



Municipalité de / Municipality of Val Rita-Harty
March 17, 2026 - Public Meeting - Committee of Adjustment - 05:30 PM

1 Adoption of the Agenda

That the agenda is approved as circulated.

2 Appointment of Committee of Adjustment Chair

THAT Councillor Steven Lambert be appointed as Chair for this Committee of Adjustment meeting.

3 Declaration of Pecuniary and General Conflict of Interest

4 Public Meeting

For the record, Notice of this Public meeting for the two (2) proposed Consent Applications No. VRH-02 and VRH-3, was posted on the Municipal Website, on Municipal Facebook and was sent to assessed property owners within the mandated distance of the application(s) on February 24, 2026, being a minimum of twenty (20) days prior to the public meeting held this 17th day of March, 2026. Each notice included an explanation of the purpose and effect of the proposed planning development consent application(s).

4.1 Consent Application VRH-02

📎 Public Notice: VRH-02

📎 Consent Application VRH-02 Report from Planner

4.2 Consent Application VRH-03

📎 Public Notice: VRH-03

📎 Consent Application VRH-03 Report from Planner

5 Committee of Adjustment Meeting

THAT this meeting of the Committee of Adjustment be called to order at _____p.m. and BE IT FURTHER RESOLVED THAT the Committee of Adjustment hereby constitutes itself for the purpose of hearing matters in accordance with the *Planning Act*.

6 Committee of Adjustment Business

6.1 Consent Application VRH-02

THAT Committee of Adjustment recommend to Council approval of Consent Application File VRH-002 pursuant to Section 53 of the Planning Act, subject to the following conditions:

1. The Certificate of Consent pursuant to Section 53(42) of the Planning Act shall be issued within two years of the notice of decision. Any request for the Certificate of Consent must include a written submission demonstrating that all conditions of the consent have been satisfied.

2. That the following parcels be merged through a deeming by-law enacted by the Municipality and recorded on title at the Land Registry Office (details in Figure 1):

- PCL 11269 SEC CC; BLK B PL M315C OWENS; VAL RITA-HARTY
- PCL 12999 SEC CC; PT LT 9 CON 18 OWENS PT 4, 6R3240; VAL RITA-HARTY
- PCL 11268 SEC CC; PT LT 9 CON 18 OWENS PT 2 & 3, 6R3240; VAL RITA-HARTY
- PCL 12998 SEC CC; PT LT 9 CON 18 OWENS PT 6, 6R3240, PT 2, 6R5992; VAL RITA-HARTY
- PCL 10883 SEC CC; PT LT 9 CON 18 OWENS PT 5, 6R3240; VAL RITA-HARTY
- PCL 6662 SEC CC; PT LT 9 CON 18 OWENS PT 2, CR229; VAL RITA-HARTY
- PCL 10395 SEC CC; PT LT 8 CON 17 OWENS PT 9, 6R3240; VAL RITA-HARTY

3. That the restriction be removed from the Land Registry records on:

- PCL 10883 SEC CC; PT LT 9 CON 18 OWENS PT 5, 6R3240; VAL RITA-HARTY

4. That all applicable fees for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By-law.

5. That a draft reference plan, prepared by an Ontario Land Surveyor and illustrating the lands subject to Consent File VRH-002, be submitted to the Municipality for review and approval prior to registration in the applicable Land Registry Office.

6. That any outstanding property taxes applicable to both the severed and retained parcels be paid in full.

6.2 Consent Application VRH-03

THAT Committee of Adjustment recommend that Council approve Consent Application File VRH-003 pursuant to Section 53 of the Planning Act, subject to the following conditions:

1. The Certificate of Consent pursuant to Section 53(42) of the Planning Act shall be issued within two years of the notice of decision. Any request for the Certificate of Consent must include a written submission demonstrating that all conditions of the consent have been satisfied.

2. That the following parcels be merged or adjusted through a deeming by law enacted by the Municipality and recorded on title at the Land Registry Office (details in Figure 1):

- PCL 9133 SEC CC; PT LT 8 CON 17 OWENS PT 21, 6R2225; VAL RITA-HARTY
- PT LT 8 CON 17 OWENS BEING PTS 22 AND 23, 6R2225; TOWNSHIP OF VAL RITA-HARTY

3. That all applicable fees for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By law.

4. That a draft reference plan, prepared by an Ontario Land Surveyor and illustrating the lands subject to Consent File VRH-003, be submitted to the Municipality for review and approval prior to registration in the applicable Land Registry Office.

5. That any outstanding property taxes applicable to both the severed and retained parcels be paid in full.

6. That the severed industrial lot (M1 portion) comply with all applicable Zoning By-law provisions. Any identified non-conformities (e.g., parking) must be addressed through a zoning amendment, minor variance, or other mechanism prior to development.

7. That the retained lot, currently dual-zoned (M1 & A1) and containing a non-conforming industrial use, be required to:

- Rezone the lot to a single zone that reflects the intended future use and aligns with the Official Plan (e.g., M1 to formalize the existing industrial use, or Rural (A1) for continued rural use).
- Submit a zoning amendment application to the Municipality prior to finalization of the consent and complete the rezoning process within a timeframe established by Council.

8. That the owner provide confirmation of municipal servicing availability (water and sewer) for the severed lot prior to issuance of the Certificate of Consent.

7 Adjournment



Notice of Public Hearing

Committee of Adjustment

Take Notice that The Corporation of the Township of Val Rita-Harty will be considering the following Application for Consent, under Section 53 of the Planning Act, R.S.O. 1990, as amended.

Consent Application: VRH-002

Public Meeting Date: March 17, 2026 at 5:30 p.m.

