

Subject: Official Plan Amendment – South March Urban Expansion Area

File Number: ACS2025-PDB-PSX-0051

Report to Planning and Housing Committee on 5 November 2025

Report to Agriculture and Rural Affairs Committee on 6 November 2025

and Council 12 November 2025

**Submitted on October 30, 2025 by Derrick Moodie, Director, Planning Services,
Planning, Development and Building Services**

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Ward: West Carleton-March (5)

**Objet : Modification du Plan officiel – Secteur d’expansion urbaine de South
March**

Dossier : ACS2025-PDB-PSX-0051

Rapport au Comité de la planification et du logement le 5 novembre 2025

Rapport au Comité de l’agriculture et des affaires rurales le 6 novembre 2025

et au Conseil le 12 novembre 2025

**Soumis le 30 octobre 2025 par Derrick Moodie, Directeur, Services de la
planification, Direction générale des services de la planification, de
l’aménagement et du bâtiment**

**Personne ressource : Stream Shen, Urbaniste III, Examen des demandes
d’aménagement ouest**

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Quartier : West Carleton-March (5)

REPORT RECOMMENDATIONS

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.

RECOMMANDATIONS DU RAPPORT

1. Que le Comité de la planification et du logement recommande au Conseil de refuser 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.
2. Que le Comité de l'agriculture et des affaires rurales recommande au Conseil de refuser 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.

3. **Que le Comité de la planification et du logement et le Comité de l'agriculture et des affaires rurales donnent leur approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffe municipal et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de la *Loi sur l'aménagement du territoire*, à la réunion du Conseil municipal prévue le 12 novembre 2025 », à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.**

EXECUTIVE SUMMARY

Staff Recommendation

Planning staff recommend refusal of the Official Plan Amendment application to bring the South March Urban Expansion Area into the urban boundary and redesignate the lands from 'Rural Countryside' to 'Neighbourhood' with a 'Future Neighbourhood Overlay' under the Suburban Transect. The application, submitted by Claridge Homes on behalf of multiple landowners including Claridge, Mattamy, Uniform, Minto, and Regional, proposes an estimated 4,000 residential dwellings.

Applicable Policy

Following the Council-approved five-step process for evaluating privately initiated urban expansion applications, staff have concluded that the proposal should be refused. Additional land need has not been demonstrated, and the required off-site infrastructure upgrades for water, wastewater, and transportation are not currently planned or available.

Section 2.1 of the Provincial Planning Statement, 2024 and Policy 3.1.5 of the Official Plan require municipalities to maintain at all times a 15-year supply of designated residential land and a three-year supply of serviced land. The City's Mid-2024 Greenfield Residential Land Survey confirms that, as of July 1, 2024, Ottawa currently exceeds these requirements, with an 18.7-year supply of designated and available greenfield land and over seven years of serviced land. With an additional 339.0 hectares from recently approved Future Neighbourhood areas, the City's total supply will approach 25 years, confirming that no further urban expansion is needed at this time.

Additionally, the City is undertaking a comprehensive review of population forecasts and growth management criteria, which will be presented to Council in 2026. This process will begin with updated growth projections in January 2026, followed by consideration of any necessary updates to the City's growth management strategy. Any potential urban expansion areas will be evaluated as part of this coordinated, citywide review. Accordingly, the current application is considered premature and would pre-empt Council's future decision-making on growth and urban boundary matters.

In accordance with Section 2.3.2.1 of the Provincial Planning Statement, 2024 and Policy 3.1.5 of the Official Plan, the identification of new or expanded urban areas requires that municipal infrastructure be planned or available. The required water, wastewater, and transportation upgrades are not currently identified within the City's Infrastructure or Transportation Master Plans, and the applicant has not provided a Memorandum of Understanding committing to fund the necessary off-site capital works. As such, sufficient servicing capacity has not been demonstrated to support the proposed expansion.

Public Consultation/Input

Notification and public consultation were conducted in accordance with the Public Notification and Consultation Policy approved by Council for development applications. This process included on-site signage, circulation of information to property owners within a 120.0 metre radius of the subject lands and posting of application materials on the Development Application Search website.

The City has received approximately 90 public comments on the application. The key themes raised through public comments include concerns about the planning process and timeline, potential infrastructure and servicing impacts, transportation capacity, environmental protection, housing density and affordability, and the implications for existing rural estate properties and taxation.

RÉSUMÉ

Recommandation du personnel

Le personnel des Services de planification recommande de refuser la demande de modification du Plan officiel devant permettre l'intégration du secteur d'expansion urbaine de South March dans la limite urbaine et devant faire passer leur désignation de « Zone d'espace rural » à « Quartier », assortie d'une « Surzone des quartiers projetés » du transect de banlieue. Cette demande, présentée par la firme Claridge

Homes au nom de nombreux propriétaires, notamment Claridge, Mattamy, Uniform, Minto et Regional, concerne la création d'environ 4,000 logements.

