



Municipalité de / Municipality of Val Rita-Harty
July 27, 2026 - Public Meeting - Committee of Adjustment - 06:00 PM

1 Call To Order

The Committee of Adjustment Committee meeting is called to order at ____ p.m.

2 Adoption of the Agenda

THAT the agenda is approved as circulated.

3 Declaration of Pecuniary and General Conflict of Interest

4 Public Meeting

4.1 Consent Application - VRH-004

📎 Consent Application - VRH-004

📎 Consent Application - VRH-004 Planners' Report

4.2 Consent Application - VRH-005

📎 Consent Application - VRH-005

📎 Consent Application - VRH-005 Planners' Report

4.3 Consent Application - VRH-006

📎 Consent Application - VRH-006

📎 Consent Application - VRH-006 - Planners' Report

5 Committee of Adjustment Meeting

THAT this meeting of the Committee of Adjustment be called to order at ____ pm
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-004

THAT Committee of Adjustment recommend to Council approval of Consent Application File VRH-004 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 condition of the consent have been satisfied.
2. That all applicable fees for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges Bylaw.
3. That a Rezoning application be completed to convert the Zone from A1 to RR.
4. That a draft reference plan, prepared by an Ontario Land Surveyor and illustrating the lands subject to Consent File VRH-006, 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.

6.1.1 Consent Application - VRH-005

THAT Committee of Adjustment recommend to Council approval of Consent Application File VRH-005 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 condition of the consent have been satisfied.
2. That all applicable fees for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges Bylaw.
3. That a Rezoning application be completed to convert the Zone from A1 to RR.
4. That a draft reference plan, prepared by an Ontario Land Surveyor and illustrating the lands subject to Consent File VRH-005, 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.

6.1.1.1 Consent Application - VRH-006

THAT Committee of Adjustment recommend to Council approval of Consent Application File VRH-006 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 condition of the consent have been satisfied.
2. That all applicable fees for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges Bylaw.
3. That a Rezoning application be completed to convert the Zone from A1 to RR.
4. That a draft reference plan, prepared by an Ontario Land Surveyor and illustrating the lands subject to Consent File VRH-006, 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.

7 Adjournment

THAT this Committee of Adjustment meeting be adjourned at pm.



Notice of Public Hearing

Date of this Notice: July 13th, 2026

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. 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: deputyclerk@valharty.ca
Phone: 705-335-6141

Committee of Adjustment

Application for Consent to the Council of The Corporation of the Township of Val Rita-Harty

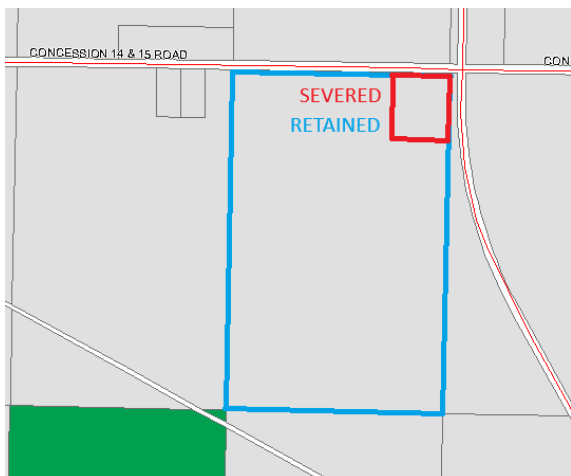
Property Location: 31 conc 14, Val Rita

- **Applicant:** Donald and Lise Bérubé
- **File Number:** VRH-004
- **Subject Property:** 31 conc 14, Val Rita
- **Date of Decision:** July 27th, 2026
- **Date of Notice:** July 28th, 2026
- **Last Day to Appeal:** Aug 10th, 2026

What is being proposed?