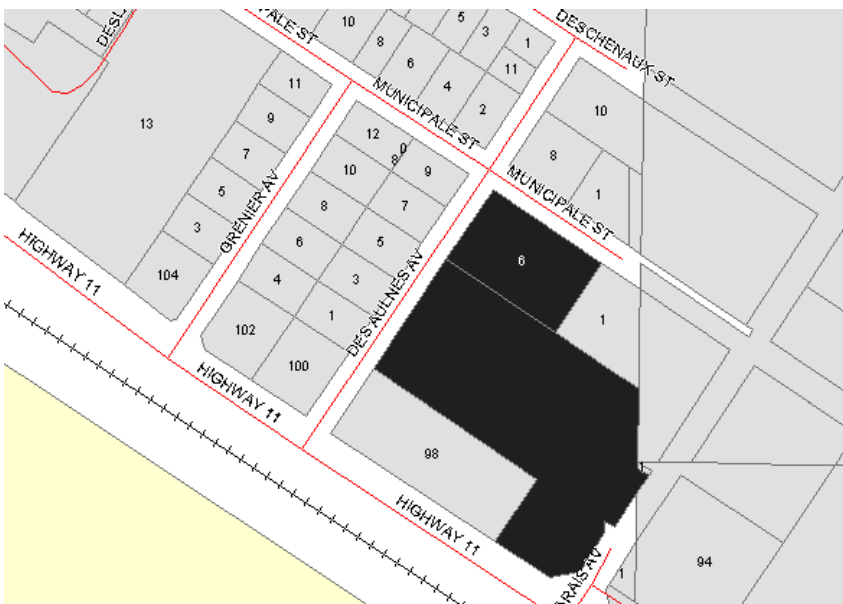
Property Location: 2 and 6 des Aulnes Avenue, Val Rita and 96 Government Road, Val Rita

- **Applicant:** Val Rita-Harty
- **File Number:** VRH-002
- **Subject Property:** 2 and 6 des Aulnes Avenue, Val Rita and 96 Government Road, Val Rita
- **Date of Decision:** March 17th, 2026
- **Date of Notice:** March 18th, 2026
- **Last Day to Appeal:** April 1st, 2026

Purpose and Effect:

The proposed Consent seeks to sever a parcel of land from the existing OK Tire property at 2 and 6 des Aulnes Avenue, Val Rita and 96 Government Road, Val Rita. The property owners will use the severed property for tire servicing and repair while the retained lot will contain the OK Tire banner. The severed lot will have a frontage of 159.52m and a total area of 0.797 ha. The retained lot will have 144.91m of frontage and an area of 0.834 ha.

The legal description of the subject lands are Parts Lot 9 and Part Lot 8, Registered Plan No. M315C. See key map below.



What can the public expect at the Public Hearing?

Public hearings are conducted to assist with decision making, and it is your opportunity to let your view be known. Be advised that only the applicant, the Minister, a specified person (being a utility and transportation company) or a public body that files an appeal of the decision with respect to the proposed consent does not make written submissions before it gives or refuses to give provisional consent, the Ontario Land Tribunal (OLT) may dismiss the appeal. If you wish to be notified of the decision, you must make written request to the undersigned. It is important that you provide your feedback and ensure your voice is heard!

For more information:

Additional information is available during regular office hours in the Clerk's Department. You may also request a copy of this notice by contacting:

Clerk's Department
Township of Val Rita-Harty
6 Government Road, Val Rita,
ON P0L 2G0
Email: services@valharty.ca
Phone: 705-335-6146

A note about information you may submit to the Town:

Under the authority of the Municipal Act, 2001, and in accordance with Ontario's Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), all information provided for or during a Public Meeting, Public Consultation, or other public process forms part of the public record, including resident deputations. This information may be published on the Township's website and/or made available to the public upon request.

Questions? Ask the Planner!

Municipality of Val Rita-Harty
106 Government Rd,
Val Rita, ON, P0L 2G0
Tel: 705-419-2101

Dated this 24th day of February, 2026.

Barbara Major
Deputy Clerk
Township of Val Rita-Harty

This document can be made available in other accessible formats as soon as practicable upon request
Accessible.



LAND USE PLANNING REPORT

File: # VRH 002 - Consent

Prepared By :
Josh Young

1-705-419-2101
1894 Lasalle Blvd Sudbury
www.e4m.solutions

TO: Mayor and Council, Township of Val Rita-Harty
FROM: Josh Young, CPT Planner (E4m Consultant)
DATE: March 17, 2026
RE: Application for Consent to Sever File VRH-002

Recommendation:

THAT Council approve Consent Application File VRH-002 pursuant to Section 53 of the Planning Act, subject to the following conditions:

1. The Certificate of Consent pursuant to Section 53(42) of the Planning Act shall be issued within two years of the notice of decision. Any request for the Certificate of Consent must include a written submission demonstrating that all conditions of the consent have been satisfied.
2. That the following parcels be merged through a deeming by-law enacted by the Municipality and recorded on title at the Land Registry Office (details in Figure 1):
 - PCL 11269 SEC CC; BLK B PL M315C OWENS; VAL RITA-HARTY
 - PCL 12999 SEC CC; PT LT 9 CON 18 OWENS PT 4, 6R3240; VAL RITA-HARTY
 - PCL 11268 SEC CC; PT LT 9 CON 18 OWENS PT 2 & 3, 6R3240; VAL RITA-HARTY
 - PCL 12998 SEC CC; PT LT 9 CON 18 OWENS PT 6, 6R3240, PT 2, 6R5992; VAL RITA-HARTY
 - PCL 10883 SEC CC; PT LT 9 CON 18 OWENS PT 5, 6R3240; VAL RITA-HARTY
 - PCL 6662 SEC CC; PT LT 9 CON 18 OWENS PT 2, CR229; VAL RITA-HARTY
 - PCL 10395 SEC CC; PT LT 8 CON 17 OWENS PT 9, 6R3240; VAL RITA-HARTY
3. That the restriction be removed from the Land Registry records on:
 - PCL 10883 SEC CC; PT LT 9 CON 18 OWENS PT 5, 6R3240; VAL RITA-HARTY
4. That all applicable fees for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By-law.
5. That a draft reference plan, prepared by an Ontario Land Surveyor and illustrating the lands subject to Consent File VRH-002, be submitted to the Municipality for review and approval prior to registration in the applicable Land Registry Office.
6. That any outstanding property taxes applicable to both the severed and retained parcels be paid in full.

