

# Report



<b>Report No.</b> DS 2022-032	<b>To:</b> Council	<b>Prepared By:</b> Andria Leigh, Director, Development Services
<b>Meeting Date:</b> March 2, 2022	<b>Subject:</b> City of Orillia MCR and Land Needs Assessment Update	<b>Motion #</b> _____
<b>Roll #:</b>		<b>R.M.S. File #:</b>

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

1. That Report No. 2022-032 be received and adopted.
2. That the Township of Oro-Medonte support the City of Orillia’s extension request.
3. That a letter of support for the City’s extension to July 1, 2024 be sent to the Minister of Municipal Affairs and Housing, under the Mayor’s signature.
4. That the City of Orillia, the Township of Severn, and the County of Simcoe be advised of the Committee’s decision.

<b>Background/Analysis:</b>
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In April 2021, staff brought forward a report (DS2021-051) to advise Council of the City of Orillia’s Municipal Comprehensive Review (MCR) process and the completion of their Lands Needs Assessment.

A Municipal Comprehensive Review (MCR) is a planning process undertaken in accordance with the Province’s Growth Plan. As part of the MCR process, the City is required to develop a plan detailing the study and processes required to reach conformity with that includes public and stakeholder consultation and the adoption of policy updates (e.g. new Official Plan or Official Plan Amendments(s)), are required to be completed by July 2, 2022.

The City of Orillia as a single tier municipality retained a consultant to undertake their Lands Needs Assessment that was provided to the Township in March 2021 and identified the City’s need to expand their settlement area boundary in order to accommodate their population and employment targets to 2051. As noted in the previous staff report, it is estimated that the City’s current supply of land for housing will

be exhausted by 2030 and that approximately 380 hectares of additional land are required (257 hectares for community uses and 124 hectares for employment uses).

The City is currently working with a consultant on their Technical Land Evaluation in order to determine where it is most appropriate to grow, that includes investigating potential lands in both the neighboring Townships of Oro-Medonte and Severn. The City has engaged with both Townships who are actively participating as key stakeholders.

While the Township of Ramara was previously identified as part of the study area for the Technical Land Evaluation, the Township was recently advised that the Township of Ramara is no longer included in the Study Area due to the challenges associated with extending services across the Narrows and the abutting adjacent land being in the Atherley-Uptergrove settlement area.

In November 2021, the City submitted a request to the Minister for a two year extension to complete their Growth Plan conformity exercise (see Schedule 1) in order to provide sufficient time for the City to complete their Official Plan Review process. The intent of this report is to seek Council's support for the submission of a letter to the Minister of Municipal Affairs and Housing as outlined in Schedule 1 of this report.

While the City of Orillia's conformity process is underway, there are also other concurrent studies underway including the Township's Official Plan Review process, the County of Simcoe's MCR process, and the Township of Severn's new Official Plan process, each of which include the Township as a key stakeholder. Given the complexity and interconnectedness of all of these processes and the significance of each of these projects, the Township is supportive of the City's request for the two year extension. The requested extension will provide the Township and its residents with a more appropriate timing to ensure meaningful consultation and engagement with the City and the Township of Severn in the City's process to ensure a complete understanding of all options and materials prepared by the City prior to decisions being made.

Staff are therefore recommending that a letter of support for the City's request for the two year extension be submitted substantially as outlined in Schedule 1 to this report. The Township understands that the Township of Severn is also seeking support to send a similar letter to the Minister supporting the City's two year extension request.

<b>Financial / Legal Implications / Risk Management:</b>
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While there are financial and legal implications associated with the various processes and the resulting decisions, these implications are not applicable to the specific letter of support discussed in this report.

<b>Policies/Legislation:</b>
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Planning Act

**Corporate Strategic Goals:**

Prepare for Our Future  
Foster Safe and Inclusive Community Living & Business Growth

**Consultations:**

n/a

**Attachments:**

Schedule 1: DRAFT Township of Oro-Medonte Letter of Support

**Conclusion:**

Staff are recommending that the Township formally support the City of Orillia's two year extension request as this will help to ensure there is adequate time for careful consideration of all of the matters and options that must be discussed, including those related to work being undertaken by the Township of Oro-Medonte and the Township of Severn through their Official Plan Review processes and by the County of Simcoe through their MCR process.

Respectfully Submitted:

Andria Leigh, MCIP, RPP

February 24, 2022



March 2, 2022

The Honourable Steve Clark  
Ministry of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, Ontario  
M7A 2J3

Sent Via email: [minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Dear Minister Clark:

**Re: City of Orillia - Request for Extension of Official Plan Conformity Deadline to July 1, 2024**

This letter is to provide support to the City of Orillia's November 15, 2021 request for an extension to the Growth Plan conformity deadline to July 1, 2024 to enable the City sufficient time to complete its Official Plan Review and Update. Attached to this letter is a copy of the resolution endorsed by the Township of Oro-Medonte.

In addition to the City of Orillia's MCR process, other concurrent studies underway including the County of Simcoe's MCR process, the Township of Oro-Medonte Official Plan Review, and the Township of Severn new Official Plan, together with the potential for a boundary expansion and annexation of land by the City of Orillia from the Townships of Oro-Medonte and Severn. As such, the conformity deadline of July 1, 2022 is not achievable due to the complexity and interconnectedness of these matters.

To date, the City of Orillia has completed a Land Needs Assessment (LNA) Report that identified the City's needs for additional lands to achieve their 2051 growth and employment targets. The City of Orillia is currently undertaking a Technical Land Evaluation for Settlement Boundary Expansion and the Townships of Oro-Medonte and Severn, as neighbouring municipalities will be key stakeholders in this process. The Township of Oro-Medonte has advised the City of its interest in being actively engaged and consulted through the process.

Given the significant of all of these projects, the importance of the City's conformity exercise and its potentially significant impacts on the Township of Oro-Medonte and it's residents, the Township supports the City of Orillia's extension request to ensure that adequate and meaningful consultation and engagement with all key stakeholders can be conducted in an appropriate and timely manner.

Sincerely,

Mayor H.S. Hughes

att. City of Orillia November 15, 2021 Letter  
Township of Oro-Medonte March 2, 2022 resolution

cc. Mayor Clarke, City of Orillia  
Mayor Burkett, Township of Severn  
Warden Cornell, County of Simcoe



## Office of the Mayor

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Orillia, ON L3V 7T5

November 15, 2021

Minister Steve Clark  
Ministry of Municipal Affairs and Housing  
Office of the Minister  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M5G 2E5

**Sent via email to:** [minister.mah@ontario.ca](mailto:minister.mah@ontario.ca)

Dear Minister Clark:

**Re: Request for Conformity Extension to July 1, 2024**

The City of Orillia began working on its Official Plan Review and Update in 2018 with the retention of Hemson Consulting Ltd. to prepare the City's Land Needs Assessment. In the Winter of 2019, the City received a letter from you, Minister of Municipal Affairs and Housing, recommending the City consider a temporary suspension of work on major planning documents until the Province had completed its updates to Provincial planning policy.

The City of Orillia adhered to this advisement and didn't resume work on its Official Plan Review & Update until September of 2020 after being advised by the Province that work could resume with the updates to the Provincial Policy Statement and 2019 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (as amended on August 28, 2020) having been recently completed. This delay in the process of undertaking the Official Plan Review & Update has resulted in the City realistically not being able to complete its Official Plan Review & Update until July 1, 2024, as the City's Land Needs Assessment has determined that land will need to be annexed from an abutting Township. The annexation process will take some time. Once that is complete, then the City will embark on beginning to write its new Official Plan which is anticipated to be a two-year process.



Minister Clark  
November 15, 2021  
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The City of Orillia is respectfully requesting an extension to the conformity deadline of July 1, 2022 to July 1, 2024 to enable the City sufficient time to complete its Official Plan Review & Update.

Thank you for your consideration.

Sincerely



Steve Clarke  
Mayor

SC:as

Attach.: Council Resolution Requesting Conformity Extension

Copy to: Hannah Evans, Assistant Deputy Minister of Municipal Services Division  
Jonathan Lebi, Assistant Deputy Minister, Planning and Growth Division  
Steven Barber, Senior Planner, Municipal Services Office – Central Ontario  
Maya Harris, Manager Community Planning & Development, Municipal Services Office – Central Ontario  
City of Orillia Members of Council  
Ian Sugden, General Manager of Development Services & Engineering, City of Orillia  
Jill Lewis, Senior Planner, City of Orillia

### **Council Resolution Requesting Conformity Extension**

The following resolution was adopted by Council at its special meeting held on October 22, 2021:

*"THAT Report DSE-21-31 dated October 14, 2021 from the Development Services and Engineering Department regarding the status of the City's Municipal Comprehensive Review process and the current Technical Land Evaluation project be received;*

*AND THAT the Mayor be authorized to request an extension to the conformity deadline of July 1, 2022 for bringing the City's Official Plan into conformity with "A Place to Grow: Growth Plan for the Greater Golden Horseshoe", as amended, as set out in Schedule "B" of the report."*