The proposed Consent seeks to sever a parcel of land from an existing A1 Rural lot at 31 conc 14, Val Rita. The property owners will use the severed property for residential purposes while the retained lot will be vacant. The severed lot will have a frontage of 179.04m and a total area of 9 acres. The retained lot will have 319.26m of frontage and an area of 90 acres. The severed lot will have access to both a private well and a private septic system. Additionally, the severed property contains a residential building (304 square meters), a garage (316 square meters), and a shed (146 square meters). The retained lot is vacant of structures.

The legal description of the subject land is OWENS CON 14 LOT 4 PCL 2617CC.



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

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

TO: Mayor and Council, Township of Val Rita-Harty
FROM: Josh Young, CPT Planner (E4m Consultant)
DATE: July 27th, 2026
RE: Application for Consent to Sever File VRH-004

Recommendation:

THAT Council approve Consent Application File VRH-004 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 all applicable fees for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By-law.
3. That a Rezoning application be completed to convert the Zone from A1 to RR
4. That a draft reference plan, prepared by an Ontario Land Surveyor and illustrating the lands subject to Consent File VRH-004, 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

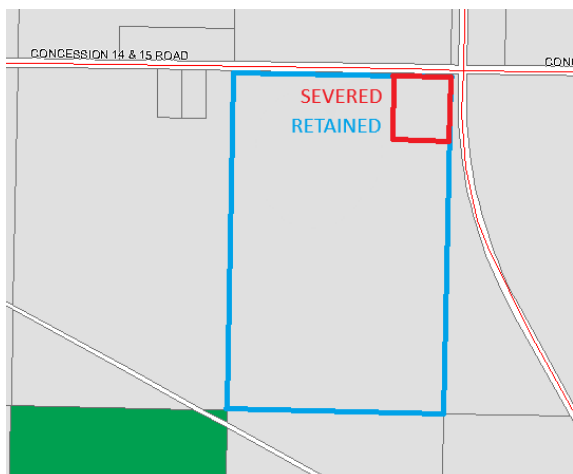
Purpose:

This report provides Council with a planning analysis and recommendation on Consent Application File VRH-004, submitted under Section 53 of the Planning Act.

The application proposes the severance of an A1 rural property, municipally known as OWENS CON 14 LOT 4 PCL 2617CC, Val Rita, resulting in two separate legal parcels:

- Severed parcel: approx. 3.64 hectares, 179.04 metres frontage
- Retained parcel: approx. 36.42 hectares, 319.26 metres frontage

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 fronts Concession 14

The property is zoned A1 (Rural Zone) under the Municipality of Val Rita-Harty Zoning By-law. This lot is predominantly used for mixed agriculture with a residence on the North East corner that the subject wishes to be retained.

Comments

- MMAH, MTO, Fire: Responses are pending.

Analysis:

Provincial Planning Statement 2024 (PPS 2024)

Under Section 2(5) of the Planning Act, decisions must be consistent with provincial policy statements.

The subject lands are located within a rural area of the municipality. The proposal supports the continued health and viability of the rural area by building upon its existing character and making efficient use of available infrastructure and public service facilities.

The proposed development contributes to the diversification of the rural economy and supports opportunities for a broader range of uses, consistent with policies promoting economic growth, tourism potential, and the sustainable use of local resources. Where applicable, the proposal accommodates an appropriate range of uses and development that is compatible with the surrounding rural context, while maintaining the scale and character of the area. Consideration has been given to locally appropriate rural characteristics and servicing levels to ensure the development is sustainable and appropriate.

The proposal is consistent with the direction that rural settlement areas are the focus of growth and development, and supports their vitality and long-term regeneration where applicable.

Summary: The PPS supports healthy, integrated, and viable rural areas through appropriate development, economic diversification, and efficient use of infrastructure. This proposal aligns with these policies by reinforcing rural character, supporting economic opportunities, and ensuring development is compatible with available services.

Official Plan

The subject lands are designated Rural pursuant to Section 6(4)(a)(i) of the Official Plan of Val Rita-Harty.

Key Official Plan considerations:

- Consent approvals: Council must ensure a plan of subdivision is not necessary.
- Severed lot contains access to Year round municipal road.
- Rural policies: Rural zoned areas may include single detached dwellings as well as; home occupation, home profession, or a home industry in association with the residential use. The proposal aligns with these uses and is consistent with the Official Plan.