Politique applicable

À l'issue de la procédure en cinq étapes approuvée par le Conseil pour l'évaluation des demandes d'extension urbaine provenant de propriétaires privés, le personnel a déterminé que la proposition devait être refusée. Les besoins supplémentaires en terrains n'ont pas été démontrés et les réfections requises des infrastructures hors site de distribution d'eau, de collecte des eaux usées et de transports ne sont pas prévues ou disponibles à l'heure actuelle.

La section 2.1 de la Déclaration de principes provinciale de 2024 et la politique 3.1.5 du Plan officiel exigent que les municipalités maintiennent en tout temps une offre sur 15 ans de terrains résidentiels et une offre sur trois ans de terrains viabilisés. L'Enquête sur les terrains résidentiels en zone verte de la Ville réalisée au milieu de l'année 2024 confirme que, en date du 1 juillet 2024, Ottawa dépasse actuellement ces exigences, avec une réserve de 18,7 années de terrains en zone verte désignés et disponibles, et une réserve de plus des sept ans de terrains viabilisés. Avec 339.0 hectares supplémentaires provenant des secteurs de quartiers projetés récemment approuvés, l'offre totale de la Ville approchera les 25 ans, ce qui confirme qu'aucune autre expansion urbaine n'est nécessaire pour le moment.

Par ailleurs, la Ville entreprend un examen complet des prévisions démographiques et des critères de gestion de la croissance, qui sera présenté au Conseil en 2026. Ce processus commencera par la mise à jour des prévisions de croissance en janvier 2026, suivie de la prise en compte de toute mise à jour nécessaire de la stratégie de gestion de la croissance de la Ville. La création d'éventuelles zones d'expansion urbaine sera évaluée dans le cadre de cet examen coordonné à l'échelle municipale.

Par conséquent, la demande présentée est considérée prématurée et nuirait aux futures prises de décision du Conseil sur les questions de croissance et de limites urbaines. Conformément à la section 2.3.2.1 de la Déclaration de principes provinciale de 2024 et à la politique 3.1.5 du Plan officiel, la désignation de limites urbaines nouvelles ou élargies exige que l'infrastructure municipale soit planifiée ou disponible. Les réfections requises des infrastructures de distribution d'eau, de collecte des eaux usées et de transports ne sont pas prévues dans le Plan directeur de l'infrastructure ou du Plan directeur des transports de la Ville, et le requérant n'a fourni aucun protocole d'entente par lequel il s'engage à financer les travaux d'immobilisation hors site

nécessaires. Il n'a donc pas été démontré que la capacité de viabilisation était suffisante pour permettre l'expansion proposée.

Consultation et commentaires du public

La publication de l'avis et la consultation publique se sont déroulées conformément à la Politique d'avis et de consultation publique approuvée par le Conseil pour les demandes d'aménagement. Ce processus comprenait l'affichage sur place, la diffusion d'information aux propriétaires des biens-fonds situés à moins de 120.0 mètres de l'emplacement visé et la publication des documents de demande sur la page Web de la Ville consacrée à la recherche de demandes d'aménagement.

La ville a reçu environ 90 commentaires de membres au sujet de cette demande. Les principaux thèmes abordés concernaient le processus de la planification et le calendrier, les répercussions éventuelles sur les infrastructures et la viabilisation, la capacité de transport, la protection de l'environnement, la densité et l'abordabilité des logements, ainsi que les incidences sur les propriétés rurales existantes et la fiscalité.

BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

Site location

The South March Urban Expansion Area is generally bounded by Old Second Line Road to the west, Old Carp Road to the south, Cameron Harvey Drive to the north, and the decommissioned Beachburg Rail Corridor to the east. The existing urban boundary defines its interior edge. The area encompasses multiple parcels and property addresses.

Owner

The subject lands are owned by members of the South March Landowners Group, as well as individual rural estate lot owners. While the rural estate properties are located within the subject area, they are not part of the applicant team. The application has been submitted by Claridge Homes (1221 March Road) Inc. on behalf of the South March Landowners Group, which includes Claridge Homes, Mattamy Homes, Minto Communities, Second Line Regional Inc. (Regional Group), Kanata North Regional Inc. (Regional Group), and Uniform Urban Developments.

Applicant

Novatech (c/o Greg Winters).

Description of site and surroundings

The South March Urban Expansion Area encompasses approximately 233.5 hectares within the South March community. This area calculation excludes the existing rural estate subdivisions, which are located within the proposed urban expansion boundary but are not part of the proposed development lands. The subject lands contain a variety of landscape features, including open fields, forested areas, farm fields and low-density residential land uses. Several rural estate subdivisions are interspersed throughout the area. The natural environment also includes Shirley's Brook watercourses and tributaries.

The South March Urban Expansion Area is directly adjacent to the existing urban boundary to the south. This boundary aligns with the Kanata North Urban Expansion Area for which the Kanata North Community Design Plan was approved by City Council in 2016. The Kanata North Urban Expansion Area was one of several urban expansion areas added to Ottawa's urban boundary through Official Plan Amendment 76, adopted in 2009.

