Floodplain**, which is the overall area that may flood during the regulatory flood event
 - Within the Regulatory Floodplain, development is limited to conservation uses, flood and erosion control works, essential infrastructure, and passive recreation
 - Minor additions, enlargements, and reconstruction of existing uses may be permitted subject criteria, approvals, and permits
- Lands along **Mill Creek** all form part of the floodway, which is the portion of the Regulatory Floodplain needed to safely move flood waters and where the highest (unacceptable) risk exists to public safety and property
- Lands surrounding **Ben's Ditch** are currently subject to further study by the City and WSP to determine how a two-zone policy area could apply to the area, recognizing its possible impact on both existing and future development potential
- Low lying lands within the **Shoreline Flood Hazard Area** are subject to policies that require floodproofing of buildings

* **The City and WSP are currently undertaking a detailed study to apply two-zone policy criteria, which would establish a tiered policy response to flood risk based on hazard severity where there is a need to balance existing development and plans for long-term growth, such as Downtown Orillia, with protecting life and property from flood risk.**

Environment & Climate Change | Natural Hazards



- Regulatory Floodplain
- Shoreline Flood Hazard Area
- Mill Creek Floodplain (One Zone Policy Area)
- Ben's Ditch Inland Flood Hazard (Candidate Two - Zone Policy Area)
- Mill Creek and Ben's Ditch

Environment & Climate Change | Climate Change

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



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

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

Spotlight on Key Changes

In response to comments received, the following key changes were made to climate change policies:

- Added policies to reinforce the shift to low-carbon energy alternatives in buildings
- Provided clarity to how the Our Orillia Official Plan addresses both climate change mitigation and adaptation
- Reinforced the importance of expanding the city's tree canopy through the development process on private property
- Added policies to address wildland fire risk

How to share your input!

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

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

What's to come?

Statutory Public Meeting of Council

June 15, 2026

Release Final Official Plan

Summer 2026

Council Consideration of Final Official Plan

Summer 2026

Share your input



Ask questions today, or email them to the Project Team, at jlewis@orillia.ca



Fill out a comment card and leave it here today



Visit the project webpage at Orillia.ca/OfficialPlan

The deadline for comments is **June 4th, 2026**.

Thank you for coming!