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

Zoning Bylaw

The subject lands are zoned Rural (A1) 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
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Zone Category	Rural (A1)	A1	A1	Yes
Permitted Use	Use must be permitted in the zone	Vacant Lot	Existing Residential Structure	Yes
Minimum Lot Area	10 ha	3.64 ha	36.42ha	No
Minimum Lot Frontage	365 m	N/A	67.74m	No

Based on our review, both the retained and severed lots does not meet the requirements of the Zoning By-law. The lot will need to be rezoned to RR in the Zoning By-law application to comply with all zoning rules.

Conclusion:

Based on the foregoing analysis, Consent Application File VRH-004 is consistent with the Provincial Planning Statement 2024, conforms to the policies of the Official Plan, and complies with the provisions of the Township of Val Rita-Harty Zoning By-law. The proposed severance represents appropriate development within a rural area, maintains compatibility with surrounding land uses, and can be adequately supported by existing municipal infrastructure without requiring expansion. The application supports the continued use of rural lands while facilitating a reasonable and orderly division of property.

Accordingly, the proposal is considered to represent good planning and is in the public interest. It is recommended that Council approve the application, subject to the conditions outlined in this report.

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

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:
 - a. building upon rural character, and leveraging rural amenities and assets;
 - b. promoting regeneration, including the redevelopment of brownfield sites;
 - c. accommodating an appropriate range and mix of housing in rural settlement areas;
 - d. using rural infrastructure and public service facilities efficiently;
 - e. promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
 - f. providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
 - g. conserving biodiversity and considering the ecological benefits provided by nature; and
 - h. providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.
2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.
3. When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a 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.

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:



Notice of Public Hearing

Committee of Adjustment

Application for Consent to the Council of
The Corporation of the Township of Val Rita-Harty

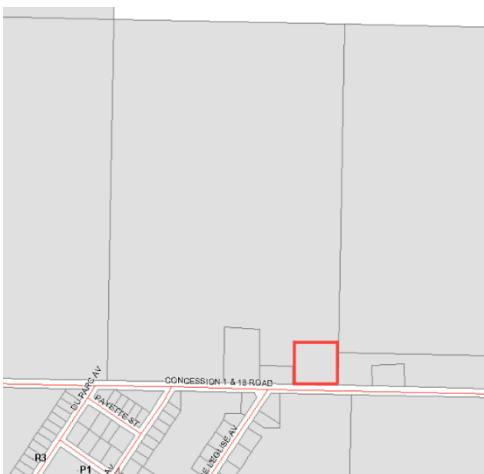
Property Location: WILLIAMSON CON 1 PT LOT 9 RP 6R2921 PART 2 PCL 2629CC

- **Applicant:** Stephan Landry
- **File Number:** VRH-005
- **Subject Property:** WILLIAMSON CON 1 PT LOT 9 RP 6R2921 PART 2 PCL 2629CC
- **Date of Decision:** July 15th, 2026
- **Date of Notice:** July 16th, 2026
- **Last Day to Appeal:** August 10th, 2026

What is being proposed?

The proposed Consent seeks to sever a parcel of land from an existing A1 Rural property, municipally known as WILLIAMSON CON 1 PT LOT 9 RP 6R2921 PART 2 PCL 2629CC, Val Rita, resulting in two separate legal parcels. The severed parcel has an area of 84 hectares and 91.64 metres frontage. The retained parcel has an area of 38.04 hectares and 255 metres frontage.

The legal description of the subject land is WILLIAMSON CON 1 PT LOT 9 RP 6R2921 PART 2 PCL 2629CC, Val Rita



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

Date of this Notice: July 27th, 2026

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Township of Val Rita-Harty
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Email: deputyclerk@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

TO: Mayor and Council, Township of Val Rita-Harty
FROM: Josh Young, CPT Planner (E4m Consultant)
DATE: July 27th, 2026
RE: Application for Consent to Sever File VRH-005

Recommendation:

THAT Council approve Consent Application File VRH-005 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 all applicable fees for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By-law.
3. That a Rezoning application be completed to convert the Zone from A1 to RR
4. That a draft reference plan, prepared by an Ontario Land Surveyor and illustrating the lands subject to Consent File VRH-005, 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.