Summary of proposed development

Proposed development

The proposed development is an application to include the subject lands within the urban boundary and to designate them as 'Neighbourhood' under the Suburban Transect, with a 'Future Neighbourhood Overlay', within the City's Official Plan.

If approved, this designation will trigger a secondary planning process to prepare a Secondary Plan for the area. The resulting plan will guide the development of a future neighbourhood expected to accommodate approximately 4,000 new dwellings, along with supporting land uses such as parks, schools, commercial areas, and community amenities.

Previous approvals

In 2021, City staff recommended including the South March Urban Expansion Area as a Category 1 – Future Neighbourhood Overlay within Schedule 17 – Urban Expansion Area of the 2022 Official Plan. However, Council modified that portion of the recommendation outlined in report [ACS2021-PIE-EDP-0001](#), and the area was

excluded from the version approved by Council. The Official Plan was then submitted to the Ministry of Municipal Affairs and Housing for review and approval.

In 2022, the Ministry approved the Official Plan with modifications, which added the South March Urban Expansion Area as a future urban expansion area with a Future Neighbourhood Overlay. However, in 2023, the Ministry reversed this modification through provincial legislation, removing the South March Urban Expansion Area from the urban boundary. As of now, the area is located within the City's Rural Transect.

Process and review status

Following the release of the 2024 Provincial Planning Statement, which permits private landowners to request urban boundary expansions outside of a comprehensive Official Plan review, the City of Ottawa established a formal process to evaluate such requests.

On October 16, 2024, Council approved a five-step evaluation framework for reviewing [Urban and Village Boundary Expansion applications](#):

- Step 1 – Assessment of existing servicing capacity
- Step 2 – Identification of new servicing capacity
- Official Plan Amendment Application submission
- Step 3 – Land need assessment
- Step 4 - Settlement area parcel analysis
- Step 5 - Council decision

This process ensures that expansion proposals are reviewed in a consistent and transparent manner, based on servicing feasibility, land need, and planning policy considerations.

Steps 1 and 2 of the urban boundary expansion evaluation process were submitted on November 21 and December 2, 2024, respectively, and were completed on March 31, 2025. The objective of Steps 1 and 2 is to assess the capacity and identify requirements for new and/or upgrades to off-site trunk water and wastewater infrastructure. The resulting report provided the following findings and recommendations.

Water Servicing Summary (Steps 1 and 2)

The assessment determined that there is insufficient existing or planned system capacity available to accommodate the proposed expansion area demands and will

require off-site infrastructure upgrades. The recommended approach includes installing new watermains and reconfiguring pressure zones to meet level of service targets and accommodate long-term growth. The estimated cost for these upgrades is \$23.8 million, with the majority allocated to growth-related infrastructure. Development can proceed incrementally as the infrastructure is phased in, with interim measures implemented until the full upgrades are completed.

Wastewater Servicing Summary (Steps 1 and 2)

There is insufficient existing or planned system capacity available for the South March lands to proceed with the proposed demands. To ensure the area is able to maintain level of service outside of normal conditions, a secondary emergency overflow is required to ensure that houses do not experience basement flooding. The estimated cost for these upgrades is \$2.84 million, with the majority allocated to growth-related infrastructure.

Both recommendations will require further analysis through a Functional Design Study and Master Servicing Study as part of a Secondary Planning process.

The Official Plan application was deemed complete on April 8, 2025, following the completion of Steps 1 and 2 of the evaluation process. Staff completed the formal circulation and issued public and technical comments to the applicant on June 6, 2025. A full resubmission was received on August 21, 2025. While staff were reviewing the updated submission, the applicant filed an appeal to the Ontario Land Tribunal on September 12, 2025, citing the City's failure to make a decision within the 120-day timeline. This report is therefore submitted to seek Council direction on the application in advance of the tribunal hearing.

Land Need Assessment (Step 3)

Step three has been completed and concluded that, based on the Mid-2024 Greenfield Residential Land Survey, the City currently has a surplus of designated and available residential land. There are 1,581 net hectares of such land, exceeding the 15-year supply requirement by 314 net hectares. Although the applicant's study suggests a need for additional land, staff do not agree with this conclusion, as the City's data and analysis indicates that the need for more land has not been demonstrated. An additional 339 net hectares of residential land, representing approximately 13,000 dwellings within recently approved Future Neighbourhood areas, will be added to the City's land supply in the Mid-2025 count. Under the Provincial Planning Statement definition, "designated and available" lands are those designated for urban residential use and, where secondary planning is required, have commenced that detailed planning process. These

Future Neighbourhood lands began the required secondary planning process after July 1, 2024, making them newly eligible to be counted toward the City's designated and available residential land supply. The 339.0 net hectares will increase the land supply to almost 25 years of supply.

Settlement Area Parcel Analysis (Step 4)

Step four has not been completed given that no requirement for land need has been demonstrated. However, the same parcels previously scored in the 2021 Growth Management Report and it is not anticipated that the result would be significantly different if the scoring were to be redone today. The South March area was comprised of ten servicing clusters of land and had a range of scores from 45 to 63. All the clusters met the minimum score of two, servicing score of 14, and the minimum overall score of 30, and were recommended as Category 1 lands for urban expansion. The following criteria, used for this analysis at the time of the 2022 Official Plan:

- Locations that will generate high transit ridership;
- Locations that are the most efficient and cost effective for water, wastewater, and stormwater management services;
- Locations that could have a high degree of integration and connectivity to existing communities;
- Proximity to existing services and amenities such as major City facilities, emergency services response, and commercial and retail services; and
- Avoid Agricultural Resource Areas, mineral aggregate resources and lands that are part of the natural heritage system.

Summary of requested Official Plan Amendment

The applicant is proposing to designate the subject lands as Category 1 – Future Neighbourhood Overlay within Schedule 17 – Urban Expansion Area of the Official Plan. This includes redesignating the lands from 'Rural Countryside' under the Rural Transect to 'Neighbourhood' under the Suburban Transect, with the addition of a Future Neighbourhood Overlay to guide future development.

DISCUSSION

Public Consultation

For this proposal's consultation details, see Document 2 of this report.

Provincial Planning Statement

Staff have reviewed this proposal and have determined that it is not consistent with the Provincial Planning Statement, 2024 as noted below.

Section 2.1.1 of the Provincial Planning Statement, 2024 states “as informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate.”

As outlined in the Land Needs Assessment section below, the correct reading of this policy is that the Ministry of Finance population projections is the basis to determine municipal level housing and employment projections at the time of an Official Plan update, and, until then, the growth projections in the Official Plan is the basis for determining land need. The draft Provincial Projection Methodology Guideline also states that municipalities are to convert the Ministry of Finance population projections into housing and employment projections at the time of an Official Plan update, and therefore, not at each expansion application.

Section 2.1 of the Provincial Planning Statement, 2024 states in Policy 4 that “to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and
- b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.”

As outlined in the Land Need Assessment section below, the City currently maintains an adequate supply of land to meet both requirements.

Section 2.3.2 New Settlement Areas and Settlement Area Boundary Expansions state in Policy 1 that planning authorities shall consider specific elements when identifying a new settlement area or allowing a settlement area boundary expansion. The following are applicable to the proposal:

- a) The need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;
- b) If there is sufficient capacity in existing or planned infrastructure and public service facilities; and

As outlined in the Land Needs Assessment section below, the appropriate projections to assess land need are the in-force Official Plan growth projections.

Policy 3.1.1 states that infrastructure and public service facilities shall be provided in an efficient manner while accommodating projected needs. Planning for infrastructure and public service facilities shall be coordinated and integrated with land use planning and growth management so that they:

- a) Are financially viable over their life cycle, which may be demonstrated through asset management planning;
- b) Leverage the capacity of development proponents, where appropriate; and
- c) Are available to meet current and projected needs.

While servicing assessments confirm that the subject lands can be serviced, the required upgrades are not currently identified in the City's Infrastructure Master Plan and are not fully included within the priority network of the Transportation Master Plan. In the absence of a Memorandum of Understanding from the applicant documenting a commitment to fund the necessary off-site capital works, sufficient infrastructure capacity has not been demonstrated to support this urban expansion application.

Official Plan designation(s) and policies

The subject lands are designated Rural Countryside within the Rural Transect of the City's Official Plan. This designation provides for a range of uses appropriate to a rural setting, including limited residential development, small-scale industries, and services that support local residents and the travelling public. Its overarching intent is to preserve the character of the rural area while accommodating low-intensity rural land uses.

The Official Plan includes multiple policies that direct how and where growth should occur in the city, as well as the criteria used to determine the most suitable locations for expansion.

Under Section 2 of the Official Plan, Big Policy Move 1 directs that by 2046, more growth will occur through intensification than through greenfield development. Ottawa's projected population growth of 402,000 people, requiring 194,800 new households, will

be accommodated through a mix of intensification, development of designated greenfield areas, and limited urban boundary expansions. To support this approach, the Plan establishes a target of 60 per cent of new growth within the existing built-up area by 2046, supported by policies that broaden low-rise housing options, encourage 15-minute neighbourhoods, and enhance housing choice and affordability.

Under Section 3, Policy 3.1.5 of the Official Plan, a range of considerations must be applied when evaluating lands proposed for inclusion within the urban boundary. These considerations include, but are not limited to, the following:

- a) That there are insufficient opportunities within the urban area and villages to accommodate a 15-year supply of market-based residential development;
- c) The required components of municipal infrastructure that are planned or available, have sufficient capacity, are financially viable over their life cycle and protect health, safety and the natural environment. For the purposes of this policy, financial life cycle viability shall include the relative scale of the costs associated with any new or additional area to be serviced, any required system upgrades to provide the required capacity and the inclusion of operations, maintenance and replacement costs post-development;

Under Section 12, Policy 12.2.1 of the Official Plan, a new Secondary Plan must be prepared before development can proceed on lands within a Future Neighbourhood Overlay. This process includes the preparation of a Community Design Plan, together with supporting studies such as a transportation impact assessment, master servicing study, environmental management plan, and community energy plan.

Under Section 5, Policy 5.6.2.1.3 of the Official Plan, prerequisites must be met before a Future Neighbourhood Overlay can be removed. For lands that require extensions or upgrades to services such as transit or other infrastructure, a Council-approved funding source and/or legal funding mechanism is required to support the necessary upgrades.

Planning rationale

Land Need Assessment

The applicant has not established a credible land need. The applicant provided growth projections in the Land Needs Assessment prepared by Parcel Economics Inc. and Economic Review and Planning Policy Analysis prepared by KPEG Planning + Economics. This was reviewed by staff against the Official Plan growth projections. The applicant's reports calculate the 15-year land supply using the analysis from the City of Ottawa's Mid-2022 Greenfield Residential Land Survey (GRLS) and using the 2024

Ministry of Finance projections. The Mid-2022 GRLS is not the most recent land supply, and the Ministry of Finance does not provide housing projections. The correct reading of the Provincial Planning Statement, 2024 is that the Ministry of Finance population projections is the basis to determine municipal level housing and employment projections at a time of an Official Plan update and, until then, the growth projections in the Official Plan is the basis for determining land need.

The City of Ottawa recently initiated an update to the Official Plan growth projections using the latest Ministry of Finance projections as the basis and as intended by the Provincial Planning Statement, 2024 and the Ontario Projections Methodology Guideline. Landowners may participate in that process to consider Official Plan growth projection updates if they have an interest in utilizing Ministry of Finance population projections as the justification for the need of a settlement area expansion on their lands. However, outside of this process, the current citywide Official Plan growth projections, being the in-force projections, must be used as the basis for determining the need for a settlement area expansion application.

The Provincial Planning Statement, 2024 requires a 15-year supply of residential land to accommodate projected growth and a three-year supply of serviced draft approved or registered lands to accommodate more immediate development. The City of Ottawa's Greenfield Residential Land Survey monitors the greenfield land supply to ensure consistency with the Provincial Planning Statement, 2024. The Mid-2024 Greenfield Residential Land Survey, which was received at Planning and Housing Committee on October 1, 2025, concludes that based on current Official Plan growth projections, the applicable 15-year timeframe requires 1,268 net residential hectares and the applicable three-year timeframe requires 254 net residential hectares. As of July 1, 2024, the Designated and Available Greenfield residential supply consisted of approximately 1,582.0 hectares or 18.7 years of supply, of which 620 hectares were serviced draft approved or registered lands providing over seven years of supply. This alone is sufficient supply to meet the Provincial Planning Statement requirements.

An additional 339.0 net hectares of residential land with 13,000 dwellings on Future Neighbourhood expansion areas will be added to the Mid-2025 count as these lands became eligible for Provincial Planning Statement supply after July 1, 2024. The 339 net hectares will increase the land supply to almost 25 years of supply.

Given the City is undertaking a comprehensive review of population forecasts and growth management criteria, which will be presented to Council in 2026. Any potential urban expansion areas will be evaluated as part of this coordinated, citywide review.

Accordingly, the current application is considered premature and would pre-empt Council's future decision-making on growth and urban boundary matters.

Servicing and Transportation Considerations

Steps 1 and 2 of the Council-approved process evaluated the water, wastewater, and high-level transportation servicing requirements for the subject lands. While the assessments confirmed that the area can be serviced, the necessary upgrades are not currently identified in the City's Infrastructure Master Plan or fully included in the priority network of the Transportation Master Plan. In accordance with Section 3.1.5 of the Official Plan and Section 2.3.2.1 of the Planning Policy Statement, the identification of any new or additional urban area requires that municipal infrastructure be planned or existing and available. Accordingly, a Memorandum of Understanding is required to demonstrate the applicant's commitment to fund the off-site capital works (example: new watermains, sanitary overflow infrastructure, transportation improvements) and potential operational costs of early transit service. These costs are to be borne by the South March Landowners Group. To date, no such Memorandum of Understanding or equivalent commitment has been provided.

Conclusion

Staff recommend that the Official Plan Amendment to bring the subject lands into the urban boundary and designate them as 'Neighbourhood' with a 'Future Neighbourhood Overlay' under the Suburban Transect be refused for the following reasons:

1. The application is not consistent with the Provincial Planning Statement (2024); and,
2. The application does not conform to the policies of the Official Plan given that the land need hasn't been demonstrated, and the applicant has not provided the required Memorandum of Understanding to secure funding for off-site servicing and transportation upgrades not identified in the City's Infrastructure Master Plan or the Transportation Master Plan.

RURAL IMPLICATIONS

The report has rural implications given that the subject lands are currently in the Rural Transect. Rural resident comments have been documented and addressed in Document 2.

CONSULTATION

Notification and public consultation were conducted in accordance with the Public Notification and Consultation Policy approved by Council for development applications. This process included on-site signage, circulation of information to property owners within a 120.0 metre radius and posting of application materials on the Development Application Search website.