Purpose:

This report provides Council with a planning analysis and recommendation on Consent Application File VRH-002, submitted under Section 53 of the Planning Act.

The application proposes the severance of an existing industrial property, municipally known as 2 and 6 Des Aulnes Avenue and 96 Government Road, Val Rita, resulting in two separate legal parcels:

- Severed parcel: approx. 1.9797 hectares, 150.5 metres frontage
- Retained parcel: approx. 0.9430 hectares, 51.5 metres frontage

No new buildings or land uses are proposed. The application only creates two legal lots based on the existing site layout.

A Key Map (Figure 1) shows the location of the subject lands and the proposed severed and retained parcels.



Kye Map (Figure 1)

Background:

The subject property is a prominent corner lot on the south side of Val Rita, within the designated settlement area. It fronts Highway 11 (Government Road) and is bounded by Du Marais Avenue, Des Aulnes Avenue, and Municipale Street.

The property consists of seven registered parcels (Figure 2) and is zoned M1 (Industrial Zone) under the Municipality of Val Rita-Harty Zoning By-law. Together, these parcels form an existing industrial site with buildings, operational yards, storage structures, and fuel storage infrastructure, including underground gasoline tanks, a combined gasoline/diesel tank, and an above-ground propane tank.

The site has frontage and access to Des Aulnes Avenue and Highway 11 and is serviced by existing municipal water and sewer infrastructure.



(Figure 2)

- i. PCL 11269 SEC CC; BLK B PL M315C OWENS; VAL RITA-HARTY
- ii. PCL 12999 SEC CC; PT LT 9 CON 18 OWENS PT 4, 6R3240; VAL RITA-HARTY
- iii. PCL 11268 SEC CC; PT LT 9 CON 18 OWENS PT 2 & 3, 6R3240; VAL RITA-HARTY
- iv. PCL 12998 SEC CC; PT LT 9 CON 18 OWENS PT 6, 6R3240, PT 2, 6R5992; VAL RITA-HARTY
- v. PCL 10883 SEC CC; PT LT 9 CON 18 OWENS PT 5, 6R3240; VAL RITA-HARTY
- vi. PCL 6662 SEC CC; PT LT 9 CON 18 OWENS PT 2, CR229; VAL RITA-HARTY
- vii. PCL 10395 SEC CC; PT LT 8 CON 17 OWENS PT 9, 6R3240; VAL RITA-HARTY

Comments

- MMAH, MTO, Fire: Responses are pending.
- Legal (Wishart Law Firm LLP): *“The issue is the distinction between how parcels are treated for administrative purposes by Teranet and MPAC compared to their legal status within the Teraview Land Registry system. The administrative treatment by Teranet and MPAC does not in and of itself effect a legal merger of parcels. The existence of multiple pins is a strong indicator that, absent a formal application to consolidate or other mechanism to consolidate, the parcels remain legally distinct despite common ownership. It would be interesting to know why they did not merge.”*

Analysis:

Provincial Planning Statement 2024 (PPS 2024)

Under Section 3(5) of the Planning Act, decisions must be consistent with provincial policy statements.

- The lands are within a settlement area and are already developed for industrial purposes.
- The proposal does not expand the settlement area or introduce non-employment uses.
- The severance supports efficient use of land and infrastructure by formalizing existing operations.
- The proposal aligns with PPS policies on employment lands, which call for protection and continued use of employment areas.

Summary: The PPS encourages development within settlement areas and protection of employment lands. This proposal complies with both policies.

Official Plan

The subject lands are designated Industrial pursuant to Section 6(3)(d) of the Official Plan of Val Rita-Harty.

Key Official Plan considerations:

- Consent approvals: Council must ensure a plan of subdivision is not necessary.

- Non-residential consents in Townsite: Preference is given to industrial consents that maintain orderly development, provide access, and avoid conflicts with adjacent properties.
- Industrial policies: Industrial uses include trade shops, maintenance garages, transport facilities, wholesale establishments, and municipal utility uses. The proposal aligns with these uses and is consistent with the Official Plan.

Summary: The Official Plan supports industrial land use on the site and allows this type of lot division.

Zoning Bylaw

The subject lands are zoned General Industrial (M1) in accordance with the Township of Val Rita-Harty’s Comprehensive Zoning By-law No. 839-08, as amended. The proposed application for consent has been reviewed to determine compliance with the applicable zoning provisions.

The following chart summarizes the zoning standards relevant to the proposed severance and demonstrates how the retained and severed parcels conform to the requirements of the Zoning By-law:

Zoning Standard	Requirement (By-Law)	Proposed (Retained)	Proposed (Severed)	Compliance
Zone Category	General Industrial (M1)	M1	M1	Yes
Permitted Use	Use must be permitted in the zone	Tire service & Repair Shop	Ok Tire banner	Yes
Minimum Lot Area		0.943 ha (2.3acres)	1.6797 ha (4.15acres)	Yes
Minimum Lot Frontage	30m	51.5m	150.5m	Yes
Parking Requirements	As per Zoning By-law	[Insert]	[Insert]	Yes

Based on our review, both the retained and severed lots meet the requirements of the Zoning By-law. No changes to the Zoning By-law or minor variances are needed, and the application complies with all zoning rules.