Purpose:

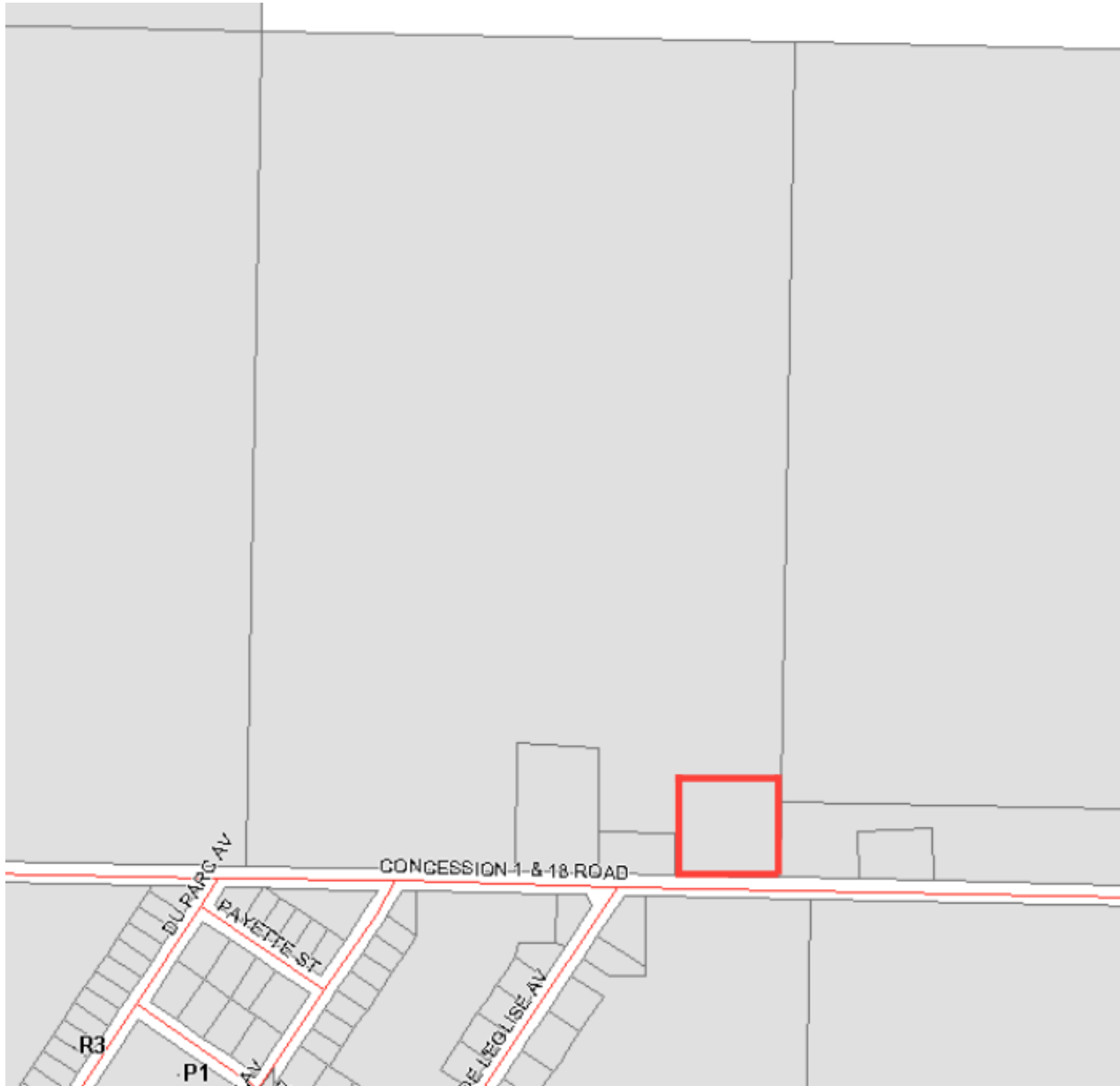
This report provides Council with a planning analysis and recommendation on Consent Application File VRH-005, submitted under Section 53 of the Planning Act.