The City has received approximately 90 public comments on the application. The key themes raised through public comments include concerns about the planning process and timeline, potential infrastructure and servicing impacts, transportation capacity, environmental protection, housing density and affordability, and the implications for existing rural estate properties and taxation.

These comments have been summarized and addressed in the consultation details provided in Document 2 of this report.

COMMENTS BY THE WARD COUNCILLOR(S)

I councillor Clarke Kelly find it troubling that after a decision from the last term of council not to include the South March lands in Ottawa's urban boundary, that the landowners continue to try and make the argument that further incursion into rural lands is required. It is not. On at least three occasions over the last year and a half, staff have confirmed in public meetings of both the PHC and ARAC, that the land within the current urban boundary is sufficient to accommodate the current population projections. Reinforcing this, is that fact that the City of Ottawa, since 2023 has approved 60,000 dwellings with only 21,000 of those having received building permits. This application comes at a time where the same developers applying for this expansion have not begun roughly two thirds of the many developments we have already approved.

There have been several large urban boundary expansions into Ward 5 since West-Carleton March was amalgamated into the City of Ottawa. West Carleton-March is a community that takes a lot of pride in its rural and agricultural roots. People stay in and move to our community because of the rural beauty and peace and quiet provided. The landscape also provides much value to the city and the region in its current form. Food production, animal habitats, carbon sequestration, and the great biodiversity that rural areas provide our city are difficult to quantify in terms of their value, but the value itself is obvious and needs to be protected.

Just south of the area in question was once a rural area with multiple farms, at least one of which used to provide high-quality, locally grown produce to the community. It also

used to be home to Blandings Turtles which are now threatened in this area due to the scale of developments and destruction of habitat. With the staggering pace of loss of farmland in Ontario at 319 acres per day, we absolutely must ensure that we develop our city in a more responsible way. This type of urban boundary expansion is simply not sustainable and should not be permitted. We must value and protect our rural communities and ensure all growth is managed, responsible, and maintains the rural areas of our landmass. Continuous, and unnecessary urban boundary expansions, creates a city that is harder to service, and a short-sighted way to potentially achieve our housing goals.

Another important point I want to highlight is the very serious lack of infrastructure that has come along with the recent developments already approved and built along March Road. We now have thousands of new residents trying to access March Road during peak times with no intersection controls, no pedestrian infrastructure, and a two lane 80-kilometre roadway which is supposed to serve as a main arterial for residents of Ward 5. It is now extremely dangerous and moves very slowly during peak hours. Further urban boundary expansions along Old Second Line Road will make almost every single road out of Ward 5 difficult to navigate.

Residents of Ward 5 only have so many options when it comes to getting into Kanata and accessing the rest of the city. Carp Road is extremely busy and slow-moving with many heavy trucks due the successful growth of the Industrial Park through the Carp Road Corridor. March Road is way over-capacity and dangerous as mentioned above. March Valley Road is very narrow with no shoulders and cannot handle the volume of traffic that now uses this road to access Dunrobin because of delays on March Road. Old Carp Road is in very poor condition, has almost no shoulders and would also be entirely inadequate for higher traffic volumes. Outside of using Huntmar and Richardson Side Road or accessing the 417 from March Road (near Diamondview Road) Old Second Line Road is only option into Kanata. If this boundary expansion is approved right up to Old Second Line Road as proposed, that road could be impacted greatly and that will leave residents of West Carleton-March with no proper arterial roads leading to the rest of the City of Ottawa.

I am adamantly opposed to the urban boundary expansion proposed for South March.

LEGAL IMPLICATIONS

The proposed official plan amendment has been appealed to the Ontario Land Tribunal on the basis that a decision has not been made, and 120 days have passed since the application was deemed complete. At the time of the writing, the first case management

conference has not been scheduled but it is anticipated that one will be set down in December 2025 or January 2026.

Should Council adopt the recommendations, staff will prepare for a hearing to oppose the requested amendment. Should Council wish to adopt an amendment to add the subject lands as urban lands, a motion providing direction to staff to prepare an official plan amendment would need to be adopted and the matter would need to return to Planning and Housing Committee and Council for further consideration.

ASSET MANAGEMENT IMPLICATIONS

The City's Technical Memos fulfilling Steps 1 and 2 of the Council-approved urban boundary expansion OPA process for this proposal identify the lack of existing or planned capacity in the City's central water and wastewater systems to accommodate the proposed urban expansion area, as well as the required off-site, trunk-level servicing upgrades necessary to service the expansion area. This includes a total capital cost of approximately \$26.7 Million for new off-site drinking water and wastewater infrastructure, of which over 93 per cent of this cost is associated with growth. Note there are currently no mechanisms to recuperate growth-related costs through this process, thus all growth costs must be borne by the developer through a Memorandum of Understanding should the area be added to the urban boundary. No such memorandum of understanding was submitted in the application package.

This proposal would result in a significant increase in the City's drinking water assets inventory for operations and maintenance, as well as lifecycle renewal and replacement in the long term. This includes the above-mentioned off-site infrastructure as well as various on-site infrastructure which would be identified through the secondary planning and detailed design phases.

Further studies will be required to produce a functional design and detailed design of off-site infrastructure needed to support the proposal, as well as a Master Servicing Study for the integrated on-site servicing design of the future neighborhood through the secondary planning process, should the area be added to the urban boundary.

Note further trunk level projects may be identified as being required to support the cumulative impacts of intensification and urban expansion through the impending update to the Infrastructure Master Plan.

FINANCIAL IMPLICATIONS

In the event of an appeal, the hearing would be done from within existing staff resources and may require external assistance funded from within the existing Planning Services operating budget.

ACCESSIBILITY IMPLICATIONS

There are no accessibility implications associated with this report.

CLIMATE IMPLICATIONS

The City is committed to reducing greenhouse gas emissions and responding to the current and future effects of climate change. In January 2020, Council unanimously approved the Climate Change Master Plan (CCMP), which sets short, mid, and long-term targets to reduce community greenhouse gas (GHG) emissions by 100 per cent by 2050 and corporate emissions by 100 per cent by 2040.

Emissions from homes and buildings make up nearly 50 per cent of Ottawa's greenhouse gas emissions. To address the climate and energy impacts of buildings, applying a climate lens to the Official Plan and its supporting documents was one of eight priority actions within the CCMP and energy and climate change is one of five cross cutting issues identified in the Official Plan. This theme guided the creation of the policies in the Plan to ensure considerations for climate mitigation and adaptation are embedded throughout.

As a strategic direction, the City aims to guide the evolution of growth to create a city of proximities as opposed to a city of distance. Land use actions that correspond with reduced GHG emissions can be correlated with increases in urban density and a spatial distribution of growth that supports cycling, walking, transit use, and car sharing as sustainable and practical choices for residents. As the proposed official plan amendment would result in an unnecessary increase in the spatial distribution of growth, the resulting expansion would work against the City's climate emissions targets.

ENVIRONMENTAL IMPLICATIONS

A Natural Environment Existing Conditions Report was submitted as part of the Official Plan Amendment application. The study identifies several local natural features, including significant woodlands, watercourses, and potential significant wildlife and Species at Risk habitats. It provides recommendations for additional field studies, mitigation, and protection measures to be addressed through future planning stages. These recommendations will be further refined and confirmed during the Secondary

Planning process, which will include the preparation of an Environmental Management Plan. The findings will undergo detailed review at that stage, and any requirements for environmental area preservation, enhancement, or mitigation will be confirmed as part of that process.

TERM OF COUNCIL PRIORITIES

This project does not address the Term of Council Priorities.

APPLICATION PROCESS TIMELINE STATUS

The Council approved timeline **has not been met**. This application (Development Application Number: D01-01-24-0025) was not processed by the "On Time Decision Date" established for the processing of Official Plan amendments due to complexity associated with the proposed request to expand the urban boundary.

The statutory 120-day timeline for making a decision on these applications under the *Planning Act* expired on August 6, 2025.

SUPPORTING DOCUMENTATION

Document 1 Location Map

Document 2 Consultation Details

DISPOSITION





Office of the City Clerk, Council and Committee Services to notify the owner; applicant; Krista O'Brien, Program Manager, Tax Billing & Control, Finance and Corporate Services Department (Mail Code: 26-76) of City Council's decision.

Legal Services, City Manager's Office to forward the implementing by-law to City Council.

Planning Operations, Planning Services to undertake the statutory notification.

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION OFFICIAL PLAN AMENDMENT / MODIFICATION DU PLAN OFFICIEL	
D01-01-24-0025	2025-0420-A		
I:\CO\2025\OPA\South March UEA			
<small>©Parcel data is owned by Teranet Enterprises Inc. and its suppliers. All rights reserved. May not be produced without permission. THIS IS NOT A PLAN OF SURVEY.</small>			
<small>©Les données de parcelles appartiennent à Teranet Enterprises Inc. et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE.</small>			
REVISION / RÉVISION - 2025 / 04 / 09		 Proposed South March Urban Expansion Area / Zone d'expansion urbaine proposée à South March  Existing Urban Boundary / Périmètre d'urbanisation	 <small>NOT TO SCALE</small>

Document 2 – Consultation Details

Notification and Consultation Process

Notification and public consultation was undertaken in accordance with the Public Notification and Public Consultation Policy approved by City Council for Official Plan amendments. The City has received approximately 90 public comments on the application. A summary of the key themes and corresponding staff responses is provided below.

Public Comments and Responses

Planning Process

Comment

Residents raised concerns about the urban boundary expansion process, including where this proposal fits within the new 2024 Provincial Planning Statement framework and the City's established five-step process for boundary expansions. Questions were also raised about the overall timeline for decision-making and when subdivisions could begin construction.

