

**4. Official Plan Amendment – South March Urban Expansion Area  
Modification du Plan officiel – Secteur d'expansion urbaine de South March**

**Agriculture and Rural Affairs Committee recommendation(s)**

**That Council refuse the Official Plan Amendment to include the subject lands within the urban boundary and to designate them as 'Neighbourhood' with a 'Future Neighbourhood Overlay' under the Suburban Transect, and direct staff to defend the City's position at the Ontario Land Tribunal.**

**Recommandation(s) du comité de l'agriculture et des affaires rurales**

**Que le Conseil refuse la modification du Plan officiel ayant pour objet d'intégrer les biens-fonds visés dans la limite urbaine et à les designer « Quartier » assortis d'une « Surzone des quartiers projetés » du transect de banlieue, et d'enjoindre au personnel de défendre la position de la Ville devant le Tribunal ontarien de l'aménagement du territoire.**

**For the information of Council**

At its meeting of Wednesday, 5 November 2025, the Planning and Housing Committee approved to defer consideration of this item to a future meeting date in Q1 of 2026, pursuant to Motion No. PHC 2025-56-02.

**Pour la gouverne du Conseil**

À sa réunion du mercredi 5 novembre 2025, le Comité de la planification et du logement a approuvé le report de l'examen de ce point à une prochaine réunion au premier trimestre de 2026, conformément à la motion n° PHC 2025-56-02.

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**Extract of Draft Minutes 29  
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**Extrait de l'ébauche du procès-verbal 29  
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Documentation/Documentation

1. Extract of draft Minutes, Planning and Housing Committee, 5 November 2025.  
  
Extrait de l'ébauche du procès-verbal du Comité de la planification et du logement, le 5 novembre 2025.
2. Extract of draft Minutes, Agriculture and Rural Affairs Committee, 6 November 2025.  
  
Extrait de l'ébauche du procès-verbal du Comité de l'agriculture et des affaires rurales, le 6 novembre 2025.
3. Director's report, Planning Services, Planning, Development and Building Services Department, dated 31 October 2025. (ACS2025-PDB-PSX-0051)  
  
Rapport du Directeur, Services de la planification, Direction générale des services de la planification, de l'aménagement et du bâtiment, daté le 31 octobre 2025. (ACS2025-PDB-PSX-0051)

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Official Plan Amendment – South March Urban Expansion Area

File No. ACS2025-PDB-PSX-0051 - West Carleton-March (5)

**Report recommendation(s)**

- 1. That Planning and Housing Committee recommend Council refuse the Official Plan Amendment to include the subject lands within the urban boundary and to designate them as 'Neighbourhood' with a 'Future Neighbourhood Overlay' under the Suburban Transect, and direct staff to defend the City's position at the Ontario Land Tribunal.**
- 2. That Agriculture and Rural Affairs Committee recommend Council refuse the Official Plan Amendment to include the subject lands within the urban boundary and to designate them as 'Neighbourhood' with a 'Future Neighbourhood Overlay' under the Suburban Transect, and direct staff to defend the City's position at the Ontario Land Tribunal.**
- 3. That Planning and Housing and Agriculture and Rural Affairs Committees 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.**

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

Councillor C. Curry declared a conflict on this item. (In accordance with Sections 5, 5.1, and 6 of the *Municipal Conflict of Interest Act*, R.S.O. 1990, as amended:

I, Cathy Curry, declare a potential, deemed direct pecuniary interest on the following item:

**Official Plan Amendment to extend the Urban Boundary to include the South March Urban Expansion Area Boundary** (File 01-01-24-0025), as I own property adjacent to the proposed expansion area.)

Prior to receiving a presentation from staff, Vice-Chair Gower introduced the following deferral motion:

*WHEREAS the applicant has requested this matter be deferred until Q1 2026;*

*THEREFORE BE IT RESOLVED that Planning and Housing Committee defer consideration of ACS2025-pdb-psx-0051 Official Plan Amendment – South March Urban Expansion Area until a future meeting in Q1 2026;*

*BE IT FURTHER RESOLVED THAT staff be permitted to include, if necessary, a revised staff report and/or supporting documentation for inclusion in the distribution of the meeting agenda with appropriate notice provided.*

The Committee heard from the following delegation on deferral:

- Randall Palmer spoke against deferral supporting refusal

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

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- Email dated October 31, 2025 from James Wilson
- Email dated November 2, 2025 from Patrick Tan
- Letter dated November 4, 2025 from Stephen Willis, Stantec
- Letter dated November 4, 2025 from Ursula K. Melinz, Soloway Wright
- Letter dated November 4, 2025 from Novatech

Marcia Wallace, General Manager and Royce Fu, Manager, Policy Planning, Planning, Development and Building and Tim Marc, Senior Legal Counsel- Planning, Development & Real Estate, Legal Services were present and responded to questions on deferral.

Following questions of staff, the Committee deferred the report recommendations per Motion No. PHC 2025-56-02 on a division of 9 yeas and 1 nay:

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

1. **That Planning and Housing Committee recommend Council refuse the Official Plan Amendment to include the subject lands within the urban boundary and to designate them as 'Neighbourhood' with a 'Future Neighbourhood Overlay' under the Suburban Transect, and direct staff to defend the City's position at the Ontario Land Tribunal.**
2. **That Planning and Housing 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.**

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**Motion No. PHC 2025-56-02**

Moved by G. Gower

**WHEREAS the applicant has requested this matter be deferred until Q1 2026;**

**THEREFORE BE IT RESOLVED that Planning and Housing Committee defer consideration of ACS2025-pdb-psx-0051 Official Plan Amendment – South March Urban Expansion Area until a future meeting in Q1 2026;**

For (9): J. Leiper, G. Gower, R. Brockington, L. Dudas, L. Johnson, T. Kavanagh, C. Kitts, W. Lo, and A. Troster

Against (1): C. Kelly

Conflict (1): C. Curry

**BE IT FURTHER RESOLVED THAT staff be permitted to include, if necessary, a revised staff report and/or supporting documentation for inclusion in the distribution of the meeting agenda with appropriate notice provided.**

**Carried (9 to 1)**

**Extract of Agriculture and Rural Affairs Committee Minutes 29, 6 November 2025**

The Committee received a slide presentation overview of the report from Mr. Shen Stream, Planner III, Planning, Development and Building Services (PDBS) Department. A copy of this presentation is held on file with the Office of the City Clerk. Also present to respond to questions were Ms Marcia Wallace, General

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Manager, PBDS, Mr. Tim Marc, Senior Legal Counsel, Legal Services Department and Mr. Robert Tremblay, Program Manager, Council and Committee Services, Office of the City Clerk.

Following the presentation, the Committee heard from Ms Ursula Melinz, Soloway, Wright LLP, requesting deferral of this item to a future meeting date, on behalf of the applicant.

Written submissions were received from the following and are held on file with the Office of the City Clerk:

1. Mr. James Wilson
2. Mr. Patrick Tan
3. Ms Ursula Melinz, Soloway, Wright LLP
4. Mr. Stephen Willis, Stantec Consulting Ltd.
5. Messrs. John Riddell and Greg Winters, Novatech Engineers, Planners and Landscape Architects

With questions to the delegation and to staff having been concluded, and with no further Committee discussion, the report recommendations were put before Committee and were 'Carried', as originally presented to the Agriculture and Rural Affairs Committee.

**Carried**