The application proposes the severance of an existing A1 Rural property, municipally known as WILLIAMSON CON 1 PT LOT 9 RP 6R2921 PART 2 PCL 2629CC, Val Rita, resulting in two separate legal parcels:

- Severed parcel: approx. 0.84 hectares, 91.64 metres frontage
- Retained parcel: approx. 38.04 hectares, 255 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 settlement area. It fronts Concession 1 & 18.

The property is zoned A1 (Rural Zone) under the Municipality of Val Rita-Harty Zoning By-law

The site has frontage and access to Concession 1 & 18 and is serviced by existing municipal water and sewer infrastructure.

Comments

- MMAH, MTO, Fire: Responses are pending.

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.

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

Zoning Bylaw

The subject lands are zoned Rural (A1) 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	Rual (A1)	A1	A1	Yes
Permitted Use	Use must be permitted in the zone	Vacant Lot	Vacant Lot	Yes
Minimum Lot Area	10 ha	0.943 ha (2.3acres)	0.943 ha (2.3acres)	No
Minimum Lot Frontage	365 m	255m	150.5m	No
Parking Requirements	As per Zoning By-law	[Insert]	[Insert]	Yes

Based on our review, both the retained and severed lots does not meet the requirements of the Zoning By-law. The lot will need to be rezoned to RR in the Zoning By-law application to comply 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.

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.

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:

- f) General Policies for Rural Designations:
- f) Policies for Residential uses in Rural Designations:
- f) Policies for Seasonal Residential uses in Rural Designations:
- f) Policies for Conservation Forestry and Recreational uses in Rural Designations:
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Notice of Public Hearing

Committee of Adjustment

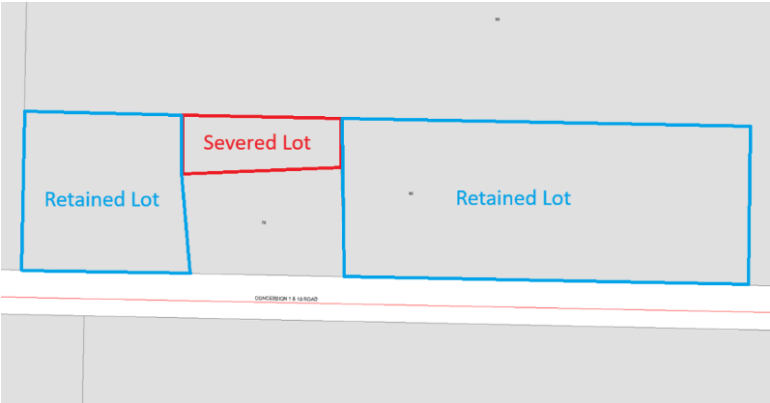
Application for Consent to the Council of
The Corporation of the Township of Val Rita-Harty

Property Location: Pt Lot 8, Conc 1, Township of Williamson Part 1 PCL 10913CC

- **Applicant:** Stephan Landry
- **File Number:** VRH-006
- **Subject Property:** Pt Lot 8, Conc 1, Township of Williamson
- **Date of Decision:** July 15th, 2026
- **Date of Notice:** July 16th, 2026
- **Last Day to Appeal:** August 10th, 2026

What is being proposed?

The proposed Consent seeks to sever a parcel of land from an existing A1 Rural lot at WILLIAMSON CON 1 PT LOT 9 RP 6R2921 PART 2 PCL 2629CC, Val Rita, resulting in two separate legal parcels. The severed parcel has an area of 0.84 hectares and 91.64 meters of frontage. The retained parcel has an area of 38.04 hectares, 255 meters of frontage. The site has frontage and access to Concession 1 & 18 and is serviced by existing municipal water and sewer infrastructure. The legal description of the subject land is Pt Lot 8, Conc 1, Township of Williamson



What can the public expect at the Public Hearing?

