

Our Orillia Official Plan Review

Statutory Public Meeting

June 15, 2026



Purpose of the Meeting

- **Present an update** on the Our Orillia Official Plan Review
- **Provide an overview** of the Second Draft Our Orillia Official Plan
- **Highlight how community and stakeholder input** has shaped the Second Draft Our Orillia Official Plan
- **Hear feedback on revisions** that may be needed in finalizing the Official Plan

Connecting the Dots: What is an Official Plan?

The Our Orillia Official Plan will serve as the main city-building tool for Orillia – guiding change, investment, and action across the city.

The Province, City, and other agencies also have other plans, policies, and legislation that work alongside with and provide direction to the Official Plan.

The City of Orillia must align its Official Plan with Provincial rules, which include the *Planning Act* and Provincial Planning Statement, 2024.

The City of Orillia has other plans and strategies that provide a roadmap for the future.

Such as the...

Transportation Master Plan

Climate Action Plan

Affordable Housing Action Plan

Downtown Tomorrow Plan

Project Update

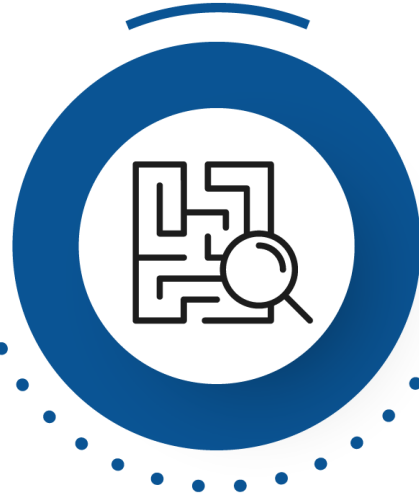


Project Timeline



Stage 1

Vision & Planning
Principles



Stage 2

Issues and Options
Policy Directions



Stage 3

Draft Official Plan



Stage 4

Finalizing the
Official Plan



CITY MOVES

WE ARE HERE

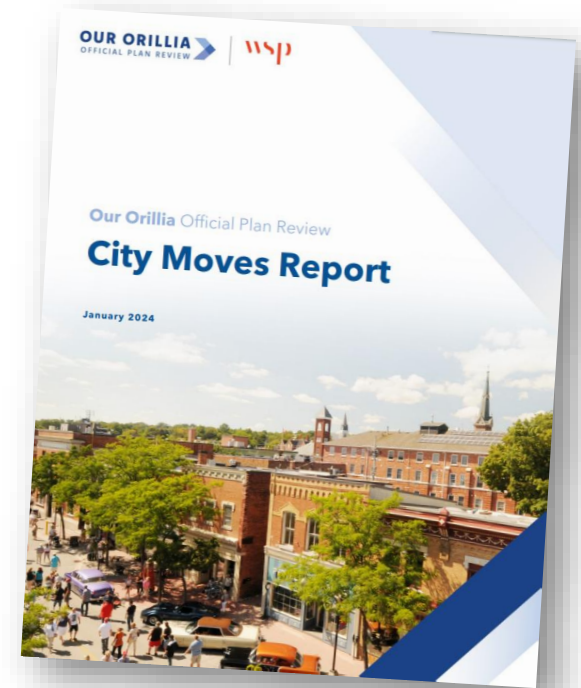
Let's Recap: Stage 1

How we listened...

- Broad engagement began in Fall 2023, including the visioning workshop and survey
- Presentation to Rama First Nation leadership (Chief and Council)
- A first meeting was held with the then Environmental Advisory Committee

What we did...

- The **City Moves Report** was released, showcasing big moves, key questions, and ideas for Orillia's future
- Made-in-Orillia vision and guiding principles
- The City Moves Report was endorsed by Council, in principle, in March 2024



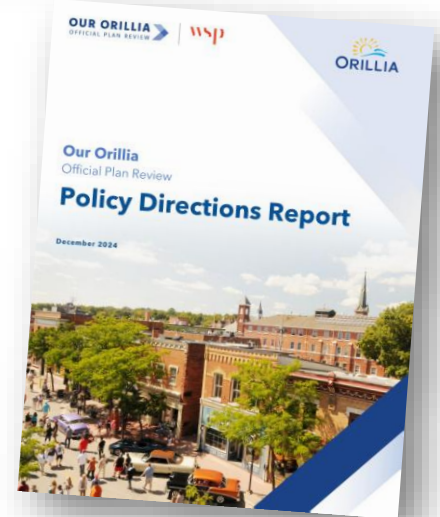
Let's Recap: Stage 2

How we listened...

- Online survey to understand priorities and feedback on the issues and options, based on what we heard in Stage 1
- A second presentation to the Climate Change and Sustainability Working Group
- A virtual public open house to share policy directions

What we did...

- Five **Issues and Options Reports** focused on key policy areas, including topics related to the natural heritage system evaluation and climate change
- A **Policy Directions Report** providing key direction for the drafting of policies of the Official Plan
- The Policy Directions were endorsed by Council in February 2025



Let's Recap: Stage 3 and 4

How we listened...

- In-person public open house to present the Draft Official Plan (December 2025)
- Presentation to Climate Change and Environmental Sustainability Working Group
- In-person statutory public open house to present the Second Draft Official Plan (May 2026)

What we did...

- The **Draft Official Plan** was prepared, reflecting all work completed in Stages 1 and 2
- A **Comment-Response Matrix** was developed to summarize all feedback received
- The **Second Draft Official Plan** was written in response to comments



Our Orillia Vision & Guiding Principles

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.

Overarching Themes

Inclusion	Resilience	Reconciliation	Collaboration
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Made-in-Orillia Guiding Principles

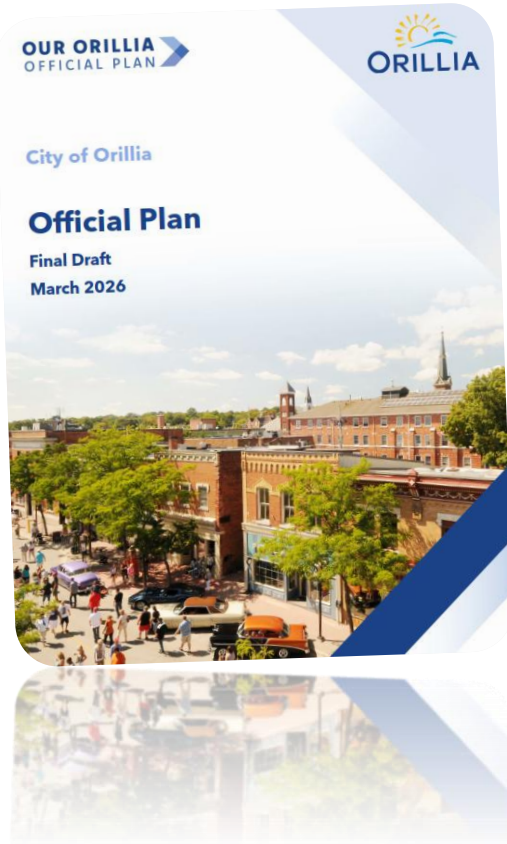
Complete Community	Land Use, Parks, Retail, Community Services, Infill & Intensification, Mixed-Use, Urban Design, Public Realm
Sustainability & Stewardship	Climate Action, Natural Heritage System, Natural Hazards, Waterfront, Green Development, Energy
Integrated Mobility & Infrastructure	Active Transportation, Trails, Transit, Complete & Safe Streets, Emerging Mobility Technologies, Infrastructure
Safe & Affordable Housing	Affordable Housing, Attainable Housing, Supportive Housing & Homelessness, Age-Friendly Housing, Student Housing
Strong & Diverse Economy	Economic Development & Diversification, Education & Training
Wellness & Creativity	Arts & Culture, Heritage, Diversity, Equity, Inclusion

Second Draft Official Plan Overview

Let's dive in!



