

2026-01-08



**VALIDATION OF TITLE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 3405 Uplands Drive, 1 Finch Private and 60 Finch Private  
Legal Description: Block N, O, P and Q, registered Plan 4M-153 and Part of Lot 5, Concession 2, Rideau Front, as in OT45289  
File No.: D08-04-25/T-00001  
Report Date: January 8, 2026  
Hearing Date: January 13, 2026  
Planner: Elizabeth King  
Official Plan Designation: Outer Urban Transect, Neighbourhood Transect  
Zoning: R4M, R5B H(18)

**DEPARTMENT COMMENTS**

The Planning, Development and Building Services Department **has no concerns with** the application.

**DISCUSSION AND RATIONALE**

Section 57 (1) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits a committee of adjustment to issue a certificate of validation with respect to land that was previously conveyed and subsequently found to be in contravention of the current *Act* or a predecessor of it.

Per Section 57 (6) of the *Act*, a Validation of Title shall not be issued unless the land in questions conforms to the criteria that apply to the granting of consents under Section 51 (24). With respect to the criteria listed in Section 51 (24), staff have no concerns with the application.

As indicated by the applicant, the separate conveyances of two part-lots (fourthly and fifthly described lands) occurred without subdivision approval, resulting in a contravention of Section 50 of the *Planning Act*. Both transfers are therefore invalid and require remedial action, thus a validation certificate is required.



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Elizabeth King  
Planner I, Development Review All Wards  
Planning, Development and Building  
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James Ireland  
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