

First Name	Last Name	Organization (If Applicable)	Stakeholder Category	Submission Date	Comments Summarized by Issue/Theme <i>Please note: these summaries are not intended to fully represent the intent or opinion of the comment. Please see full submission for comment context.</i>	Response
Kaitlin	Weber	MHBC Planning on behalf of TransCanada PipeLines Limited	Landowner	April 6, 2026	Revisions required to Sections 9.3 a) and 3.4.13.1 a) vi. 2.	Comments addressed.
Carina	Nunes	Simcoe County District School Board		April 13, 2026	1) Request to list public service facilities in three additional land use designations 2) Requested revisions to design and parking related policies of the Official Plan 3) Request to modify parkland dedication policies (Section 5.2.3) 4) Request to modify public land acquisition and site plan control policies	Comments addressed, in part. Comment 1 with respect to updating the list of permitted uses in the remaining designations has been addressed. Comment 2 has been reviewed by the Project Team and no changes are proposed to the Official Plan as Section 4.5.2 provides specific exemptions from front yard parking limitations from schools, while other matters should be reviewed through the development application process. Comment 3 has been reviewed by the Project Team and no changes are proposed to the Official Plan as the City's Parkland dedication by-law is the more appropriate tool to address this. Comment 4 has been implemented in the Official Plan.
Don	Munro			June 16, 2026	I was pleased that Council chose to maintain the status quo for the Reda property. I should mention, in the interest of transparency, that I was the one who brought the proposed change of status to the attention of the Reda family, whom I know personally. Regarding the Charter Properties off Woodside Drive, it appeared that most of the trees had already been removed, so the need for environmental protection there seemed limited. I understand that housing development along highways is relatively common, despite the associated noise considerations. I was pleased to see the height restrictions proposed in the Official Plan maintained. As you may be aware, I have been hoping for the possibility of increasing permitted heights to 10 or 12 storeys along Atherley Road, particularly in the area of the Rexton Property.	Comment acknowledged, thank you for your submission.

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Kristin	Pechkovsky	County of Simcoe		June 26, 2026	The County appreciates the reference to the Housing Attainable Supply Action Plan within the Housing Supply and Affordability section of the Official Plan. As a discretionary suggestion, including Community Planning Permit policies within they City's Official Plan may be helpful should the City wish to pursue the implementation of a Community Planning Permit By-law in the future if so desired. For your convenience, feel free to use to the County's Housing Faster Community Planning Permit System project as a basis, which includes an official plan policy template for Community Planning Permit policies. This document can be located on the County's website under Attainable Housing. Regarding public transit, we support the City's desire for better transit connectivity with other parts of the County. Specifically, we note that Section 4.4 k) currently suggests that the City will advocate for the 'introduction' of 'new regional' and intercity transit services. However, it does not appear that the County's LINX transit service or existing routes are currently referenced in the draft Official Plan. As such, we encourage the City to update the Official plan to reference LINX Transit's role as a regional transit service and that it has stops located in Orillia. Maps of the LINX routes and stops in Orillia are attached to this letter for reference.	Comment acknowledged, thank you for your submission. Section 10.3.6 of the Official Plan enables future study of a Community Planning Permit System. At the appropriate time, the City will consult with the County and other parties to develop City-specific policies. With respect to transit, minor revisions have been made to Section 4.4 to recognize the LINX transit service.

Jacky	Li	Ministry of Municipal Affairs and Housing on behalf of Infrastructure Ontario		July 7, 2026	P73675 currently contains the OPPM2 Orillia Detachment and is designated as “Core Employment Area”, subject to Area Specific Policy 3.3.11.4. Previously, it was designated as “Business Park Industrial” with area specific policy 4.2.9 applying to the lands, regulating where cars can park. As this is a property is used as an OPP detachment, under the new PPS it may not locate within an “Employment Area” designations. Due to this, the City will need to re-designate the site to a designation that permits Public Service Facilities such as “Neighbourhood”, “Mixed-Use Growth”, “Mixed-Use Evolving” or within the “Major Institutional Area” designation. This property is still designated as “Core Employment” and shown with an “Employment Area” overlay on the Final Draft Schedules. The site-specific policy 3.3.11.4 relate to parking and loading and do not address the employment area conflict at this site. As a result, the existing OPP detachment site will be come a legal non-conforming use and reduce the ability to make future building or site modifications. P73761 contains a Cemetery that served the Huronia Regional Campus property next to it. The cemetery is no longer active and was associated with the former Huronia Regional Centre institution for those with developmental disabilities. This property is designated as “Major Institutional Area” however, the use of land for a cemetery is only explicitly permitted within the “Parks and Major Open Spaces” designation. It is beneficial to gain clarity as to whether the City may see this property and its use as accessory to the greater Hurontario Regional Centre property and its use or whether re-designation or an area specific policy is more appropriate to ensure conformity with the Official Plan. Cemeteries still are not listed as a permitted use within the “Major Institutional Area” designation, which may result in the use becoming a legal non-conforming use and reduce the ability to make future building or site modifications.	Comment addressed, in part. With respect to P73761 (Cemetery Lands), the Official Plan has been updated to explicitly permit "existing cemeteries" in the Major Institutional Area designation. With respect to P73675, no changes are proposed to the Official Plan. Section 10.3.7 of the Official Plan provides flexibility for existing uses to continue and to be recognized as legal non-conforming.
Kevin	Scott				I am proposing that through the ongoing Official Plan review a minor change be made to 58631-0018 LT	Comment addressed. The designated has been changed in response to a Council motion.