Overview of the Our Orillia Official Plan



- **Chapter 1.** Introducing the Our Orillia Official Plan
- **Chapter 2.** Vision and Guiding Principles
- **Chapter 3.** Growth and Development
- **Chapter 4.** Transportation and Mobility
- **Chapter 5.** Parks and Open Space
- **Chapter 6.** Cultural Heritage
- **Chapter 7.** Economy
- **Chapter 8.** Environment and Climate Change
- **Chapter 9.** Infrastructure
- **Chapter 10.** Implementation
- **Schedules A to H**

Introduction & Vision and Guiding Principles

Chapter

1

Sets the stage for how to read the Official Plan. It recognizes Orillia's past and present and recognizes the traditional territories on which the city is located.

Chapter

2

Outlines a vision for Orillia in 2051, and long-term overarching themes of resilience, inclusion, reconciliation, and collaboration.

The vision and overarching themes are anchored by guiding principles that promote sustainable growth, efficient development, and financial responsibility. Together, this framework provides a framework for policies that are found throughout the Plan.

Growth and Development

Chapter 3

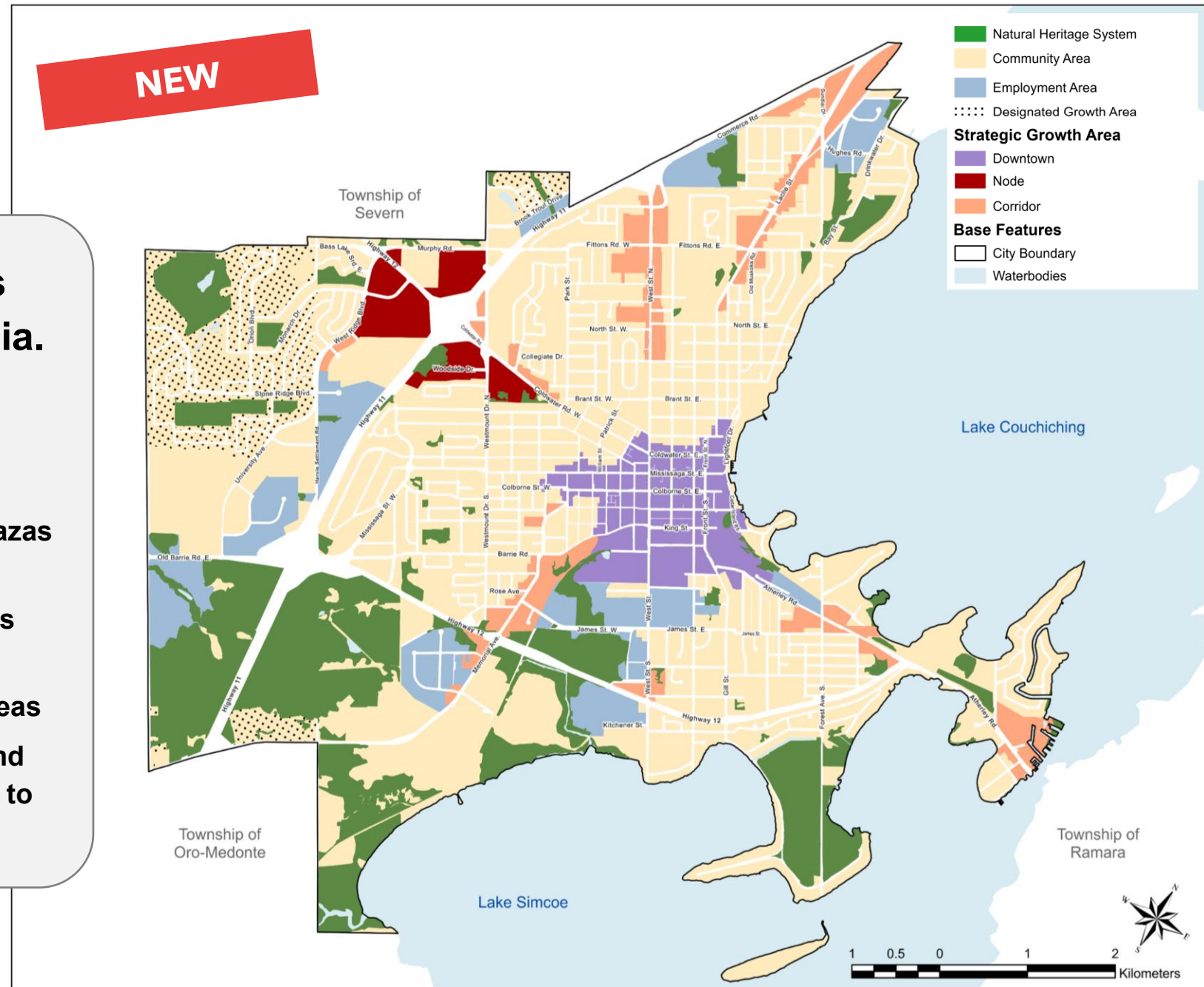
The Plan organizes the policies that you need to know to help understand how Orillia will grow, what types of development is allowed, and how it will contribute to the City’s housing affordability and building design goals.

- A new “City Structure” has been developed to focus on where growth will occur in Orillia.
- Refreshed housing policies allow for a wider range of housing types in both new and developed neighbourhoods
- Updated urban design policies to shape the design of buildings, sites, and public realm. A renewed focus is placed on growing Orillia’s tree canopy and connections to the waterfront.

City Move Focus: Growing Up

**The new City Structure focuses
where growth will occur in Orillia.**

- New **Strategic Growth Areas** at major intersections and along streets that:
 - Are or can be well served by transit
 - Supports the evolution of existing plazas over time
- Revised **Employment Areas** to support jobs
- New **Natural Heritage System**, made up of woodlands, wetlands, and other natural areas
- Supports the **Downtown Tomorrow Plan** and incrementally increases maximum heights to 12 storeys in parts of Downtown

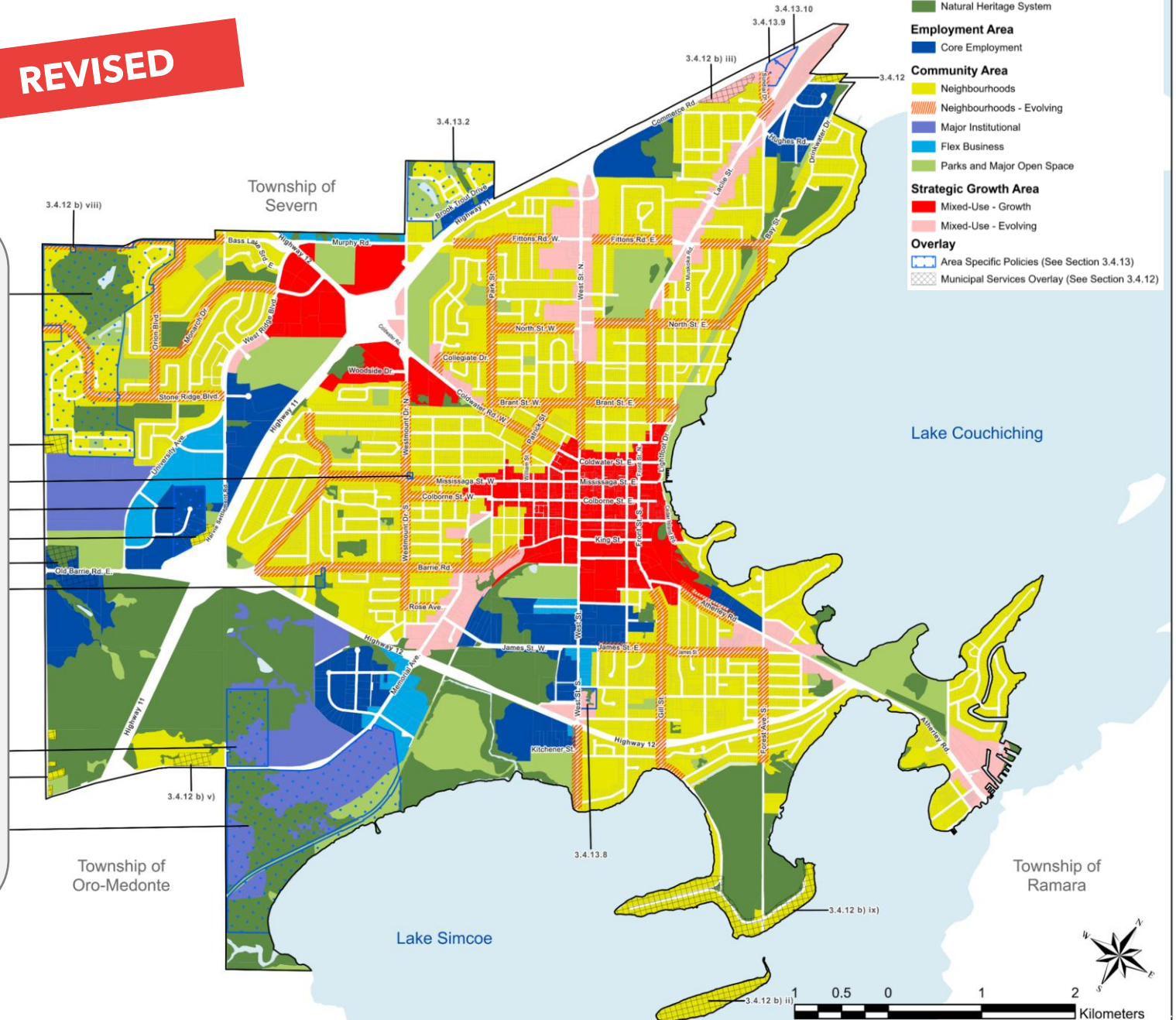


City Move Focus: Housing

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

- Affordable housing, condominium conversion, and rental housing policies
- New building types and height ranges to help the city accommodate more homes in its existing boundaries
- New mixed-use land use designations in Strategic Growth Areas

REVISED



City Move Focus: Nurturing Neighbourhoods

The new Official Plan
enables greater heights in
certain locations to
support the creation of a
new housing and vibrant
mixed-use development.

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**

Neighbourhoods

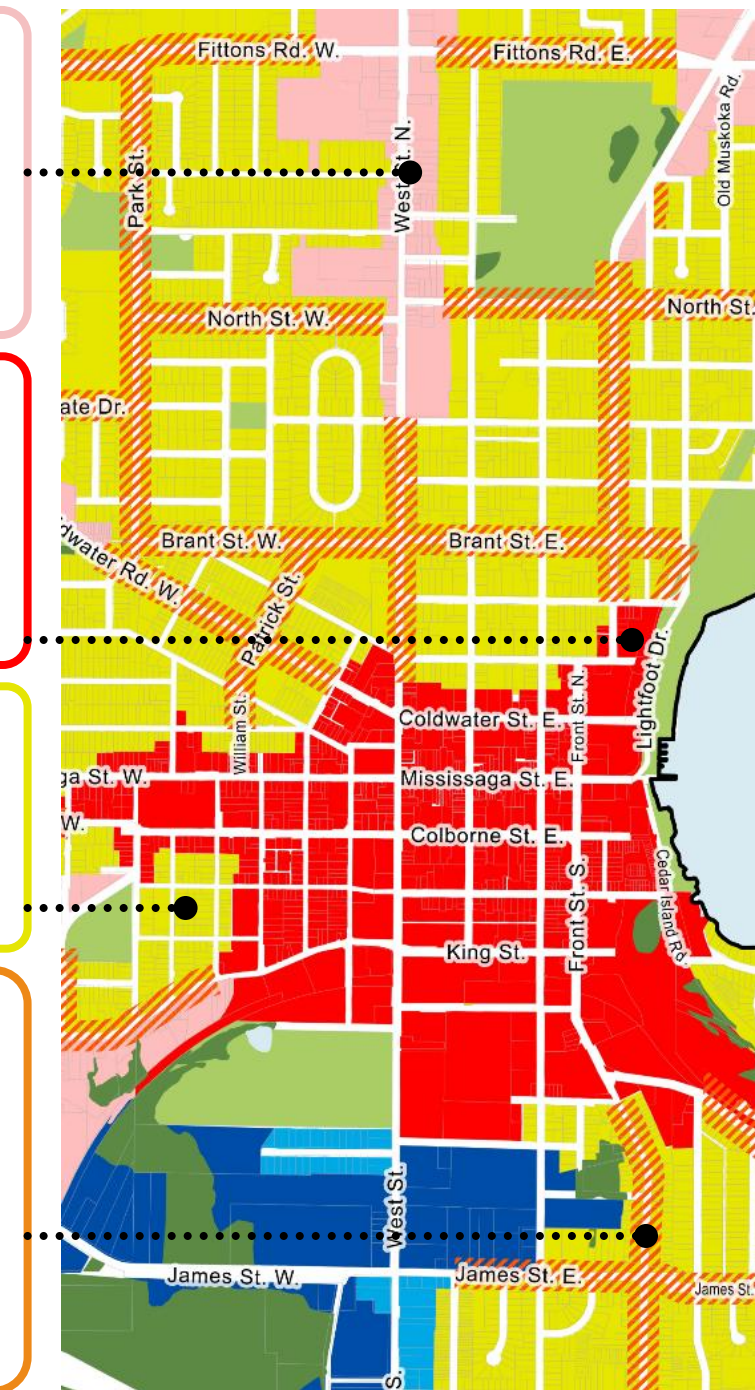
The Neighbourhoods designation creates opportunities for low-rise missing middle housing and modest infill.

