

Report

Report No. DS 2021-051	To: Council	Prepared By: Andria Leigh, Director, Development Services
Meeting Date: April 14, 2021	Subject: City of Orillia Land Needs Assessment	Motion # _____
Roll #:		R.M.S. File #:

Recommendation(s):	Requires Action <input checked="" type="checkbox"/>	For Information Only <input type="checkbox"/>
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It is recommended:

1. That Report No. 2021-051 be received and adopted.
2. That the Township of Oro-Medonte advise the City of Orillia of our interest to be informed at all stages of the City's Municipal Comprehensive Review (MCR) process and request the opportunity to discuss the Township's involvement in the Boundary Expansion Study.
3. That Planning staff continue to monitor the City of Orillia's MCR and the Technical Land Evaluation for Settlement Boundary Expansion study with respect to the potential impacts on the Township of Oro-Medonte.
4. That the Township participating in any discussions with the City of Orillia, the County of Simcoe, and the Townships of Severn and Ramara, and report to Council as needed.

Background/Analysis:

On March 22, 2021 the City of Orillia Council received a presentation from Hemson Consulting Ltd. regarding their Final Report on the Land Needs Assessment (LNA) for the City in order to implement the Growth Plan for the Greater Golden Horseshoe. This is one of three reports that are being completed by Hemson Consulting Ltd. as part of the City's Municipal Comprehensive Review (MCR) that is underway. The other two reports include the Intensification Strategy and the Employment Land Strategy.

At the March 29, 2021 City of Orillia Council meeting, the following recommendation was adopted:

"THAT Report DSE-21-09 dated February 17, 2021 from the Development Services and Engineering Department regarding the process to implement A Place to Grow: Growth

Plan for the Greater Golden Horseshoe, as well as results of the City's Final Land Needs Assessment be received as information.

AND THAT a copy of the report be forwarded to the County of Simcoe, as well as the Townships of Oro-Medonte, Ramara, and Severn and the Chippewas of Rama First Nation."

The Township received a March 30, 2021 letter from the City of Orillia and a copy of Report DSE-21-09 (which also includes the Final Hemson Consulting Ltd. Report as Schedule "A" to the staff report). Both of these reports are appended as Schedule 1 to this staff report.

As noted in the City of Orillia staff report, the City, similar to the Township of Oro-Medonte is required to bring their Official Plan into conformity with the Growth Plan by July 1, 2022. The process to review and update the City of Orillia Official Plan and bring it into conformity with the Growth Plan and other relevant Provincial policies (such as the Provincial Policy Statement) is referred to as a Municipal Comprehensive Review (MCR).

Through the Provincial document, municipalities including the City of Orillia are required to conduct a Land Needs Assessment to determine how the municipality can accommodate its future growth within the planning horizons (to 2051). The County of Simcoe is also undertaking an MCR and LNA process that applies to all the lower tier municipalities, including the Township of Oro-Medonte.

The City of Orillia is required to accommodate a growth forecast of 49,000 people and 26,000 employees by 2051. The final Land Needs Assessment was completed by Hemson Consulting Ltd. in December 2020 and indicates that the City has insufficient land area to accommodate the amount of population and employment growth to the year 2051 within its current municipal boundaries. The report concludes that:

- (1) Based on a low growth scenario a total of 176.5 hectares (436.1 acres) of land is required to accommodate the City's growth forecast to 2051, comprised of 56.5 hectares (139.6 acres) for employment growth and 120 hectares (296.5 acres) for Community Area (housing, local employment, infrastructure and services to sustain residential areas).
- (2) Based on a high growth scenario a total of 380.6 hectares (940.5 acres) of additional lands being 123.6 hectares (305.4 acres) is for employment area and 257 hectares (635.1 acres) is for Community Area

The next stage for the City of Orillia is the completion of a Technical Land Evaluation for Settlement Boundary Expansion. The City issued an RFP for consulting services to complete this study; however at this time Township staff have been unable to confirm if the City has yet awarded this study and the timing to complete the study. This Technical Land Evaluation for Settlement Boundary Expansion study could have significant implications to the Township of Oro-Medonte as the City will be considering options for expansion that could lead to the annexation of lands from the Township. On this basis, Township staff are recommending that communications be provided to the

City of Orillia confirming the Township's interest in being informed throughout the process and provided the opportunity to participate in discussions with the City and the Townships of Severn and Ramara at the commencement of the process.

Financial / Legal Implications / Risk Management:

At this time, staff are unable to confirm the scope of the financial impact that a potential annexation will have on the Township of Oro-Medonte. Until such time as there is more detailed information available on the potential location, amount of land area and assessment base that is encompassed this financial impact cannot be fully determined.

Policies/Legislation:

Planning Act
Municipal Act

Corporate Strategic Goals:

Continuous Improvement & Fiscal Responsibility
Enhanced Communications & Customer Service
Balanced Growth

Consultations:

n/a

Attachments:

Schedule 1: City of Orillia Staff Report DSE-21-09 dated February 17, 2021

Conclusion:

Through the City of Orillia MCR process that is currently underway and the completion of both the Lands Needs Assessment and the Technical Land Evaluation for a Settlement Boundary Expansion Study, the Township will be able to be further informed on the scope of land area and the potential locations for annexation from the surrounding Townships of Oro-Medonte, Severn or Ramara. The annexation by the City of Orillia will have significant implications to the Township of Oro-Medonte residents and assessment base. On this basis it is recommended that the City of Orillia be requested to keep the Township of Oro-Medonte informed throughout the Technical Land Evaluation study process and that communications with the City and the Township of Oro-Medonte, Severn, and Ramara be initiated as soon as possible.

Respectfully Submitted:

Andria Leigh, RPP

April 8, 2021

Approvals:

Date

Robin Dunn, CAO

April 9, 2021