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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

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

TO: Mayor and Council, Township of Val Rita-Harty
FROM: Josh Young, CPT Planner (E4m Consultant)
DATE: July 27th, 2026
RE: Application for Consent to Sever File VRH-006

Recommendation:

THAT Council approve Consent Application File VRH-006 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 all applicable fees for the Certificate of Consent be paid in accordance with the Municipality's Fees and Charges By-law.
3. That a Rezoning application be completed to convert the Zone from A1 to RR
4. That a draft reference plan, prepared by an Ontario Land Surveyor and illustrating the lands subject to Consent File VRH-006, 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

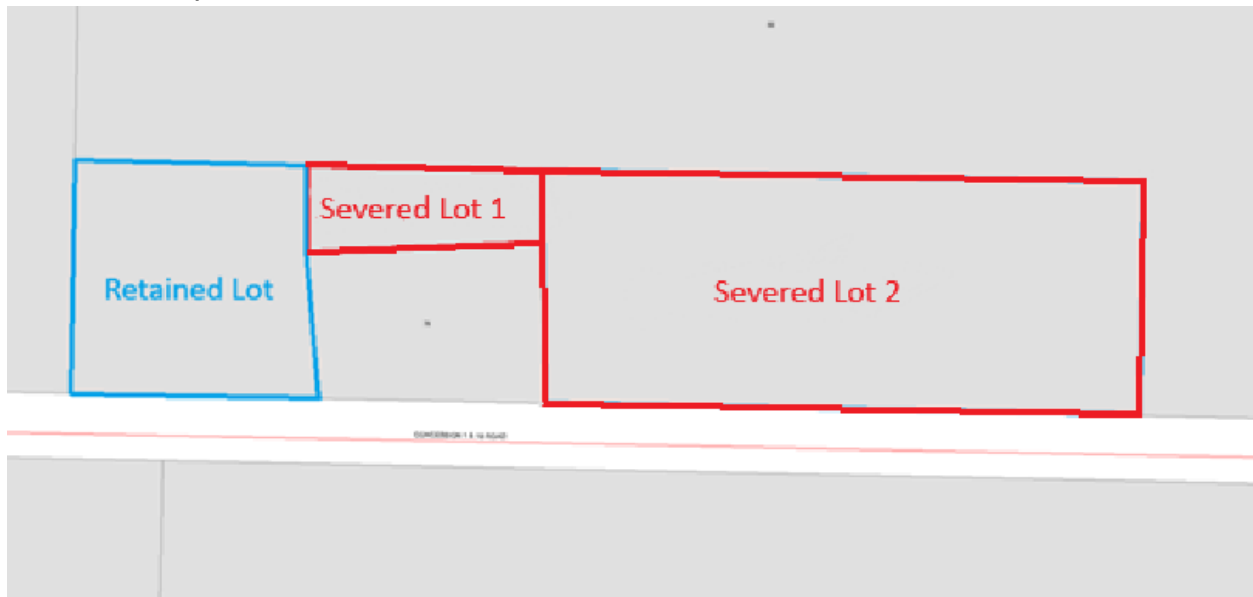
Purpose:

This report provides Council with a planning analysis and recommendation on Consent Application File VRH-006, submitted under Section 53 of the Planning Act.

The application proposes the severance of an A1 rural property, municipally known as PT LOT 8 CON 1 PART 1 PCL 10913CC in the Township of Williamson, registered Plan No 6R3757, Val Rita.

- Severed parcels:
 - Severed lot 1: approx. 0.40 acres
 - Severed lot 2: approx. 2.80 acres, 176.21 meters of frontage
- Retained parcel: approx. 0.92 acres, 58.83 meters of frontage

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 fronts Concession 1

The property is zoned A1 (Rural Zone) under the Municipality of Val Rita-Harty Zoning By-law. This lot is currently used for residential purposes. Both the retained lot and the severed lots will continue to be used for residential purposes.