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					(207 Rynard drive) to align it with adjacent 58631-0020 LT (254 Coldwater Rd West) zoning designation. No changes in use are proposed or planned; current use is residential and will remain as such. A change from what is currently Residential Two (proposed Neighbourhood) to what is currently Commercial 4i (proposed Mixed-Use Evolving) would clean up erroneous zoning designation and would provide more flexibility for small businesses as well as potential future increased residential densities and development.	
Greg / Ashley	Barker / Blow	Innovative Planning Solutions, on behalf of 1182637 Ontario Inc.	Landowner / Planning Consultant	June 4, 2026	The Subject Lands are proposed to be designated Natural Heritage System on Schedule A and Schedule B, and the submission requests that the City revise the designation to Community Area – Neighbourhoods prior to approval. The Subject Lands have received municipal approvals permitting residential apartment development, including site-specific Official Plan and Zoning By-law Amendments through By-laws 2012-114 and 2012-115. The current Official Plan permits two apartment buildings with a maximum height of three storeys, with a total of 65 dwelling units and associated permanent parking in the front yard. The existing site-specific zoning includes a Holding Provision requiring completion of an Ecological Site Assessment prior to development, to ensure Species at Risk are assessed to the satisfaction of the City and/or Province.	Comment addressed. The Natural Heritage System has been removed in response to a Council motion. The lands are now shown as Community Area - Neighbourhoods and a site-specific EIS / Ecological Site Assessment will continue to be required through the Holding provisions prior to development occurring.

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Dalton	Young			April 28, 2026	Revise Section 10.7.1.79 b), definition of Significant Woodlands, to include the blue wording shown in the email: adding “OR” before the tree-count criteria and “AND” between the criteria for 1,000 trees per hectare, 750 trees over five centimetres, 500 trees over 12 centimetres, and 250 trees over 20 centimetres.	Comment addressed. Added "or" after sub clause "ii" to correct a previous omission, added "and" after each sub-sub-clause in ii.
Gerry	Reda		Landowner	May 29, 2026	Properties at 340 and 348 Barrie Road are owned by Gerry Reda and Frank Reda, with a 4-plex at 366 Barrie Road also owned by them. The estate property at 372 Barrie Road includes additional vacant land to the north, and the parcels are described as being adjacent behind housing on Barrie Road, Marlissa Avenue, George Street and Lakeview Avenue. Previous discussions with the City are referenced regarding use of the lands for future residential development, including 36 Marlissa Avenue / Block C, Plan M44 as a road allowance with the Reda lands. Requests an exemption from the proposed Official Plan changes that would redesignate the lands from residential to natural heritage, and requests that the current zoning remain as is.	Comment addressed. The Natural Heritage System has been removed in response to a Council motion.
John	Macdonald	Archie Allan Estate	Landowner / Estate representative	May 19, 2026	The 8-acre property on the Creek is registered in the name of the Archie Allan Estate. The Estate consents to the property being designated as part of the Natural Heritage System in the City of Orillia Plan, and the property is also known as 305 Woodland Drive.	Comment addressed. The property has been added to the Natural Heritage System.