Staff Response

The application was submitted by Claridge Homes on behalf of multiple landowners in the South March area, including Claridge, Mattamy, Uniform, Minto, and Regional. Under the updated 2024 Provincial Planning Statement, private landowners are permitted to submit Official Plan Amendment applications to expand the urban boundary outside of a municipal comprehensive review. Claridge filed this application in accordance with those new provincial provisions.

The proposal is currently at Step 3 of the City's five-step urban expansion process, which involves the evaluation of the Land Need Assessment. Any potential development would only occur following City Council's approval of the urban expansion application, completion of a future Secondary Plan, and subsequent Plan of Subdivision approvals. No construction is anticipated in the near term.

Infrastructure and Servicing

Comment

Residents expressed concerns about how the new development would affect existing well and septic systems in nearby rural estates lots, stormwater drainage, and local water supply. Some asked whether they could connect to City services, while others preferred to remain on private systems.

Staff Response

If the lands are added to the urban boundary, the applicant will be required to undertake a Master Servicing Study through a Secondary Planning process to review servicing solutions for the future development lands, taking into consideration the existing rural estate lots. Existing rural estate lots will not be connected to City water or wastewater services automatically. However, if public services become available, residents who wish to connect could pursue a Local Improvement Process through which the cost of extending services is shared among benefiting property owners.

Drainage patterns along nearby rural estate lots will not be altered, and City staff will ensure that any new development maintains proper drainage away from existing homes. The Master Servicing Study will also assess groundwater conditions to ensure there are no impacts on private wells. A well monitoring and mitigation program will be implemented through the subdivision process, requiring the applicant to address any adverse impacts on private wells should they arise.

Environmental Protection and Wildlife**Comment**

Residents raised concerns about the potential loss of habitat and impacts on wildlife migration and water systems. Several questioned how the expansion aligns with the City's climate and environmental objectives.

Staff Response

A Natural Environment Existing Conditions Report was submitted as part of the Official Plan Amendment application. The study identifies several local natural features, including significant woodlands, watercourses, and potential significant wildlife and Species at Risk habitats. It provides recommendations for additional field studies, mitigation, and protection measures to be addressed through future planning stages. These recommendations will be further refined and confirmed during the Secondary Planning process, which will include the preparation of an Environmental Management Plan. The findings will undergo detailed review at that stage, and any requirements for environmental area preservation, enhancement, or mitigation will be confirmed as part of that process.

Transportation and Connectivity**Comment**

Residents expressed concerns about the capacity of existing roads such as March Road, Old Second Line Road, Cameron Harvey Drive, and Dunrobin Road. They also raised questions about future connectivity, potential new roads, and the lack of current public transit options.

Staff Response

For any required infrastructure not currently identified in the City's Transportation Master Plan, a Memorandum of Understanding will be required as part of the Official Plan Amendment to confirm the applicant's commitment to fund necessary off-site capital works, such as road improvement, and any potential costs associated with the provision of transit. These costs are to be borne by the South March Landowners Group. Detailed future transportation planning for the area will be undertaken through the Secondary Planning process. This will include detailed assessment of road connections, active transportation facilities, and integration with the City's transit network.

Housing, Density, and Land Use**Comment**

Residents questioned how the expansion would affect their existing zoning, expressed concerns about density, and asked about the inclusion of affordable housing and commercial uses.

Staff Response

The estimated 4,000 dwelling units referenced in the submitted application materials are based on lands owned by the participating developers and do not include existing rural estate properties. There will be no change to the zoning of existing properties through this application. The current application only considers whether the lands should be added to the urban boundary.

If the application is approved, a Secondary Planning process will be required to determine the appropriate land uses, density, and design, including measures to ensure compatibility and transition with existing rural estate homes. Subsequent rezoning applications would then be required for any lands proposed for development. These rezonings would apply only to the affected parcels and would not alter zoning on adjacent rural estate lots.

The applicant has not identified the anticipated number of affordable housing units at this stage. The provision of affordable housing will be further examined through the Secondary Planning process and any subsequent planning approvals.

Property Tax Implication**Comment**

Residents asked how inclusion within the urban boundary would affect property taxes.

Staff Response

All properties within the City of Ottawa, whether urban or rural, are subject to the same

tax rates for the general levy, conservation authority, police services, and education. If your property is added to the urban boundary as part of the proposed application, this does not automatically affect your property taxes.

Some services, such as public transit and stormwater management, have different rates or fees depending on location. These service areas are not updated automatically with changes to the urban boundary; they are reviewed periodically, and adjustments may be made in the future to reflect new urban designations. Fire protection rates are based on the level of service the property receives and are independent of the planning designation of the urban boundary.

Construction Impacts

Comment

Residents expressed concerns about construction noise resulting from future development, and potential damage to their homes due to blasting activities.

Staff Response

All construction activities in the City of Ottawa are subject to the [Noise By-law](#). If blasting is required, conditions of approval will be included in future approvals requiring that pre-blast surveys be conducted on nearby homes.

Comments in Support of the Application

Comment

Various comments received in support of the application.

Staff Response

The comments are acknowledged.