Conclusion:

The proposed consent has been evaluated against provincial policy, municipal policy, zoning requirements, and statutory criteria.

- It is consistent with the PPS 2024, conforms with the Official Plan, complies with zoning regulations, and creates two legal lots that reflect the existing industrial site layout.
- It is the professional opinion of staff that the consent represents good planning and satisfies the requirements of the Planning Act.

Approval is recommended, subject to the conditions outlined in the Recommendation section.

Appendix - Legislation/Applicable Law/Municipal Policy

The following legislative framework was used to guide the planning analysis.

Provincial Planning Statement 2024 (PPS 2024)

Settlement Areas

Section 2.3 of the PPS 2024 addresses Settlement Areas.

Section 2.3.1.1 states:

“Settlement areas shall be the focus of growth and development.”

The subject lands are located entirely within the settlement area. The proposed consent supports continued development and land use activity within this designated growth area and does not promote expansion into rural or undeveloped lands.

Section 2.3.1.2 further provides that land use patterns within settlement areas should:

“efficiently use land and resources;”

“optimize existing and planned infrastructure and public service facilities;”

The lands are already developed and serviced for industrial purposes. The proposed consent represents a refinement of land tenure within an established industrial site and therefore promotes the efficient use of existing land, infrastructure, and services.

Section 2.3.1.3 states:

“Planning authorities shall support general intensification and redevelopment.”

While the proposal does not constitute intensification in the traditional sense, it facilitates orderly site configuration and continued industrial function within a developed area, which aligns with the broader intent of supporting redevelopment and efficient land use within settlement areas.

Employment and Economic Development

Section 2.8 of the PPS 2024 addresses Employment.

Section 2.8.1 states:

“Planning authorities shall plan for, protect and preserve employment areas.”

Section 2.8.2 further provides:

“Employment areas shall be protected for current and future uses.”

The subject lands form part of the Municipality’s industrial employment land base. The proposed consent does not remove lands from employment use, nor does it introduce incompatible uses. Rather, it supports the continued viability and functionality of established industrial lands within the settlement area.

Official Plan

Section 4(2) Guidelines For Consent Approvals

a) Condition for Consent Consideration:

Prior to considering a consent for a land severance application, Council Shall establish that a plan of subdivision is not necessary in accordance with the requirements of Section 4(1)(a) of this plan.

v) Zoning

Where a parcel proposed to be severed, or in those cases where the parcel proposed to be retained and are approved by exceptions, do not conform to the implementing zoning by-law, the severance approval shall be conditional upon a zoning change. The Council shall be assured that the general intent and purpose of the comprehensive Zoning By-law are maintained, notwithstanding, and amendment thereto.

c) Consents in Townsite Designations:

i) Non-Residential

For lands designated Townsite on Schedule A hereto, preference will be given to non-residential consent for land severances which:

- Would not prejudice the future orderly development of adjacent lands;
- Reinforce in-depth development and facilitates future in-depth development by providing rights-of-way access to vacant land;
- Would be in compliance with the general location policies particularly those of Section 6(3)(d) of this plan; and
- Infill those areas identified, particularly in Section 6(3)(d), which are already substantially developed, without creating land use conflicts with adjacent properties

Section 6 (4) Townsite

a) General Policies for townsite Designations:

(i) Policies for Commercial and Industrial Uses: In Townsite Designations
(paragraph 13)

Industrial uses shall generally consist of those already existing, however, new uses shall be encouraged to locate east of Des Aulnes Avenue in the townsite of Val Rita as infill first, and then as expansion eastward or northward of this area. This will prevent interference with the quiet enjoyment of residential property owners.

Automobile and tourist oriented commercial uses may also be located within this area. Development shall generally take place as individual sites and the traffic generated by this area should be oriented to Des Aulnes Avenue and Highway No. 11 so as to prevent the traffic from passing through local streets in the residential neighborhoods.

Section 6(3)(e)

- (i) The commercial uses permitted in the Townsite designation may include clinics, convenience stores, financial institutions, offices, personal service shops, restaurants, retail stores and service repair shops, which are generally to be located in the commercial area of townsite of Val Rita. Within the townsite of Harty, convenience stores serving the day-to-day needs of the residents are permitted along Highway No. 11.

Commercial uses also include those uses oriented to automobile and truck traffic and the furnishing of bulk supplies such as: building materials and hardware; establishments servicing automobiles and trucks; establishments supplying fuel; and motels, including restaurants. These commercial uses shall be located in the industrial area east of Des Aulnes Avenue in the townsite of Val Rita.

Industrial uses shall include trade shops like carpentry, electrical, metalworks, plumbing, welding and woodworking; maintenance garages; transport facilities; plus wholesale establishments. The municipal water plant and municipal sewerage treatment facility shall also be included as permitted uses. The industrial uses shall be located in the industrial area of east Des Aulnes Avenue in the townsite of Val Rita.



Notice of Public Hearing

Committee of Adjustment

Take Notice that The Corporation of the Township of Val Rita-Harty will be considering the following Application for Consent, under Section 53 of the Planning Act, R.S.O. 1990, as amended.

Consent Application: VRH-003

Public Meeting Date: March 17, 2026 at 5:30 p.m.

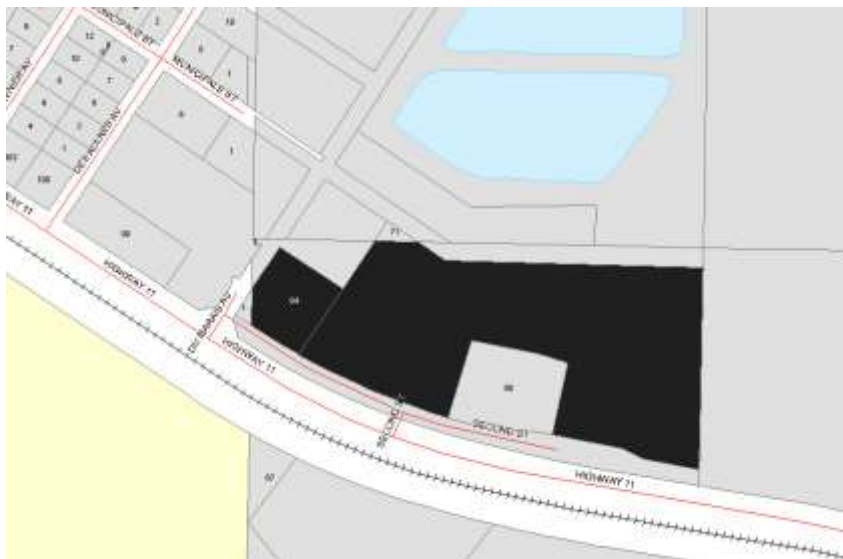
Property Location: 92 and 94 Government Road, Val Rita

- **Applicant:** Val Rita-Harty
- **File Number:** VRH-003
- **Subject Property:** 92 and 94 Government Road, Val Rita
- **Date of Decision:** March 17th, 2026
- **Date of Notice:** March 18th, 2026
- **Last Day to Appeal:** April 1st, 2026

What is being proposed?

The proposed Consent seeks to sever a parcel of land from the existing OK Tire property at 92 and 94 Government Road, Val Rita. The property owners will continue to use the severed property for truck sales, service and towing. The severed lot will have a frontage of 66.14m and a total area of 0.797 ha. The retained lot will have 187.57m + 158m (irregular) of frontage and an area of 2.69 ha + 4.12 ha

The legal description of the subject lands is Pt Lot 8, Parts 21, 22 & 23. Registered Plan No. 6R2225. See key map below.



What can the public expect at the Public Hearing?

Public hearings are conducted to assist with decision making, and it is your opportunity to let your view be known. Be advised that only the applicant, the Minister, a specified person (being a utility and transportation company) or a public body that files an appeal of the decision with respect to the proposed consent does not make written submissions before it gives or refuses to give provisional consent, the Ontario Land Tribunal (OLT) may dismiss the appeal. If you wish to be notified of the decision, you must make written request to the undersigned. It is important that you provide your feedback and ensure your voice is heard!

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Township of Val Rita-Harty
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Email: services@valharty.ca
Phone: 705-335-6146

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Questions? Ask the Planner!

Municipality of Val Rita-Harty
106 Government Rd,
Val Rita, ON, P0L 2G0
Tel: 705-419-2101

Dated this 24th day of February, 2026.

Barbara Major
Deputy Clerk
Township of Val Rita-Harty

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Accessible.



LAND USE PLANNING REPORT

File: # VRH 003 - Consent

Prepared By :
Josh Young

1-705-419-2101
1894 Lasalle Blvd Sudbury
www.e4m.solutions

TO: Mayor and Council, Township of Val Rita-Harty
FROM: Josh Young, CPT Planner (E4m Consultant)
DATE: March 17, 2026
RE: Application for Consent to Sever File VRH-003

Recommendation:

THAT Council approve Consent Application File VRH-003 pursuant to Section 53 of the Planning Act, subject to the following conditions:

1. The Certificate of Consent pursuant to Section 53(42) of the Planning Act shall be issued within two years of the notice of decision. Any request for the Certificate of Consent must include a written submission demonstrating that all conditions of the consent have been satisfied.
2. That the following parcels be merged or adjusted through a deeming by law enacted by the Municipality and recorded on title at the Land Registry Office (details in Figure 1):
 - PCL 9133 SEC CC; PT LT 8 CON 17 OWENS PT 21, 6R2225; VAL RITA-HARTY
 - PT LT 8 CON 17 OWENS BEING PTS 22 AND 23, 6R2225; TOWNSHIP OF VAL RITA-HARTY
3. That all applicable fees for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By law.
4. That a draft reference plan, prepared by an Ontario Land Surveyor and illustrating the lands subject to Consent File VRH-003, be submitted to the Municipality for review and approval prior to registration in the applicable Land Registry Office.
5. That any outstanding property taxes applicable to both the severed and retained parcels be paid in full.
6. That the severed industrial lot (M1 portion) comply with all applicable Zoning By-law provisions. Any identified non-conformities (e.g., parking) must be addressed through a zoning amendment, minor variance, or other mechanism prior to development.
7. That the retained lot, currently dual-zoned (M1 & A1) and containing a non-conforming industrial use, be required to:
 - Rezone the lot to a single zone that reflects the intended future use and aligns with the Official Plan (e.g., M1 to formalize the existing industrial use, or Rural (A1) for continued rural use).
 - Submit a zoning amendment application to the Municipality prior to finalization of the consent and complete the rezoning process within a timeframe established by Council.
8. That the owner provide confirmation of municipal servicing availability (water and sewer) for the severed lot prior to issuance of the Certificate of Consent.

