

2. Official Plan Amendment - 4497A and 4497B O'Keefe Court
Modification du plan officiel – 4497A et 4497B cour O'Keefe

Committee recommendation(s)

That Council refuse the Official Plan Amendment to bring the subject lands into the urban boundary and designate them as 'Neighbourhood' and direct staff to defend the City's position at the Ontario Land Tribunal.

Recommandation(s) du comité

Que le Conseil refuse la modification du Plan officiel ayant pour objet d'intégrer les biens fonds visés dans la limite urbaine et de les désigner « Quartier », et d'enjoindre au personnel de défendre la position de la Ville devant le Tribunal ontarien de l'aménagement du territoire.

Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, November 5, 2025

Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 5 novembre 2025
2. Director's Report, Planning Services, Planning, Development and Building Services, dated October 30, 2025 (ACS2025-PDB-PSX-0065)

Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 30 octobre 2025 (ACS2025-PDB-PSX-0065)

**Planning and Housing
Committee
Report 56
November 12, 2025**

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**Comité de de la planification et
du logement
Rapport 56
Le 12 novembre 2025**

**Extract of Minutes 56
Planning and Housing Committee
November 5, 2025**

**Extrait du procès-verbal 56
Comité de la planification et
du logement
Le 5 novembre 2025**

Official Plan Amendment - 4497A and 4497B O'Keefe Court

File No. ACS2025-PDB-PSX-0065 – Barrhaven West (3)

The Committee received a combined presentation related to Item 5.1 - Official Plan Amendment - 4497A and 4497B O'Keefe Court and 5.2 - Official Plan Amendment - South March Urban Expansion Area.

Mélanie Gervais, Planner, Planner III, and Stream Shen, Planner III, Planning, Development and Building Services (PDBS) provided an overview of the reports. 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:

- Geraldine Wildman, Manager, Development Review – South, PDBS
- Royce Fu, Manager, Policy Planning, PDBS
- Susan Johns, Director, Asset Management Services, Infrastructure and Water Services
- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Legal Services

The Committee heard from the following delegation:

- Audrey Chapman, Vice President, Cedarhill Community Association spoke in opposition to the proposed application, noting the land is not appropriate for urban expansion, with no direct access to an arterial road and distance from transit. The lands include provincially protected wetlands and there will be a financial risk to taxpayers.*

[* Individuals / groups marked with an asterisk above either provided comments in writing or by e-mail; all submissions and presentations are held on file with the Office of the City Clerk.]

The Applicant/Owner as represented by Paul Black and Miguel Tremblay, Fotenn provided an overview of the Application and responded to questions from Committee. A copy of the slide presentation is filed with the Office of the City Clerk.

Following discussions and questions of staff the Committee carried the report recommendations as presented.

Report Recommendation(s)

That Planning and Housing Committee:

- 1. That Planning and Housing Committee recommend Council refuse the Official Plan Amendment to bring the subject lands into the urban boundary and designate them as ‘Neighbourhood’ and direct staff to defend the City’s position at the Ontario Land Tribunal.**
- 2. That Planning and Housing Committee approve the Consultation Details Section of this report be included as part of the ‘brief explanation’ in the Summary of Written and Oral Public Submissions, to be prepared by the Office of the City Clerk and submitted to Council in the report titled, “Summary of Oral and Written Public Submissions for Items Subject to the *Planning Act* ‘Explanation Requirements’ at the City Council Meeting of November 12, 2025,” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried