



Agriculture and Rural Affairs Committee

Minutes

Meeting #: 29
Date: November 6, 2025
Time: 10 am
Location: Ben Franklin Place, The Chamber, Main Floor, 101
Centrepointe Drive, and by electronic participation

Present: Chair David Brown, Vice-Chair Clarke Kelly, Councillor
Catherine Kitts, Councillor Matt Luloff, Councillor, Isabelle
Skalski

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, November 12, 2025, in Agriculture and Rural Affairs Committee Report 29.
The deadline to register by phone to speak, or submit written comments or visual presentations was 4 pm on Wednesday, November 5th, 2025, and the deadline to register by email to speak was 9:00 am on Thursday, November 6th, 2025.
The Chair read the following statement at the outset of the meeting pursuant to the Planning Act:

This is a public meeting to consider the proposed Comprehensive Official Plan and Zoning By-law Amendments listed as Item(s) 4.1, 4.2, 4.4 and 4.5 on today's Agenda.

For the item just mentioned, only those who make oral submissions today or written submissions before the amendments are adopted may appeal the matter to the Ontario Land Tribunal. In addition, the applicant may appeal the matter to the Ontario Land Tribunal if Council does not adopt an amendment within 90 days of receipt of the application for a Zoning By-law Amendment and 120 days for an Official Plan Amendment.

To submit written comments on these amendments, prior to their consideration by City Council on Wednesday, 12 November 2025, please email or call the Committee or Council Coordinator.

2. Declarations of Interest

No Declarations of Interest were filed.

3. Confirmation of Minutes

3.1 ARAC Minutes 28 – 2 October 2025

Carried

4. Planning, Development and Building Services Department

4.1 Zoning Omnibus Amendments – Q4 2025

File No. ACS2025-PDB-PS-0068 – City-wide

This item was considered by the Planning and Housing Committee at its meeting of Wednesday, 5 November 2025, where it was 'Carried' on consent. Similarly, the report recommendations were put before the Agriculture and Rural Affairs Committee at its meeting of Thursday, 6 November 2025, and were also 'Carried' on consent. Correspondence was received by both Committees from Ms Faith Blacquiere and is held on file with the Office of the City Clerk.

Report recommendation(s)

1. **That Planning and Housing Committee recommend Council approve amendments to Zoning By-law No. 2008-250, as shown in Document 1, and detailed in Document 2.**
2. **That Agriculture and Rural Affairs Committee recommend Council approve amendments to Zoning By-law No. 2008-250, as shown in Document 1 and detailed in Document 2.**
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 November 12, 2025” subject to submissions received between the publication of this report and the time of Council’s decision.**

Carried

4.2 Zoning By-law Amendment – Part of 4186 William McEwen Drive, Part of 4221 Moodie Drive and Part of 3478 Moodie Drive

File No. ACS2025-PDB-PSX-0067 – Rideau-Jock (21)

The following delegations had been registered to speak before Committee, but opted not to, when asked if they needed to speak if Committee were willing to ‘Carry’ the item on consent:

1. Messrs. Geoff Wright, Carl Haeussler and Ken Little, on behalf of Brookfield Renewable
2. Mr. Stephen Willis, Senior Principal, and Ms Molly Smith, Senior Planner, Community Development, Stantec Consulting Limited

The report recommendations were then put before Committee and were ‘Carried’, as presented.

Report Recommendation(s)

1. **That Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for Part of**

4186 William McEwen Drive, Part of 4221 Moodie Drive, and Part of 3478 Moodie Drive, as shown in Document 1, to permit a Battery Energy Storage System and associated private utilities, as detailed in Document 2.

- 2. That Agriculture and Rural Affairs 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

4.3 June 30, 2024 Rural Residential Land Survey

File No. ACS2025-PDB-PS-0033 – City-wide

At the outset, Mr. Royce Fu, Manager, Policy Planning, Planning, Development and Building Services (PDBS) Department, introduced Ms Eva Walrond, Planner II, PDBS. Ms Walrond then spoke to a detailed slide presentation which served as an overview of the report. A copy of this presentation is held on file with the Office of the City Clerk.

Following questions to staff and Committee discussions, the report recommendations were put before Committee and were 'Carried' as presented.

Report Recommendation(s)

- 1. That the Agricultural and Rural Affairs Committee and Council receive this report for information.**
- 2. That Agriculture and Rural Affairs 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

4.4 Official Plan Amendment – South March Urban Expansion Area

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

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:

- 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 years and 1 day:

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.**

Motion No. PHC 2025-56-02

Moved by Councillor 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 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.

Report Recommendation(s)

1. **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.**
2. **That Agriculture and Rural Affairs 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

4.5 Zoning By-law Amendment – 6158 Rideau Valley Drive

File No. ACS2024-PDB-PSX-0030 – Rideau-Jock (21)

At the outset, the Committee received a slide presentation overview of the report from Jerrica Gilbert, Planner Planner II, Planning, Development and Building Services (PDBS) Department. They were accompanied by Mr. Adam Brown, Manager, Development Review – Rural, PDBS, who was present to respond to questions.

Following the presentation, the Committee heard from the following delegations:

1. Mr. Roberto Aburto*, Dentons, on behalf of Mr. Ian and Ms Cathy Merritt
2. Ms Cathy Merritt* and Mr. Ian Merritt
3. Messrs. Ryan Poulton* and Murray Chown (Novatech), Mr. Michael Polowin (Gowlings SWP) and Mr. Ronald Miller (Owner)
4. Mr. Chris Napier

[* Individuals / groups marked with an asterisk above provided slide presentations to accompany their speaking points; all presentations are held on file with the Office of the City Clerk.]

At the conclusion of questions to the delegations, questions to staff and with Committee discussion having also been concluded, Councillor Skalski introduced Motion No. ARAC 2025-29-01.

Motion No. ARAC 2025-29-01

Moved by Councillor I. Skalski:

THEREFORE BE IT RESOLVED that Recommendation 1 be replaced as follows:

- 1. That the Agriculture and Rural Affairs Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 6158 Rideau Valley Drive.**

AND FURTHER that pursuant to the provisions of the *Planning Act* subsection 34(17), no further notice be given.

The report recommendations were then put before Committee and were 'Carried', as amended by Motion No. ARAC 2025-29-01, with Councillors C. Kitts and C. Kelly dissenting, as outlined below:

For (3): Councillors M. Luloff, I. Skalski and Chair D. Brown

Against (2): Councillor C. Kitts and Vice-Chair C. Kelly

Carried, as amended, with Councillors C. Kitts and C. Kelly dissenting.

5. In Camera Items

There were no *in camera* items.

6. Information Previously Distributed

6.1 Update on the Agriculture Exemption Program

File No. ACS2025- PWD-SWS-0008 – City-wide

7. Open Mic Session

There were no Open Mic speakers.

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

There were no Notices of Motion.

9. Inquiries

There were no Inquiries.

10. Other Business

There was no other business.

11. Adjournment - The meeting was adjourned at 11:46 am.

Next Meetings:

- Monday, December 1, 2025 (Special Meeting)
- Thursday, December 4, 2025 (Budget)

12. Court of Revision

12.1 Engineer's Report for the McKinnons
Creek Municipal Drain – Court of Revision

File No. ACS2025-IWS-WL-0015 – Orléans South-Navan (19)

The Court of Revision was convened at 11:55 a.m.

The Chair read the following statement at the beginning of the hearing for the McKinnons Creek Municipal Drain Court of Revision:

The Court of Revision is now open for the purpose of hearing appeals under Section 52 of the *Drainage Act* by owners of land assessed for drainage works under the engineer's report for McKinnons Creek Municipal Drain dated May 2025, this court will now convene for the 1st sitting of the Court of Revision under Section 46 of the *Drainage Act*.

The following appeals (held on file with the Office of the City Clerk) have been received by the Clerk:

- Irene Meagher (Dan Meagher spoke on behalf of Irene Meagher)
- Lorne Franklin

Any other owner of lands assessed under the Engineer's Report who has not provided written notice of appeal to the Clerk in advance of this hearing, should identify themselves to the Clerk's Assistant at this time with a request to be heard.

Each of the above appellants was accorded five minutes to provide information supporting their appeal.

The panel adjourned to discuss the information presented before the Court at 12:10 pm and reconvened at 12:15 pm. At the conclusion of the hearing, the Chair stated the following

The decision of the Court of Revision with respect to the McKinnons Creek Municipal Drain is as follows:

The appeal filed by Mr. Franklin is accepted. The appeal filed by Mrs. Meagher is denied. This court adopts the assessments in Engineer's Report dated May 2025.

The decision rendered by this court may be appealed to the Agriculture, Food and Rural Affairs Appeal Tribunal within 21 days of today, November 6, 2025.

Sample appeal notices are available from the City's Municipal Drainage Unit – Call 613-580-2424, extension 25008.

Report Recommendation(s)

That the members of the Court of Revision:

- 1. Receive the report of the Engineer appointed under the Drainage Act entitled Engineer's report for the McKinnons Creek Municipal Drain dated May 2025.**
- 2. Convene for the first sitting for the Court of Revision under subsection 46(3) of the Drainage Act for the purpose of hearing appeals under Section 52 of the Drainage Act from owners of lands that have been assessed for the drainage works in the**

**report entitled Engineer's report for the McKinnons Creek
Municipal Drain dated May 2025.**

The Court of Revision was adjourned at 12:16 p.m.

C. Zwierzchowski, Committee
Coordinator

Councillor D. Brown, Chair