Municipalité de / Municipality of Val Rita-Harty
October 29, 2026 - Public Meeting - Committee of Adjustment followed by Special Meeting of Council - 06:00 PM

1 Call To Order
This public Committee of Adjustment meeting is called to order at ---- p.m.

2 Appointment of Committee of Adjustment Chair
THAT ----------be appointed as Chair for this Committee of Adjustment meeting.

3 Adoption of the Agenda
THAT the agenda be adopted as circulated.

4 Declaration of Pecuniary and General Conflict of Interest
None

5 Public Meeting
For the record, Notice of this Public meeting for the two (2) proposed Consent Applications No. VRH-002 and VRH-003, 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 29th day of October, 2026. Each notice included an explanation of the purpose and effect of the proposed planning development consent application(s).

5.1 Amendments to Decisions - VRH-02 and VRH-03
At the March 2026 Committee of Adjustment meeting, the attached resolutions were approved. Committee has deemed it expedient to amend the resolutions pertaining to Consent Applications VRH-02 and VRH-03.

- Committee of Adjustment minutes of March 17, 2026

6 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.*

6.1 Committee of Adjustment Business
- Planning Report
- Public Notice

6.1.1 VRH-02
THAT Committee of Adjustment recommend to Council revisions to the approval of

Consent Application File VRH-002 pursuant to Section 53 of the Planning Act, with the following conditions:

6.1.2 VRH-03

THAT Committee of Adjustment recommend to Council revisions to the approval of Consent Application File VRH-003 pursuant to Section 53 of the Planning Act, with the following conditions:

7 Adjournment

THAT this meeting be adjourned at _____p.m.

Municipalité de / Municipality of Val Rita-Harty

Meeting Minutes

Public Meeting - Committee of Adjustment March 17, 2026 - 05:30 PM

Membres/Members:	Steven Lambert - Deputy Mayor/Chair
	Angele Beauvais – Conseillere/Councillor
	Roger Lachance – Conseiller/Councillor
	Alain Tremblay – Conseiller/Councillor
Regrets:	Johanne Baril – Maire/Mayor
Employees:	Barbara Major - Deputy Clerk - Virtual
	Leanne Crozier – Treasurer - Virtual
Others:	Josh Young – E4m - Virtual
Public:	Angele Tremblay
	Christiane Potvin

1 Call To Order

The Public Meeting of Committee of Adjustment was called to order at 5:31 pm.

2 Adoption of the Agenda

Res. # CA 2026-01
PROPOSÉE PAR / MOVED BY: Councillor Alain Tremblay
APPUYÉE PAR / SECONDED BY: Councillor Angèle Beauvais

That the agenda is approved as circulated.

CARRIED

3 Appointment of Committee of Adjustment Chair

Res. # CA 2026-02
PROPOSÉE PAR / MOVED BY: Councillor Roger Lachance
APPUYÉE PAR / SECONDED BY: Councillor Alain Tremblay

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

CARRIED

4 Declaration of Pecuniary and General Conflict of Interest

None declared.

5 Public Meeting

For the record, Notice of this Public meeting for the two (2) proposed Consent Applications No. VRH-002 and VRH-003, 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).

5.1 Consent Application VRH-002

No questions were posed from the audience.

5.2 Consent Application VRH-003

No questions were posed from the audience.

6 Committee of Adjustment Meeting

Res. # CA2026-03
PROPOSÉE PAR / MOVED BY: Councillor Alain Tremblay
APPUYÉE PAR / SECONDED BY: Councillor Roger Lachance

THAT this meeting of the Committee of Adjustment be called to order at 5:35 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*.

CARRIED

7 Committee of Adjustment Business

The Committee of Adjustment held a meeting to hear comments with respect to Consent Applications VRH-002 and VRH-003. No comments were received.

7.1 Consent Application VRH-002

Res. # CA2026-04
PROPOSÉE PAR / MOVED BY: Councillor Angèle Beauvais
APPUYÉE PAR / SECONDED BY: Councillor Alain Tremblay

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 bylaw 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.

CARRIED

7.2 Consent Application VRH-003

Res. # CA2026-05
PROPOSÉE PAR / MOVED BY: Councillor Alain Tremblay
APPUYÉE PAR / SECONDED BY: Councillor Roger Lachance

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.

CARRIED

8 Adjournment

Res. # CA2026-06
PROPOSÉE PAR / MOVED BY: Councillor Alain Tremblay
APPUYÉE PAR / SECONDED BY: Councillor Angèle Beauvais

THAT this Committee of Adjustment meeting be adjourned at 5:49 pm.