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Linda	Rodenburg	Lakehead University Orillia	Institution / University	May 15, 2026	Appreciates the opportunity to attend the event showcasing the second draft of the Official Plan and the recognition of Lakehead University Orillia as an anchor institution. Identifies alignment between Lakehead University Orillia and the City's shared vision and values, and looks forward to continued work with the City as the Official Plan moves from policy direction to implementation, supporting strategies and future planning work as the community continues to evolve.	Comment acknowledged, thank you for your submission.
Sarah / Dorteia	Hasenack / Hangaard	Ontario Nature; The Couchiching Conservancy	Environmental Organization / Conservancy	June 3, 2026	Supports strict and consistent protection for all wetlands, provincially significant or otherwise, noting that local wetlands are included in the natural heritage system but do not receive the same strict protections as provincially significant wetlands. Section 10.7.1.78 is identified as needing more clarity on what wetlands may be deemed locally significant, and some wetlands appear to be excluded from Schedule C. Recommends policies prioritizing naturalized buffers of at least 150 metres from the edge of all wetlands. Identifies that Environmental Impact Assessments are required within 120 metres of provincially significant wetlands, but only within 30 metres of local wetlands and other features within the natural heritage system.	Comment acknowledged. Thank you for your submission. With respect to comments provided regarding wetlands, a comprehensive Natural Heritage Evaluation was prepared in support of the new Official Plan to guide updates to mapping and policies. Policies for protection of wetlands are consistent with the Provincial Planning Statement (2024). With respect to NHS buffers, the Project Team is not recommending changes to the proposed buffer widths which are consistent with the Provincial Planning Statement and NHS guidelines. Further, at the June 2026 Council meeting, motions from Council members regarding expanded buffers were not passed.

Amanda	Newlove	The Jones Consulting Group Ltd., on behalf of owners of 28 properties	Planning Consultant / Landowner Representative	June 4, 2026	Natural Heritage / Toboggan Hill: Remove the Natural Heritage System designation from the Toboggan Hill lands. Revise Section 8.2.2.1(c) so refinements to the Natural Heritage System boundaries, confirmed through detailed Environmental Impact Studies, may occur without an amendment to the Plan, and the abutting land use designation on Schedule B will apply. The lands are identified as currently designated Intensification Area and zoned Mixed Use Intensification with Holding Provision C4i(H6) and Residential Two with Holding Provision R2(H6). A Natural Heritage Review prepared by Roots Environmental states that unevaluated wetlands are not present, woodland patches do not meet minimum size requirements for significance, and the Natural Heritage System, Local Wetland and Significant Woodland mapping should be removed from the applicable schedules. Strategic Growth Areas / Density: Revise Section 3.2(a)(v) so the minimum residential density target of 47 units per hectare applies to Strategic Growth Areas only, and remove reference to Designated Growth Areas. The submission states that Council approved the 47 units per hectare target for Strategic Growth Areas only, that Designated Growth Areas are separately defined, and that applying the target to Designated Growth Areas would triple the current density target and limit opportunities for ground-oriented housing. Xchange lands: Add a section to Section 3.4.12 for the Xchange lands to permit all types and forms of commercial uses and light industrial uses. Existing site-specific permissions from the former OMB settlement and current Official Plan Sections 3.4.3.2(e) and (f) are requested to be carried forward, as the proposed Flex Business designation may exclude uses currently permitted as-of-right. Townhouse garages: Revise Section 3.5.4.6 so garages accessed from a rear lane are encouraged, rather than required, and so the City may consider alternative design approaches and traditional design	Comment acknowledged. Thank you for your submission, and please see specific responses below. Natural Heritage: Per direction from City Council on June 15, the Natural Heritage System designation has been removed from the Toboggan Hill lands. Strategic Growth Areas: The requirement for a minimum density of 47 units per hectare in Designated Growth Areas has been removed, however, new Strategic Growth Areas may be identified in Designated Growth Areas which must meet the minimum density target. X-change lands: Area-specific land use permissions contained in policy 3.4.3.2 (e) in the current OP have been carried forward into the Final Draft OP as area-specific policy 3.4.13.12. Please note that the limitation on the gross floor area of employment-supportive uses that was established in existing policy 3.4.3.2(e) has been removed, as these uses are permitted as-of-right in the new Flex Business designation. Townhouse garages: The Project Team feel that this request is reasonable, and have revised the policy to provide more flexibility for front-access garages. Please note the wording of the revised policy. Amenity areas: Policy has been revised to be specific to non-freehold developments. The City's intent is to require amenity areas for block townhouse developments, for example. ROW widths: The Project Team feels that adding "generally" is reasonable for public ROW widths, and have made the revision. For Private roads and Lanes, the 9 m minimum ROW cannot be reduced. Street design policies: The word "general" has been inserted to each of the design policies. Transition policies: The Project Team feels that the suggested policies are reasonable and they have
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				options to achieve elements of a pedestrian-oriented streetscape. The submission states that the proposed wording restricts typical street townhouse development with attached garages accessed directly across the front yard, and that rear-lane townhouse development is typically more costly due to increased land, road infrastructure and long-term municipal maintenance. Amenity areas: Revise Section 3.5.3.4 so outdoor amenity area requirements apply to apartment building developments with more than ten dwelling units, and so outdoor amenity areas are encouraged where feasible. The submission states that a range of amenity areas should be available, including landscape open space, rooftop amenities, private balconies and other amenity features, and that the policy may not be appropriate for sites within freehold subdivisions where parkland or cash-in-lieu may be provided. Roadway right-of-way: Revise Section 4.3.1.3, Table 2, to include flexible wording similar to the current Official Plan, which provides general minimum right-of-way widths for common element condominium roadways. The submission states that the proposed table applies minimum right-of-way widths to all new roadways, including private roadways, without flexible wording. Roadway design policies: Revise Sections 4.3.1.6, 4.3.1.7 and 4.3.1.9 to include wording similar to Section 6.1.4.2 of the current Official Plan, stating that the City shall consider the road and road network policies as general design policies. The detailed design policies are requested to be removed in their entirety, or at minimum revised to retain flexibility with road designs. Transition policies: Add Section 10 transition policies so site-specific development approvals and land use permissions granted before approval of the new Official Plan are deemed to conform, and subsequent implementing development applications are subject to the policy framework in place before approval of the new Plan. Applications deemed	been added to the Final Draft Official Plan. Mixed-use areas: The intent for Strategic Growth Areas and their implementing Mixed-Use designations is to, over time, see these areas transition to intensified, walkable neighbourhoods with a diverse range of amenities and uses, including residential uses. The intent of the Flex Business designation is to maintain areas of the City for uses that may not fit in the Mixed-Use designations in their final form, but which may not be permitted in Employment Areas. Automotive uses are not necessarily incompatible with the desired form of Mixed-Use neighbourhoods, but certain types (e.g., auto dealerships with large outdoor storage of vehicles) would not be appropriate. Notwithstanding, the permitted use policies of the Mixed-Use and Flex Business designations have been revised to be more flexible and allow for more distinction through implementing zoning.
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					complete before approval of the new Plan are requested to continue under the policy framework, including urban design guidelines, in place when the Notice of Complete Application was issued. The submission states this is commonly known as the “Clergy Principle”; without these policies, sites including Block 103, West Ridge Trailside and Stone Ridge may be considered non-compliant with the new Official Plan, which may impact future development approvals. Mixed Use – Growth: Revise the permitted uses in the Mixed Use – Growth designation to permit all types of commercial uses, and specifically permit auto-related uses such as vehicle sales, automotive service/repair, gas stations and car washes. The submission states that “retail commercial uses” and “service commercial uses” are not defined, that auto-related uses are currently permitted as-of-right on the West Ridge Commercial lands in the Community Commercial (C5) Zone, and that existing auto-related uses in the area include a car dealership and an automotive repair/service use.	

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Jonathan / Joshua	Pauk / Morgan	MORGAN Planning & Development Inc., on behalf of Robert Stein	Planning Consultant / Landowner Representative	June 3, 2026	Remove the proposed Natural Heritage System designation and overlays from Schedules A, B and C, and retain the Mixed-Use Evolving designation across the entirety of 460 West Street South. The property is vacant and is currently designated and zoned as an intensification area. OPA No. 11 and ZBA 2019-17 were approved by Council in 2019 to permit automotive-related uses, including motor vehicle sales and service establishments. The property has split zoning: the south half is zoned Mixed Use Intensification (C4i), and the north half is zoned Mixed Use Intensification Exception 8 (C4-8i), which permits a motor vehicle sales establishment and motor vehicle repair shop. No on-site field work was completed to confirm the presence or limits of natural heritage features. Site Plan Approval will be required before development, and an Environmental Impact Study is expected to assess any natural heritage features, boundaries, setbacks and mitigation measures.	Comment acknowledged. The Project Team has reviewed this request and is not proposing changes to the Official Plan mapping in response. As recognized by the submission, and Environmental Impact Study will be required as part of future development application(s) to determine the extent of the features and appropriate buffers.

