



## Planning and Housing Committee

### Minutes

<b>Meeting #:</b>	<b>61</b>
<b>Date:</b>	<b>Wednesday, March 4, 2026</b>
<b>Time:</b>	<b>9:30 am</b>
<b>Location:</b>	<b>Champlain Room, 110 Laurier Avenue West, and by electronic participation</b>
<b>Present:</b>	<b>Chair: Councillor Jeff Leiper, Vice-chair: Councillor Glen Gower, Councillor Riley Brockington, Councillor Cathy Curry, Councillor Laura Dudas, Councillor Theresa Kavanagh, Councillor Clarke Kelly, Councillor Catherine Kitts, Councillor Wilson Lo, Councillor Ariel Troster</b>
<b>Absent:</b>	<b>Councillor Laine Johnson, Councillor Tim Tierney</b>

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- 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, March 11, 2026, in Planning and Housing Committee Report 61.

The deadline to register by phone to speak, or submit written comments or visual presentations is 4 pm on Tuesday, March 3, 2026 and the deadline to register by email to speak is 8:30 am on Wednesday, March 4, 2026.

**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. 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) 5.2 on today's Agenda.

For the item just mentioned, only those *specifically identified in the Planning Act* 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 March 11, 2026, 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 PHC Minutes 59 – February 4, 2026

**Carried**

4. Responses to Inquiries

4.1 OCC-2026-04 - Kanata Lakes Golf Course Lands (175 Acres)

This response to inquiry was published on February 27, 2026, after the publication of the agenda on February 23, 2026. Committee will consider a motion to approve the addition of the response to the agenda at its meeting of March 4, 2026, pursuant to subsections 89(3) and/or 89(4) of the Procedure By-law.

The following Staff were present and responded to questions:

- Derrick Moodie, Director, Planning Services, Planning, Development and Building Services (PDBS) was present and responded to questions.
- Marcia Wallace, General Manager, PDBS
- Erin Tait, Program Manager, Environmental Remediation, Strategic Initiatives
- Tim Marc, Senior Legal Counsel-Planning, Development & Real Estate, Legal Services

**Motion No. PHC 2026-01**

Moved by G. Gower

**BE IT RESOLVED THAT the Planning and Housing Committee approve the addition of this item for consideration by the committee at today's meeting, pursuant to subsections 89(3) and (4) of the Procedure By-law (being by-law no. 2025-100) to allow for the response to be listed on the agenda at the earliest possible opportunity following the submission of the inquiry at the February 25, 2026 Council meeting.**

**Carried**

5. Planning, Development and Building Services Department

5.1 2025 Annual Report Pursuant to the Building Code Act

File No. ACS2026-PDB-BCS-0001 – City-wide

*This Item will be considered by Agriculture and Rural Affairs Committee on March 5, 2026.*

**Report Recommendation(s)**

**That Planning and Housing Committee recommend Council receive this report for information.**

**Received**

5.2 Amendments to align the Transportation Master Plan with the Official Plan

File No. ACS2026-PDB-PS-0012 – City-wide

*This Item will be considered by Agriculture and Rural Affairs Committee on March 5, 2026.*

Royce Fu, Manager, Policy Planning, Planning, Development and Building Services (PDBS), provided an overview of the report and answered questions from the Committee. Deborah Lightman, Program Manager, Transportation Policy & Networks, PDBS was also present to respond to questions. A copy of the slide presentation is filed with the Office of the City Clerk.

Following discussion and questions of staff, the Committee Carried the report recommendations as presented.

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

1. **That Planning and Housing Committee recommend Council:**
  - a. **Approve and adopt the Official Plan Amendments as presented in Document 1, to implement the recommendations of the Council approved Transportation Master Plan.**
  - b. **Approve amendments, as shown in Document 4 of this report, to new zoning by-law 2026-50 following approval of the Official Plan Amendment to correct neighbourhood zoning details in those areas where the evolving neighbourhood overlay has been removed or newly extended.**
2. **That Planning and Housing Committee and the 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 March 11, 2026' subject to submissions received between the publication of this report and the time of Council's decision.**

Carried

## 6. Finance and Corporate Services Department

6.1 Transportation Master Plan Development Charges Amendment

File No. ACS2026-FCS-FIN-0004 - City-wide

Deborah Lightman, Program Manager, Transportation Policy & Network, Planning, Development and Building Services (PDBS) and Courtney Trudel, Manager, Financial Strategy, Finance and Corporate Services were present and responded to questions.

Following discussion and questions to staff, the Committee carried the report recommendations as presented with the following direction to staff:

**Direction to Staff** (Councillor Gower)

Staff be directed to circulate their response to GOHBA's submission, dated March 3, 2026, regarding item 6.1 (Transportation Master Plan Development Charges Amendment) to Committee members.

**Report Recommendation(s)**

**That the Planning and Housing Committee recommend that Council approve:**

1. **The 2026 Amended Development Charge Background Study dated January 9, 2026, as detailed in Document 1.**
2. **The City-wide Development Charge By-law, 2024-218, be amended in accordance with Document 2.**
3. **The budget adjustments as detailed in Document 3.**
4. **That pursuant to the Development Charge Act, subsection 12(3), no further public meeting is necessary.**

Carried with Councillor C. Kitts dissenting.

Carried

6.2 Area-Specific Stormwater Development Charges Amendment - Riverside South

File No. ACS2026-FCS-FIN-0003 - Riverside South-Findlay Creek (22)

**Report Recommendation(s)**

**That the Planning and Housing Committee recommend that Council approve:**

1. **The 2025 Amendment to the Stormwater Management Development Charges Background Study: Riverside – South Urban Centre (SWM Area S-1) attached as Document 1.**
2. **An amendment to the area-specific development charge stormwater management rates listed within By-law 2024-228 for Riverside -South Urban Centre (Area S-1) attached as Document 2.**

**Carried**

7. In Camera Items

There were no *in camera* items.

8. Information Previously Distributed

8.1 Housing Acceleration Plan Item 11 - Terms of References Update

File No. ACS2026-PDB-PS-0034

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

There were no Notices of Motion.

10. Inquiries

There were no Inquiries.

11. Other Business

There was no other business.

12. Adjournment

Next Meeting

April 1, 2026.

The meeting adjourned at 10:19 am.

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Original signed by K. Crozier,  
Committee Coordinator

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Original signed by Councillor Jeff  
Leiper, Chair