Severed lot 1 does not have direct frontage to Concession 1 but is being transferred and merged to WILLIAMSON CON 1 PT LOT 8 RP 6R2615 PART 1 PCL 10412CC

Comments

- MMAH, MTO, Fire: Responses are pending.

Analysis:

Provincial Planning Statement 2024 (PPS 2024)

Under Section 2(5) of the Planning Act, decisions must be consistent with provincial policy statements.

The subject lands are located within a rural area of the municipality. The proposal supports the continued health and viability of the rural area by building upon its existing

character and making efficient use of available infrastructure and public service facilities.

The proposed development contributes to the diversification of the rural economy and supports opportunities for a broader range of uses, consistent with policies promoting economic growth, tourism potential, and the sustainable use of local resources. Where applicable, the proposal accommodates an appropriate range of uses and development that is compatible with the surrounding rural context, while maintaining the scale and character of the area. Consideration has been given to locally appropriate rural characteristics and servicing levels to ensure the development is sustainable and appropriate.

The proposal is consistent with the direction that rural settlement areas are the focus of growth and development and supports their vitality and long-term regeneration where applicable.

Summary: The PPS supports healthy, integrated, and viable rural areas through appropriate development, economic diversification, and efficient use of infrastructure. This proposal aligns with these policies by reinforcing rural character, supporting economic opportunities, and ensuring development is compatible with available services.

Official Plan

The subject lands are designated Rural pursuant to Section 6(4)(a)(i) of the Official Plan of Val Rita-Harty.

Key Official Plan considerations:

- Consent approvals: Council must ensure a plan of subdivision is not necessary.
- Severed lot 2 contains access to year-round municipal road. Severed lot 1 has no direct road access.
- Rural policies: Rural zoned areas may include single detached dwellings as well as; home occupation, home profession, or a home industry in association with the residential use. The proposal aligns with these uses and is consistent with the Official Plan.

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

Zoning Bylaw

The subject lands are zoned Rural (A1) 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	Rural (A1)	A1	A1	Yes
Permitted Use	Use must be permitted in the zone	Residential Development	Residential Development	Yes
Minimum Lot Area	10 ha	0.92 acres	0.40 acres (severed lot 1) 2.80 acres (severed lot 2)	No
Minimum Lot Frontage	365 m	58.83 m	n/a (severed lot 1) 176.21 m (severed lot 2)	No
Parking Requirements	As per Zoning By-law	[Insert]	[Insert]	Yes

Based on our review, both the retained and severed lots does not meet the requirements of the Zoning By-law. The lot will need to be rezoned to RR in the Zoning By-law application to comply with all zoning rules.

Conclusion:

Based on the foregoing analysis, Consent Application File VRH-004 is consistent with the Provincial Planning Statement 2024, conforms to the policies of the Official Plan, and complies with the provisions of the Township of Val Rita-Harty Zoning By-law. The proposed severance represents appropriate development within a rural area, maintains compatibility with surrounding land uses, and can be adequately supported by existing municipal infrastructure without requiring expansion. The application supports

the continued use of rural lands while facilitating a reasonable and orderly division of property.

Accordingly, the proposal is considered to represent good planning and is in the public interest. It is recommended that Council approve the application, subject to the conditions outlined in this report.

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

2.5 Rural Areas in Municipalities

1. Healthy, integrated and viable rural areas should be supported by:
 - a. building upon rural character, and leveraging rural amenities and assets;
 - b. promoting regeneration, including the redevelopment of brownfield sites;
 - c. accommodating an appropriate range and mix of housing in rural settlement areas;
 - d. using rural infrastructure and public service facilities efficiently;
 - e. promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
 - f. providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets;
 - g. conserving biodiversity and considering the ecological benefits provided by nature; and
 - h. providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.
2. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.
3. When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.

Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a 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.

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: