

Anthony VanMunsteren
February 24th, 2026
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Committee of Adjustment
Received | Reçu le
2026-02-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive, 4th Floor
Ottawa, Ontario, K2G 5K7

To Whom This May Concern,

This letter is written for the purpose of requesting a Change of Condition for Decision D08-01-2025/B-00267 (2882 Dunning Road).

The owner had requested that 1 extra acre (west of the homestead) would be available to add into the farmland piece to convey with 2938 Dunning Road. Also, the original rough sketch had a straight line on the southwest side of the homestead, around the buildings. The reference plan from the surveying company has a distance of 5.10 metres around all sides of the buildings, which gained more acreage to convey with 2938 Dunning Road (another 1 acre).

(3) “The severed land, shown on the reference plan, will have a frontage of 0 metres, an irregular depth, and a lot area of **16.94 (was 15.66)** hectares. This vacant land will be merged with the property to the northwest, known municipally as 2938 Dunning Road.”

(4) “The retained land, shown on the reference plan, will have a frontage of 114.92 metres, an irregular depth, and a lot area of **2.78 (was 3.24)** hectares. This parcel contains the existing dwelling and accessory buildings, known municipally as 2882 Dunning Road.”

Following the recommendations of the Committee’s Deputy Secretary-Treasurer, we suggest an amendment to the wording of Condition 4 to read as follows:

That the Owner(s) file with the Committee a copy of the registered Reference Plan prepared by an Ontario Land Surveyor registered in the Province of Ontario, and signed by the Registrar, **confirming the frontage and area of the severed land. If the registered Plan does not indicate the lot area, a letter from the Surveyor confirming the area is required.** The Registered Reference Plan must conform substantially to the Draft Reference Plan filed with the **Committee of Adjustment on _____**, to the satisfaction of the **Secretary-Treasurer of the Committee of Adjustment or their designate.**

I will leave it to the Committee staff to fill in that blank section of the condition with the appropriate date.

Best regards,

A handwritten signature in blue ink, appearing to read 'Anthony VanMunsteren', with a long horizontal stroke extending to the right.

Anthony VanMunsteren

Authorized Agent for C. Kent and D. Rose (2882 Dunning Road)