CARRIED

_____ _____

Deputy Mayor/Chair Deputy Clerk

TO: Mayor and Council, Township of Val Rita-Harty
FROM: Josh Young, CPT Planner (E4m Consultant)
DATE: October 29th, 2026
RE: Amendment to Conditions of Consent Approval:
Files VRH-002 and VRH-003

Recommendation

Resolution:
THAT the Committee of Adjustment recommend that Council amend the conditions of approval for Consent Applications VRH-002 and VRH-003 to reflect the current ownership and parcel configuration, as outlined in the Planning Report.

Background

Council approved Consent Applications VRH-002 and VRH-003 subject to conditions intended to address title, parcel configuration and the implementation of the proposed severances.

The applicants subsequently requested municipal sign-off to facilitate the issuance of the Certificates of Consent. A review of the files identified outstanding conditions that had not been satisfied. As the Clerk cannot waive or amend conditions imposed by Council, the Certificates of Consent could not be issued.

Following discussions/meetings that took place with the Applicants it was identified that there had been changes to the ownership and parcel configuration following Council's decision. These changes significantly affect certain conditions, some of which can no longer be satisfied and require consideration of an amendment to the original approvals to provide the required Certificates of Consent.

The Applicants have therefore requested that the conditions be amended to reflect the current circumstances of the lands.

Planning Analysis

The original planning review was based on the ownership, parcel configuration and information available when Council considered the applications.

Subsequent changes to the subject lands have affected the implementation of certain conditions. The requested amendments are intended to address these changes and establish conditions that can be satisfied while maintaining the intent of the original approvals.

The proposed amendments do not change the overall land division contemplated by the applications or the planning considerations that supported the original decisions. They are intended to address the outstanding matters arising from the current ownership and parcel configuration so the consent process can proceed.

Planning Opinion
In my professional opinion, the requested amendments are appropriate, provided the revised conditions continue to satisfy the applicable planning requirements and maintain the intent of Council's original decisions.

The original recommendations were based on the circumstances and information available at the time. The subsequent changes to the subject lands have affected the Applicants' ability to fulfil certain conditions as originally imposed. An amendment to the conditions is therefore being brought forward for consideration through the appropriate planning process.

Notice of Public Hearing

Proposed Amendments to Conditions of Approval

Consent Applications VRH-002 and VRH-003

The Committee of Adjustment of The Corporation of the Township of Val Rita-Harty will hold a Public Hearing to consider amendments to the conditions imposed as part of the approval of Consent Applications **VRH-002** and **VRH-003**. The purpose of the hearing is to receive comments from the public before Council considers modifying its previous decisions.

DATE: October 29, 2026
TIME: 6:00 PM
LOCATION: Council Chambers

SUBJECT PROPERTIES

VRH-002

Municipal Address: 2 and 6 des Aulnes Avenue and 96 Government Road, Val Rita

The original consent approval permitted the severance of a parcel from the existing OK Tire property. The severed parcel was intended to be used for tire servicing and repair, while the retained lands were to contain the OK Tire banner operations.

The following conditions are proposed to be removed upon the recommendation of the Planner because it has been determined that the conditions are no longer necessary to address the planning considerations associated with the approvals.

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 :
   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

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.

VRH-003

Municipal Address: 92 and 94 Government Road, Val Rita

The original consent approval permitted the severance of a parcel from the existing OK Tire property. The severed parcel was intended to continue to be used for truck sales, service and towing operations.

The following conditions are proposed to be removed upon the recommendation of the Planner because it has been determined that the conditions are no longer necessary to address the planning considerations associated with the approvals.

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:
   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

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.

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 of the Public Hearing

Council is considering amendments to the decisions approving Consent Applications VRH-002 and VRH-003. Specifically, Council will consider the removal of certain conditions of approval that were attached to the original consent decisions.

The proposed amendments would not alter the approved lot configurations or the general purpose of the consent approvals. The hearing provides an opportunity for the public and affected landowners to comment on the proposed removal of conditions before Council makes a final decision.

A copy of the original decisions, including the conditions proposed to be removed, is available for public review at the Municipal Office during regular business hours.

How to Participate
Any person may attend the Public Hearing and provide written or oral comments regarding the proposed amendments.

Written submissions should be received by the Clerk prior to the hearing date to ensure they are included in the Council agenda package.

Additional Information
Additional information regarding the proposed amendments is available from:

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