Lesley	McMullin	The Sharing Place Food Centre	Community Organization / Food Access	June 4, 2026	Strengthen alignment between the Official Plan and the Orillia and Area Food Strategy, following Council's endorsement of the Strategy as a community-wide, multi-partner framework for local food system collaboration and future City decision-making. Section 1.2 (Purpose of the Plan): Add reference to implementing and aligning land use planning decisions with the Food Strategy to support access to nutritious, affordable and culturally appropriate food and strengthen the local food system. Section 7.2.8: Strengthen implementation language so the City collaborates with local public health, community partners and Indigenous partners to implement the Food Strategy and advance food access, local food production, a resilient agri-food system, climate resilience and equity objectives. Section 10.2 (Monitoring): Add monitoring indicators related to food access, local food system infrastructure, progress toward Food Strategy goals, and community food assets such as community gardens. Recognize food waste reduction and organics diversion as part of a sustainable and resilient local food system. Provide clearer direction for integrating food systems into planning processes, including secondary plan community profiles, neighbourhood food asset mapping, community facility and public space planning, and implementation tools such as funding models, partnerships or municipal programs. Section 3.4.7.2 (Permitted Uses in Parks): Update Parks and Major Open Space permitted uses to support community food growing spaces and related infrastructure, including hoop houses, community greenhouses, composting facilities, food access and food literacy functions, and biodiversity or pollinator-supportive planting where appropriate.	Comments addressed. Referenced to the local food system has been added to an existing policy in Section 1.2. Updates made to Section 7.2.8. With respect to Section 10.2, this monitoring is best handled through monitoring of the food strategy. Urban agriculture has been added as a permitted use in the Parks and Major Open Space designation. Community food centres has been referenced in Section 3.7. The Complete Community guiding principle has been updated to reflect food access.
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					Section 3.7 (Public Service Facilities) and/or Section 10.7.1.58 (Glossary): Recognize community food centres as Public Service Facilities. Section 2.2 (Guiding Principles), Section 3.6 (Housing), and Section 10.7.1.14 (Complete Community definition): Strengthen the Complete Community framework to include access to affordable, nutritious and culturally appropriate food as a core component.	
Larry	Morley		Public / Resident	June 15 and 23, 2026	Concerns raised regarding proposed permissions for increased residential density (up to four units per lot, three storeys, and 47 units/ha) and potential impacts on established neighbourhood character, with emphasis on protecting mature residential areas and further reviewing the Community & Neighbourhoods policies.	Comment acknowledged, thank you for your submission. The Our Orillia Official Plan Review included conversations with the community starting in 2023, and a technical review of housing policy for Orillia, to address the community's housing needs. One of the key findings was that the housing options in neighbourhoods do not always match the size of households across Orillia. In response, the Official Plan allows for gentle, incremental infill development in existing neighbourhoods, as well as other forms of development in Strategic Growth Areas (such as Downtown Orillia) outside of neighbourhoods. In reviewing the Official Plan, City Staff have proposed specific modifications to the neighbourhood infill policies of the Official Plan to allow for greater control of development. For example, semi-detached dwellings would now require a zoning by-law amendment to be constructed. City Staff's proposed policies also update policies for lot creation to limit when a consent to sever could be applied for, versus a more comprehensive plan of subdivision process. With respect to concerns raised with the 47 units per hectare density target, this target is only applicable to Strategic Growth Areas (like Downtown and major corridors outside of Neighbourhoods).

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Daniel	Branzea	SmartCentres	Landowner	April 21, 2026	Policy revisions requested for the following: Comprehensive Development Plan: It is requested for CDP triggers to be exempted for large-scale redevelopments which are solely commercial, in order to maintain flexibility for the existing shopping centre. Site Orientation: It is requested for some flexibility to be provided for the requirement for development in Strategic Growth Areas to frame adjacent streets, given the limited potential for this policy to be achieved with large-scale commercial buildings. Significant Groundwater Recharge Area (SGRA): It is requested to remove the identification of the subject lands as an SGRA given existing geotechnical reporting that shows the subject lands do not function as such.	Comment acknowledged, thank you for your submission. Comprehensive Development Plan: This request is reasonable, and the policy has been revised to exempt stand alone commercial uses from the CDP requirement. Site Orientation: A site-specific policy has been added for the subject lands that allow for flexibility in site design for parking areas between the building and street. SGRA: While the Project Team acknowledges the geotechnical work completed and provided to the City, SGRAs are Provincially-identified and cannot be amended. Through the development process, however, the requirements of the Official Plan around SGRAs may be met through these existing studies.