

**DECISION
CHANGE OF CONDITION**

Date of Decision:	March 13, 2026
Panel:	3 - Rural
File No.:	D08-01-25/B-00267
Application:	Change of Condition under section 53 of the <i>Planning Act</i>
Applicant:	C. Kent and D. Rose
Property Address:	2882 Dunning Road
Ward:	19 - Orléans South-Navan
Legal Description:	Part of Lot 6, Concession 9, Geographic Township of Cumberland
Zoning:	AG2
Zoning By-law:	2008-250
Heard:	March 3, 2026, in person and by videoconference

PURPOSE OF THE REQUEST

- [1] On January 13, 2026, the Committee of Adjustment granted provisional consent for a conveyance at 2882 Dunning Road.
- [2] The Applicant requests that condition number 4, requiring the submission of a registered reference plan that conforms to the draft reference plan filed with the application for consent, be amended 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 February 24, 2026**, to the satisfaction of the **Secretary-Treasurer of the Committee of Adjustment or their designate.**”

PUBLIC HEARING

Oral Submissions Summary

- [3] Anthony VanMunsteren, agent for the Applicants, provided a brief overview of the request to change the condition.
- [4] City Planner Dylan Geldart confirmed he had no concerns with the change of condition.

DECISION AND REASONS OF THE COMMITTEE: REQUEST GRANTED

- [5] The Committee considered all written and oral submissions relating to the change of condition request in making its decision and granted the request.
- [6] Under subsection 53(23) of the *Planning Act*, the Committee has the power to change the conditions of a provisional consent at any time before a consent is given.
- [7] Based on the evidence, the Committee is satisfied that the requested change of condition is reasonable, necessary, and minor.
- [8] **THE COMMITTEE OF ADJUSTMENT ORDERS** that the request is granted and condition number 4 to the decision of the Committee dated January 23, 2026, is replaced as follows:

4. 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 February 24, 2026**, to the satisfaction of the **Secretary-Treasurer of the Committee of Adjustment or their designate.**

Absent
TERENCE OTTO
VICE-CHAIR

Absent
GARY DUNCAN
MEMBER

"Beth Henderson"
BETH HENDERSON
MEMBER

"Martin Vervoort"
MARTIN VERVOORT
ACTING PANEL CHAIR

"Jocelyn Chandler"
JOCELYN CHANDLER
MEMBER

I certify this is a true copy of the Decision of the Committee of Adjustment of the City of Ottawa, dated **March 13, 2026**.

"Michel Bellemare"
MICHEL BELLEMARE
SECRETARY-TREASURER

Ce document est également offert en français.

Committee of Adjustment
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