- ✓ **3 storeys** and **4 units** permitted on individual residential lots

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



City-Building Policies

Chapter 4

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

Chapter 5

Chapter 5 sets out requirements for development to contribute to **parks and open space**. The new Parks, Trails, Recreation, and Culture Master Plan has been reflected.

Chapter 6

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

Chapter 7

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.

Environment and Climate Change

Chapter 8

Policies related to the natural heritage system, drinking water resources, hazardous lands and climate change adaptation and mitigation have been organized together – reflecting the close integration of the environment and climate change

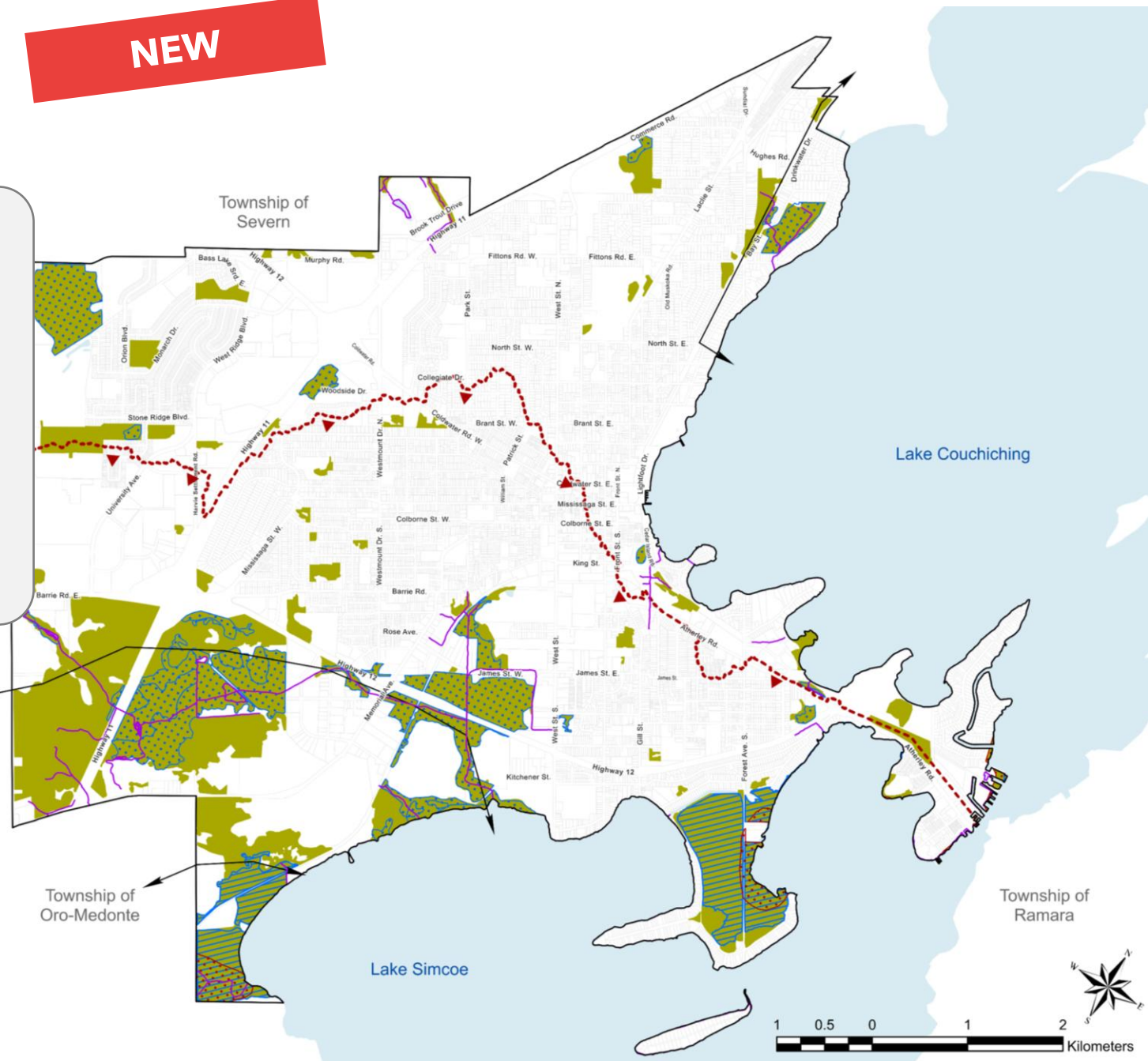
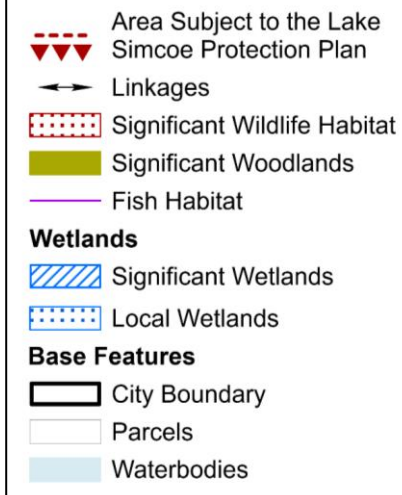
- The overarching theme of resilience has been reflected throughout the Plan
- Policies related to floodplain mapping along Mill Creek and Ben's Ditch have been included, but are subject to revision and further study in future drafts of the Official Plan
- Policies regarding the protection of the Lake Simcoe Watershed have been largely carried forward from the current Official Plan

City Move Focus: Natural Heritage System

NEW

The new Natural Heritage System mapping and policies:

- Map significant woodlands, wildlife habitat, and wetlands, including linkages
- Require buffers around natural features and set requirements for Environmental Impact Studies
- Require 30 metre buffers along the shoreline, where feasible

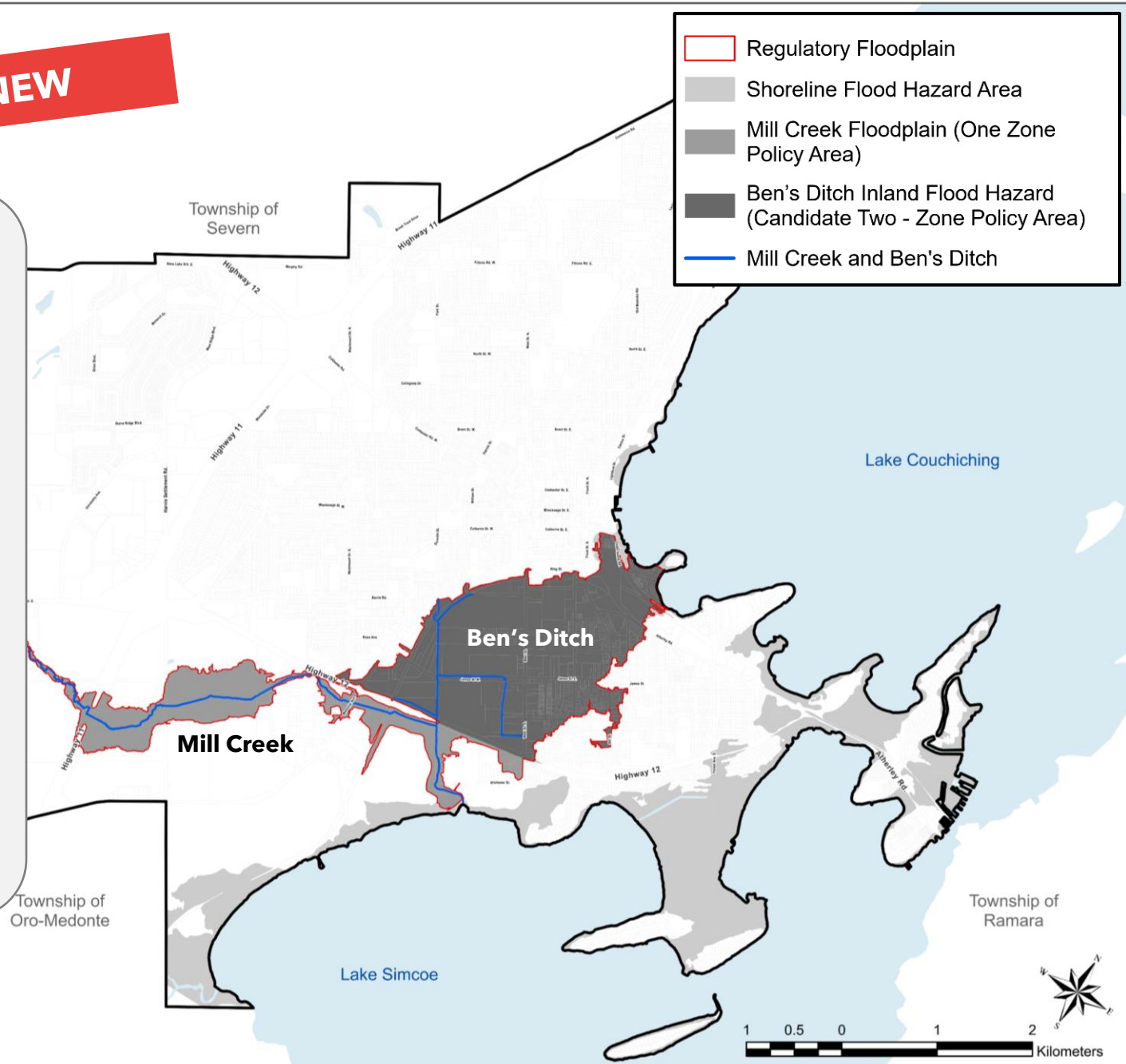


City Move Focus: Natural Hazards

The new Natural Hazards mapping and policies:

- Identify **areas subject to flooding risk** along Mill Creek and Ben's Ditch
- Implement updated **flood hazard mapping**
- Are being further refined by City staff and WSP through a detailed study **to apply two-zone policy criteria** that 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, while protecting life and property from flood risk.

NEW



City Move Focus: Planning for a Greener Future

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

Realizing the Plan

Chapter 9

To support and enable long-term growth and sustainability in Orillia, Chapter 9 of the Plan sets out policies for **infrastructure** including: water and sewer pipes, stormwater management, waste management, and other utilities.

The Plan also continues to recognize the importance of **community services** such as recreation facilities and community centres as part of complete neighbourhoods.

Chapter 10

When looking to develop in Orillia, Chapter 10 of the Plan 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.

What's to come?

- Release of **Final Official Plan**
Summer 2026
- Council Consideration of **Final Official Plan**
September 2026

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

Visit Orillia.ca/OfficialPlan to learn more and stay updated.



Thank you!

