

**DECISION
CHANGE OF CONDITION**

Date of Decision:	January 23, 2026
Panel:	3 - Rural
File No.:	D08-01-25/B-00228
Application:	Change of condition under section 53 of the <i>Planning Act</i>
Applicant:	Canci Homes Corporation Inc.
Property Address:	860 Fieldown Street
Ward:	1 - Orléans East-Cumberland
Legal Description:	Part of Lot 7, Registered Plan 50M-187
Zoning:	V1E
Zoning By-law:	2008-250
Heard:	January 13, 2026, in person and by videoconference

PURPOSE OF THE REQUEST

- [1] On November 28, 2025, the Committee of Adjustment granted provisional consent for a conveyance at 860 Fieldown Street.
- [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 December 18, 2025**, to the satisfaction of the **Secretary-Treasurer of the Committee of Adjustment or their designate.**”

PUBLIC HEARING

Oral Submissions Summary

- [3] Ciana Canci, agent for the Applicant, provided a brief overview of the request to change the condition.
- [4] City Planner Wendy Yang confirmed she 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 application 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 condition change 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 November 28, 2025, is deleted and 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 December 18, 2025**, to the satisfaction of the **Secretary-Treasurer of the Committee of Adjustment or their designate.**

"Terence Otto"
TERENCE OTTO
VICE-CHAIR

Absent
GARY DUNCAN
MEMBER

Absent
BETH HENDERSON
MEMBER

"Martin Vervoort"
MARTIN VERVOORT
MEMBER

"Jocelyn Chandler"
JOCELYN CHANDLER
MEMBER

"Heather MacLean"
HEATHER MACLEAN
MEMBER

"George Barrett"
GEORGE BARRETT
MEMBER

I certify this is a true copy of the Decision of the Committee of Adjustment of the City of Ottawa, dated **January 23, 2026**.

"Michel Bellemare"
MICHEL BELLEMARE
SECRETARY-TREASURER

Ce document est également offert en français.

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