Purpose:

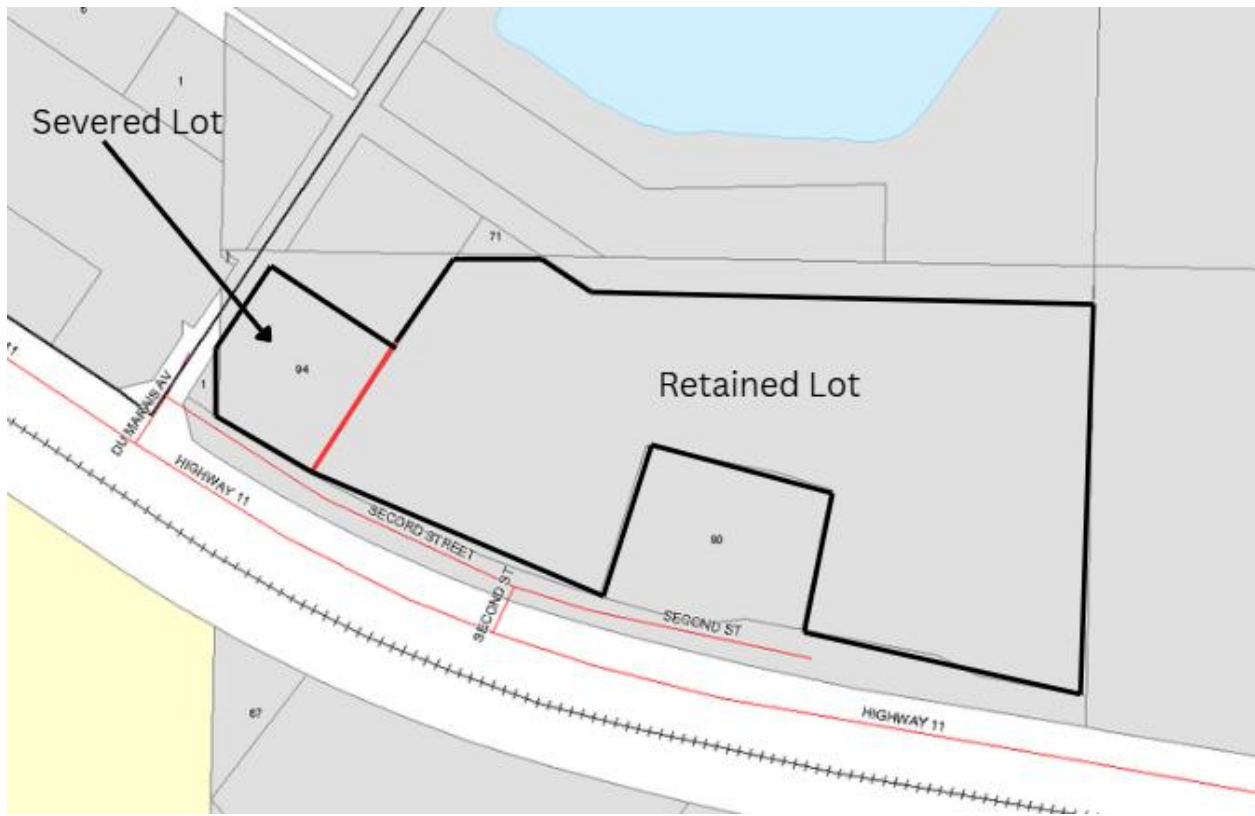
This report provides Council with a planning analysis and recommendation on Consent Application File VRH-003, submitted under Section 53 of the Planning Act.

The application proposes the severance of an existing industrial property, municipally known as 92 and 94 Government Road, Val Rita, resulting in two separate legal parcels:

- Severed parcel: approx. 0.797 hectares, 66.14 metres frontage
- Retained parcel: approx. 7.08 hectares, 187.57 metres frontage

No new buildings or land uses are proposed. The application only creates two legal lots based on the existing site layout.

A Key Map (Figure 1) shows the location of the subject lands and the proposed severed and retained parcels.



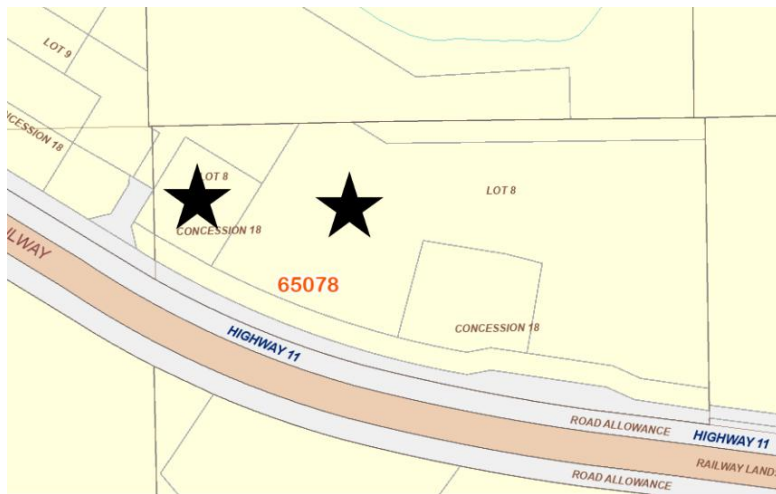
Key Map (Figure 1)

Background:

The subject property is a prominent corner lot on the south side of Val Rita, within the designated Rural area. Fronts Secord Street and is bounded by Du Marais Av.

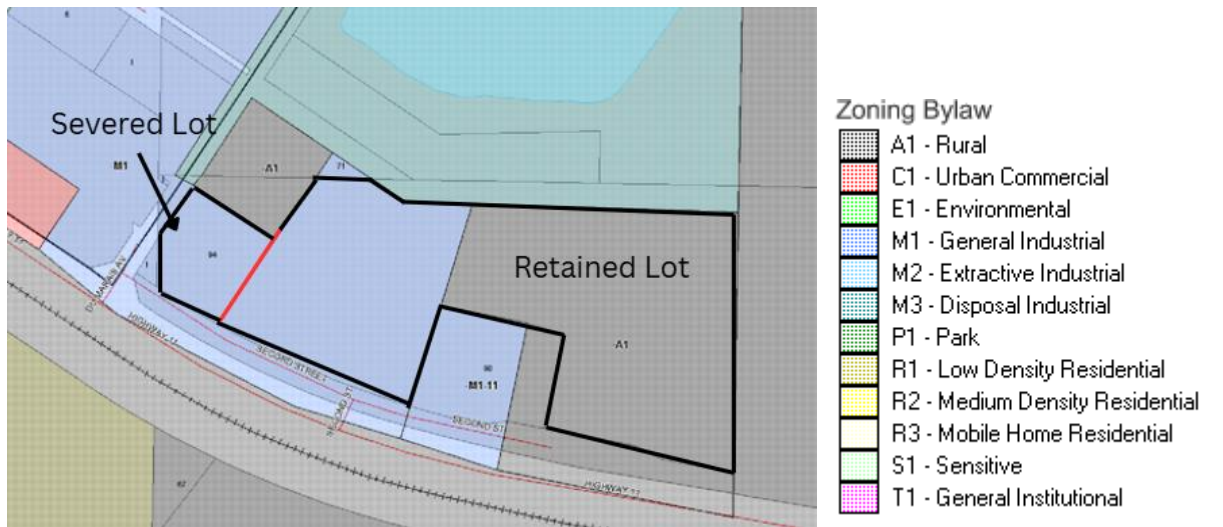
The property consists of two registered parcels (Figure 2) and is zoned M1 (Industrial Zone) & A1 Rural (Figure 3) under the Municipality of Val Rita-Harty Zoning By-law. Together, these parcels form an existing industrial site with buildings, operational yards.

The site has frontage and access to Secord Street and Du Marais Av and is serviced by existing municipal water and sewer infrastructure.



(Figure 2)

- PCL 9133 SEC CC; PT LT 8 CON 17 OWENS PT 21, 6R2225; VAL RITA-HARTY
- PT LT 8 CON 17 OWENS BEING PTS 22 AND 23, 6R2225; TOWNSHIP OF VAL RITA-HARTY



(Figure 3)

Comments

- MMAH, MTO, Fire: Responses are pending.
- Legal (Wishart Law Firm LLP): *“The issue is the distinction between how parcels are treated for administrative purposes by Teranet and MPAC compared to their legal status within the Teraview Land Registry system. The administrative treatment by Teranet and MPAC does not in and of itself effect a legal merger of parcels. The existence of multiple pins is a strong indicator that, absent a formal application to consolidate or other mechanism to consolidate, the parcels remain legally distinct despite common ownership. It would be interesting to know why they did not merge.”*

Analysis:

Provincial Policy Statement 2024 (PPS 2024) – Dual-Zoned Property (M1 & A1)

Under Section 3(5) of the Planning Act, decisions must be consistent with provincial policy statements.

- The lands are partially located outside a settlement area, with M1 – Industrial and A1 – Rural zoning. The M1 portion supports industrial use, and the A1 portion retains rural and potential employment uses.
- The proposal does not expand any settlement area boundaries or introduce non-employment uses. Both the severed and retained lots continue to support employment or rural economic activities.
- The severance supports efficient use of land and infrastructure by allowing the municipally serviced portion (severed lot) to be developed for industrial purposes, while the unserviced retained lot maintains flexibility for future rural or employment-related uses.
- The proposal aligns with PPS policies on employment lands, including Section 1.1.3.2, which encourages the identification, protection, and continued use of lands for employment in rural areas, and Section 2.3.3, which promotes sustainable rural development.

Summary: The PPS encourages development in areas that can be efficiently serviced and protects employment lands. This proposal complies with both policies by enabling development of the serviced industrial portion while maintaining long-term employment and rural use on the unserviced portion.

Official Plan Considerations:**Rural Policies:**

The Official Plan designates the subject property as Rural, which is intended to support agricultural, forestry, and other resource-related uses.

Non-Residential Consents in Rural Areas.

The Official Plan permits non-residential consents within the Rural designation where certain criteria are met, including that the use supports the local economy, the severed and retained parcels maintain orderly development, and appropriate access is available while minimizing potential land use conflicts with adjacent properties.

Industrial Use Considerations:

The subject lands are designated Rural in the Official Plan. Industrial uses are not permitted within this designation. Both the severed and retained parcels are entirely located within the Rural designation; therefore, the existing M1 industrial use on the property is not consistent with the permitted uses of the Official Plan and is considered a non-conforming use.

Summary and Considerations for Council:

The proposed severance would separate the industrial use from the remainder of the Rural lands, which may help reduce potential land use conflicts with surrounding agricultural and rural uses.

However, because the industrial operation is not a permitted Rural use, Council must consider the implications of creating or perpetuating a parcel that relies on a non-conforming use.

In reviewing the consent, Council should consider:

- Whether the severance maintains the intent of the Rural designation, supporting rural and resource-related uses;
- Whether the resulting parcels create any land use conflicts with adjacent Rural or agricultural properties;
- Whether conditions (such as zoning amendments or minor variances) are required to formally recognize the existing non-conforming use and ensure that the severed lot remains compatible with the overall policies of the Official Plan.

Zoning Considerations:

The subject lands are zoned General Industrial (M1) and Rural (A1) under the Township of Val Rita-Harty's Comprehensive Zoning By-law No. 839-08, as amended. The proposed severance has been reviewed to determine compliance with the applicable zoning provisions.

The following table summarizes the relevant zoning standards for the proposed severed and retained parcels and indicates whether each parcel meets the requirements of the Zoning By-law:

Zoning Standard	Requirement (By-Law)	Proposed (Retained)	Proposed (Severed)	Compliance
Zone Category		M1/A1	M1	Yes
Permitted Use	Use must be permitted in the zone	Vacant Lot	Garage/Office	Yes
Minimum Lot Area	M1- A1- 10 ha	7.08 ha (17.5acres)	0.797 ha (1.969acres)	No
Minimum Lot Frontage	M1 - 30m A1 – 365m	51.5m	150.5m	No
Parking Requirements	As per Zoning By-law		5	No

Based on our review, neither the severed nor the retained parcel fully complies with the Zoning By-law:

- The severed lot (M1) does not meet the minimum parking requirements.
- The retained lot (dual-zoned M1 & A1) does not meet the minimum lot area or frontage for the A1 portion, and the M1 portion may require adjustments to comply with certain standards.

As a result, rezoning or minor variances will be required to bring both parcels into full compliance. Council should consider these requirements in evaluating the proposed consent and in determining any conditions necessary to ensure the parcels are consistent with the intent of the Zoning By-law and the Official Plan.

Conclusion:

Neither the severed nor the retained parcels fully comply with the Zoning By-law. The severed M1 lot does not meet minimum parking requirements, and the retained dual-zoned M1/A1 lot does not meet the minimum lot area or frontage for the A1 portion, with additional adjustments potentially required for the M1 portion.

As a result, **rezoning or minor variances will be required** to bring the parcels into full compliance. In considering the consent, Council must weigh these zoning requirements alongside the Official Plan policies, including the Rural designation and the non-conforming industrial use, to ensure that the resulting parcels are consistent with the overall planning intent and compatible with surrounding land uses.

Appendix - Legislation/Applicable Law/Municipal Policy

The following legislative framework was used to guide the planning analysis.

Provincial Planning Statement 2024 (PPS 2024)

Rural Areas / M1 Industrial and A1 Rural Portions

Section 2.3.3 of the PPS 2024 addresses Rural Areas.

Section 2.3.3.1 states:

“In rural areas, planning authorities shall provide opportunities for sustainable rural development.”

Both the M1 – Industrial and A1 – Rural portions of the subject lands are located outside of a designated settlement area. The proposed severance supports continued rural and employment-related development. The severed lot is serviced with municipal water and sewer, making it suitable for industrial use, while the retained lot will continue as rural/industrial lands without municipal or private services. The severance allows the serviced portion to develop efficiently while maintaining the long-term viability of the unserviced portion in a rural context.

Section 2.3.3.2 further provides that:

“Planning authorities shall recognize the long-term viability of rural lands for employment and economic uses.”

The severed lot will continue as a serviced employment site, while the retained lot maintains flexibility for rural or industrial uses. Both lots continue to contribute to the Municipality’s rural economic base.

Employment and Economic Development

Section 1.1.3.2 of the PPS 2024 states:

“Planning authorities shall identify and protect lands for employment uses, including industrial uses, in rural areas where appropriate, in a manner that supports the economic viability of the area.”

Both the M1 and A1 portions support employment uses. The severed lot, with municipal servicing, is immediately developable for industrial purposes. The retained lot remains available for future rural or employment uses. The severance ensures continued employment potential and economic viability of the property.

Infrastructure and Servicing

Section 1.6.6 of the PPS 2024 states:

“Where municipal servicing is not available, new development may only be permitted if it can be safely serviced and meets long-term sustainability requirements.”

The severed lot is fully serviced with municipal water and sewer, meeting provincial requirements for industrial development. The retained lot has no municipal or private services and is therefore appropriate only for rural uses or limited employment activities that do not require municipal infrastructure.

Compatibility and Environmental Considerations

Section 2.1.4 of the PPS 2024 states:

“Development shall be compatible with the surrounding rural land uses and shall not hinder surrounding agricultural operations.”

Section 4.1 further requires that development:

“avoid negative impacts on natural heritage features and ecological functions.”

The proposed consent is within an existing industrial/rural property. No conflicts with surrounding rural uses are anticipated, and no natural heritage features are impacted. The severance maintains compatibility across both serviced and unserved portions.

Official Plan

Section 4(2) Guidelines For Consent Approvals

a) Condition for Consent Consideration:

Prior to considering a consent for a land severance application, Council Shall establish that a plan of subdivision is not necessary in accordance with the requirements of Section 4(1)(a) of this plan.

v) Zoning

Where a parcel proposed to be severed, or in those cases where the parcel proposed to be retained and are approved by exceptions, do not conform to the implementing zoning by-law, the severance approval shall be conditional upon a zoning change. The Council shall be assured that the general intent and purpose of the comprehensive Zoning By-law are maintained, notwithstanding, and amendment thereto.

d) Consents in Townsite Designations:

i. Non-Residential

For lands designated Rural on Schedule A hereto, preference will be given to non-residential consent for land severances which:

- Both the severed and retained portions are to be used for agriculture or agriculturally related uses;
- A separate site is required for an industrial use provided such development is for an operational servicing the needs of the local population or economy;
- A separate site is required for a natural resource related industrial operation, provided such development is directed to land where the resources is located;
- The site is directed to those lands exhibiting low resource potential when use of the site is not proposed to be resource related
- An on-going agricultural operation will be strengthened;
- The site is kept to minimum lot size for the purpose of the used proposed; and
- The approval will not prejudice the future orderly development of adjacent land.

4. Rural

(In this section from a) to f) defines the General Policies for Rural Designations: within Val Rita-Harty)

The policies for areas designated “RURAL” on Schedule A are as Follows:

- a) General Policies for Rural Designations:
- b) Policies for Residential uses in Rural Designations:
- c) Policies for Seasonal Residential uses in Rural Designations:
- d) Policies for Conservation Forestry and Recreational uses in Rural Designations:
- e) Policies for Agricultural Uses in Rural Designations:
- f) Policies for Mining Exploration and Extractive uses in Rural Designations: