



**Joint Planning and Housing Committee and the Agriculture and Rural Affairs  
Committee**

**Minutes**

**Meeting #:** 3  
**Date:** Wednesday, October 9, 2024  
**Time:** 11 am  
**Location:** Andrew S. Haydon Hall, 110 Laurier Avenue West, and by electronic participation

**Present:** **Planning and Housing Committee Chair: Councillor Jeff Leiper, Planning and Housing Committee Vice-chair: Councillor Glen Gower, Agriculture and Rural Affairs Committee Chair: Councillor George Darouze, Agriculture and Rural Affairs Committee Vice-Chair: Councillor Clarke Kelly, Councillor Matt Luloff, Councillor Laura Dudas, Councillor Cathy Curry, Councillor Theresa Kavanagh, Councillor Laine Johnson, Councillor Tim Tierney, Councillor Ariel Troster, Councillor Riley Brockington, Councillor Catherine Kitts, Councillor David Brown, Councillor Wilson Lo**

1. Notices and meeting information for meeting participants and the public  
 Notices and meeting information are attached to the agenda and minutes, including availability of simultaneous interpretation and accessibility accommodations; *in camera* meeting procedures; information items not subject to discussion; personal information disclaimer for correspondents and public speakers; notices regarding minutes; and remote participation details.

Accessible formats and communication supports are available, upon request.

Except where otherwise indicated, reports requiring Council consideration will be presented to Council on Wednesday, October 16, 2024, in Joint Planning and Housing and Agriculture and Rural Affairs Committee Report 3.

The deadline to register by phone to speak or submit written comments or visual presentations is 4 pm on Tuesday, October 8, 2024, and the deadline to register to speak by email is 8:30 am on Wednesday, October 9, 2024.

**These “Summary Minutes” indicate the disposition of items and actions taken at the meeting. This document does not include all of the text that will be included in the full Minutes, such as the record of written and oral submissions. Recorded votes and dissents contained in the Summary Minutes are draft until the full Minutes of the meeting are confirmed by the Committee. The draft of the full Minutes (for confirmation) will be published with the agenda for the next regular Committee meeting and, once confirmed, will replace this document.**

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 PHC-ARAC Minutes 2 – April 29, 2024

**Carried**

4. Planning, Development and Building Services Department

4.1 New Urban and Village Boundary Expansion Official Plan Application Process

File No. ACS2024-PDB-PS-0102 – City-wide

Royce Fu, Manager, Policy Planning and Alexandre LeBlanc, Program Manager, Planning Operations, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

The following staff were also present and responded to questions:

PDBS:

- Vivi Chi, General Manager
- Derrick Moodie, Director, Planning Services

- Deborah Lightman, Program Manager, Transportation Policy & Networks

Legal Services:

- Christine Enta, Legal Counsel
- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate

Infrastructure and Water Services:

- Christopher Rogers, Program Manager, Infrastructure Planning

The Committee heard from the following delegations:

1. Jason Burggraaf, GOHBA
2. Ursula Melinz, Soloway Wright

The following written submission was received by, and are filed with, the Office of the City Clerk, and distributed to Committee Members:

- Email dated October 8, 2024 from Rao Janagama
- Email dated October 9, 2024 from Luc Landry

Following discussion and questions of staff, the Committee carried the report recommendations as amended by Motions PHC-ARAC 2024-03-01 and PHC-ARAC 2024-03-02 and the following direction to staff:

Direction to Staff

Councillor G. Darouze

In recent years and throughout the rural summit, residents have continued to indicate that they are unable to age in place in the rural areas of Ottawa, being forced to move further away from families to places such as urban Ottawa or even neighbouring rural municipalities. Stagnation in villages has led to decreased housing supply and lack of investment by the private sector, meaning that many of our rural villages are unable to grow and provide opportunities for families to stay for generations.

Although City housing supply documents have previously stated that there is enough housing supply for our rural area, these numbers are largely driven by three villages, with many other rural villages facing declining

services and housing supply. Staff in Planning, Development, and Building Services are directed to take a fulsome review of rural villages when conducting the growth projection update and land needs review in 2025 to and provide recommendations for growth within the rural area ensuring that there are opportunities for growth in smaller and mid-sized villages.

### **Report Recommendation(s)**

**That Agriculture and Rural Affairs Committee and Planning and Housing Committee recommend Council:**

- 1. Approve the Framework for Urban and Village Expansion Applications identified in this report and direct staff to prepare necessary amendments to the Official Plan; and**
- 2. Approve amendments to the Development Application Study Policy By-law 2023–297 to list materials necessary for the City to assess an urban and village expansion application, as detailed in this report, as detailed in Document 1; and**
- 3. Approve amendments to the Planning Fees By-law to add a new application type and fee for Urban and Village Expansion Official Plan Applications, as detailed in Document 2; and**
- 4. Approve amendments to the Water By-law (2019-74) to add a new service and fee for a “Servicing Capacity Assessment Request for an Urban and Village Boundary Expansion to City of Ottawa” to achieve cost recovery when providing this information to interested parties, as detailed in Document 3.**

**Carried as amended**

**Amendment:**

**Motion No. PHC-ARAC 2024-03-01**

Moved by G. Gower

**WHEREAS Recommendations of the New Urban and Village Boundary Expansion Official Plan Application Process report amends three by-laws listed as Documents 1, 2 and 3; and**

**WHEREAS streamlined versions of the Documents have been produced in order to provide clarity on the amendments.**

**THEREFORE BE IT RESOLVED that Document 1, 2 and 3 be replaced with the revised Documents attached.**

**Carried**

**Amendment:**

**Motion No. PHC-ARAC 2024-03-02**

Moved by M. Luloff

**Whereas the City of Ottawa is committed to meeting its new housing target of 151,000 new homes by 2031;**

**And whereas the Province directs all municipalities to maintain a 15-year residential land supply at all times;**

**And whereas the Province has brought in new legislation and policy that compels the City of Ottawa to consider private applications to add lands to the urban boundary at any time;**

**And whereas the City of Ottawa planning staff has drafted a process to allow for these private applications that calls for applicants to use the population projections from the City of Ottawa 2021 Official Plan;**

**And whereas the 2024 Provincial Planning Statement calls for the immediate use of the most recent Ministry of Finance population projections as soon as the policy is in force on Oct. 20, 2024;**

**Therefore be it resolved that staff be directed to seek written clarification from Ministry of Municipal Affairs and Housing (MMAH) on whether the City of Ottawa's process for boundary expansion applications submitted after Oct. 20, 2024 can direct applicants to use population and growth projections as contained the City of Ottawa Official Plan or whether applicants are to use the most recently published Minister of Finance projections and provide the Ministry's response on or before the meeting of Council on October 16, 2024.**

**Be it further resolved, for further clarification, that staff be directed to seek clarification on whether the Province has ever issued a population forecast for the City of Ottawa.**

**Carried**

5. In Camera Items

There were no *in camera* items.

6. Notices of Motions (For Consideration at Subsequent Meeting)

There were no Notices of Motion.

7. Inquiries

There were no Inquiries.

8. Other Business

There was no other business.

9. Adjournment

Next Meeting

To be determined.

The meeting adjourned at 2:25 pm.

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Original signed by Councillor Jeff  
Leiper, Chair

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Original signed by Councillor  
George Darouze, Chair

Original signed by K. Crozier,  
Committee Coordinator