

Frequently Asked Questions:

Orillia Municipal Comprehensive Review Process



Prepared for the Township of Oro-Medonte as of April 27, 2022

Why is the City studying an area of land so large in comparison to amount of land the City of Orillia requires?

The study area needs to be larger to allow the Technical Land Evaluation to study a range of possible boundary expansion configurations. It is recognized that there will be areas that will need to be protected and/or avoided, therefore reducing the amount of land available. The Technical Land Evaluation is a planning study and includes those lands that are being studied.

Please note that while the original requirement for lands to accommodate the City's growth was 380 ha based on a 50 per cent intensification target, Orillia Council recently directed the project team to contemplate increased minimum intensification and greenfield density targets. Due to this update in the project scope, the exact amount of land required for a potential boundary expansion is subject to change based on the results of a revised Land Needs Assessment.

Given that the City of Orillia is conducting an additional review of their intensification and greenfield density targets, how will this process affect the City's timing regarding completion of the Focused Study Area review within the Townships of Severn and Oro-Medonte?

With Council's recent decision (April 25, 2022) to direct staff to study the implications of higher intensification and designated greenfield density targets might have on a future boundary expansion and to the existing urban fabric of the City, the timeline for completion of the City's planning study for a potential future boundary expansion is expected to be completed in 2023. Please see the anticipated project timeline.

Before any decisions are made by Orillia Council, further public and stakeholder consultation will take place, including opportunities to provide input and

feedback on the preliminary results of the Technical Land Evaluation.

To learn more about the process and to sign up for updates, including public consultation opportunities, please visit orillia.ca/MCR.

How does the intensification review being conducted by the City of Orillia factor into the amount of land required beyond the City's own boundaries?

At this point, Council has only directed that the implications of looking at a higher intensification target and higher designated greenfield density target be studied. No decisions have been made yet about the future of Orillia's boundary.

With Orillia Council's recent decision to study the implications of more intensified residential development, the work being completed by the City of Orillia on studying the impacts to the City's built form, together with updating the City's Land Needs Assessment, will occur simultaneously with the Technical Land Evaluation for a potential future boundary expansion.

The original requirement for lands to accommodate the City's growth was 380 ha, however, the exact amount of land required for a potential boundary expansion is subject to change based on the results of the revised Land Needs Assessment.



Has the decision already been predetermined regarding where expansion will occur?

No, it is not pre-determined what will be the best lands from a planning perspective for a future potential boundary expansion. That is why the City of Orillia has retained a land planning and engineering firm, WSP, to complete a comprehensive planning study to determine the best lands using the prescribed criteria outlined in the Provincial Growth Plan. Currently, WSP is completing Phase 2 of their three-phase planning study. The results of this technical study have not been determined at this time.

Before any decisions are made by Orillia Council, further public and stakeholder consultation will take place, including opportunities to provide input and feedback on the preliminary results of the Technical Land Evaluation. To learn more about the process and to sign up for updates, please visit orillia.ca/MCR.

Will all lands that include significant natural heritage features and prime agricultural lands be excluded from this planning process?

Not necessarily. The screening criteria set out in the Provincial Growth Plan states that significant natural heritage features and areas and prime agricultural lands should be avoided, but it does not necessarily exclude these lands from future development. However, if they are included in a potential future boundary expansion, impacts on these resources would need to be studied and minimized.

An Agricultural Impact Assessment would need to be completed to minimize the negative impact on the agricultural system and an Environmental Impact Study would need to be completed to ensure no negative impact on any significant natural heritage feature or area.

It is worth noting that when the City of Orillia last expanded its municipal boundaries in 1989, that

the Scout Valley property was included. The City has continued to protect that important natural heritage feature by applying an Environmental Protection Area designation, and an Environmental Protection Zone to ensure that development does not occur within the natural heritage feature.

To further protect this important natural heritage feature, the City has partnered with the Couchiching Conservancy to create a conservation easement that applies to the subject lands, and the Couchiching Conservancy assists the City with the management of the natural heritage feature through that easement.

What will the potential financial impacts be to Oro-Medonte residents resulting from the City of Orillia's Land Needs Assessment? Is it possible to determine timing associated with potential financial impacts?

As the current process that's underway is a planning analysis to determine the best lands for a future boundary expansion, it is not an actual restructuring process (i.e. annexation). Should an annexation process move forward, this process can take several years to negotiate a municipal boundary modification and the financial impact on those landowners within a municipal restructuring won't be known until those negotiations have concluded and all affected Councils have approved the municipal restructuring.

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How can I stay in the loop as the MCR process moves forward?

Stay up to date on the MCR process, including public input opportunities, by signing up for the email mailing list at orillia.ca/MCR.



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Due to the complexity of this project and concurrent activities, this timeline is tentative and will be adapted as required.

Technical Land Evaluation

We are here



April 25, 2022
Council authorizes intensification review.

April-Nov. 2022
Ongoing Technical Land Evaluation analysis by WSP (consultant).

May-June 2022
Data collection (i.e. building permits).

June-Nov. 2022
Hemson (consultant) updates Land Needs Assessment to provide options for various levels of residential intensification.

Winter 2022/2023

Public Open House re: options for residential intensification and preliminary results of Technical Land Evaluation.

Spring/Summer 2023

Public Open House re: draft Planning Justification Report and recommended lands for potential future boundary expansion.

Spring 2023

Council presentation re: recommendations for residential intensification targets and endorsement of Technical Land Evaluation findings.

Summer 2023

Council presentation re: Planning Justification Report and recommended lands for potential future boundary expansion.

Intensification Review

