

**COMMITTEE OF ADJUSTMENT  
NOTICE OF A PUBLIC HEARING  
Under Section 45 of the Planning Act**



**MINOR VARIANCE APPLICATION A01/24  
4150 County Road 18  
Con. 3 & 4, Pt. Lot 3, Pt. 1, Reference Plan 15R-10981**

**To be held on March 20, 2024 at 11:00 a.m.  
at the Augusta Township - Council Chambers  
3560 County Road 26, Maynard, Ontario, K0E 1T0**

**LOCATION**

The subject property is located in Part Lot 3, Concession 3 & 4, Part 1 on Reference Plan 15R-10981 (Assessment Roll 0706 000 015 03150), owned by Elaine Marshall. The property is a 0.62 ha (1.54 ac.) lot on the west side of County Road 18, municipally addressed as 4150 County Road 18. There are four (4) existing mini-warehouse/public storage buildings on the property. A new 195 sq.m. (2100 sq.ft.) coverall accessory storage building is proposed.

Refer to the **attached** Location Map and Site Plan illustrating the proposed coverall building location.

**PURPOSE OF THE APPLICATION**

The property is zoned Village Industrial (MV) Zone, under current Zoning By-law 2965, as amended. Relief is requested as follows:

**- Section 7.11.2, Village Industrial (MV) Zone – Interior Side Yard - Accessory Building (Minimum)**, where a minimum setback of 6m (19.7 ft.) is required to an interior side yard and the proposed accessory building will be 3.55m (11.65 ft.) +/- to the south interior side yard.

The proposed new building will also be subject to a Site Plan Amendment under the *Planning Act*.

**YOU ARE BEING CIRCULATED THIS NOTICE** as you are the subject property owner/agent, or you are an assessed property owner within the prescribed circulation distance of the subject property, or a body to be circulated under the *Planning Act*, *R.S.O.* and related regulation (Ontario Regulation 200/96).

**YOU ARE ENTITLED TO ATTEND** the Committee of Adjustment Public Hearing concerning this application and offer verbal comments regarding the application and/or offer any written comments directly to the Committee at the hearing. If attending the hearing in person, the Committee asks that any presentations be limited to five (5) minutes or less, noting that exceptions to this will be at the discretion of the Committee Chair at the hearing. *Should you wish to attend the meeting virtually, please contact the*

*Township at least one (1) day ahead of the meeting so arrangements may be made to accommodate you.*

**IF YOU DO NOT ATTEND** this Public Hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceedings. If you do not plan to attend, but have specific comments regarding this application, you may submit a letter to the Committee c/o Secretary-Treasurer of the Committee of Adjustment at the below mailing or email address shown below, by 9:00 a.m. on the hearing date, to ensure comments are received in time.

**A COPY OF THE DECISION** of the Committee will be sent to the applicant/agent, and to each person who appeared in person or who was represented at the public hearing AND who file a written request to receive the decision with the Secretary-Treasurer.

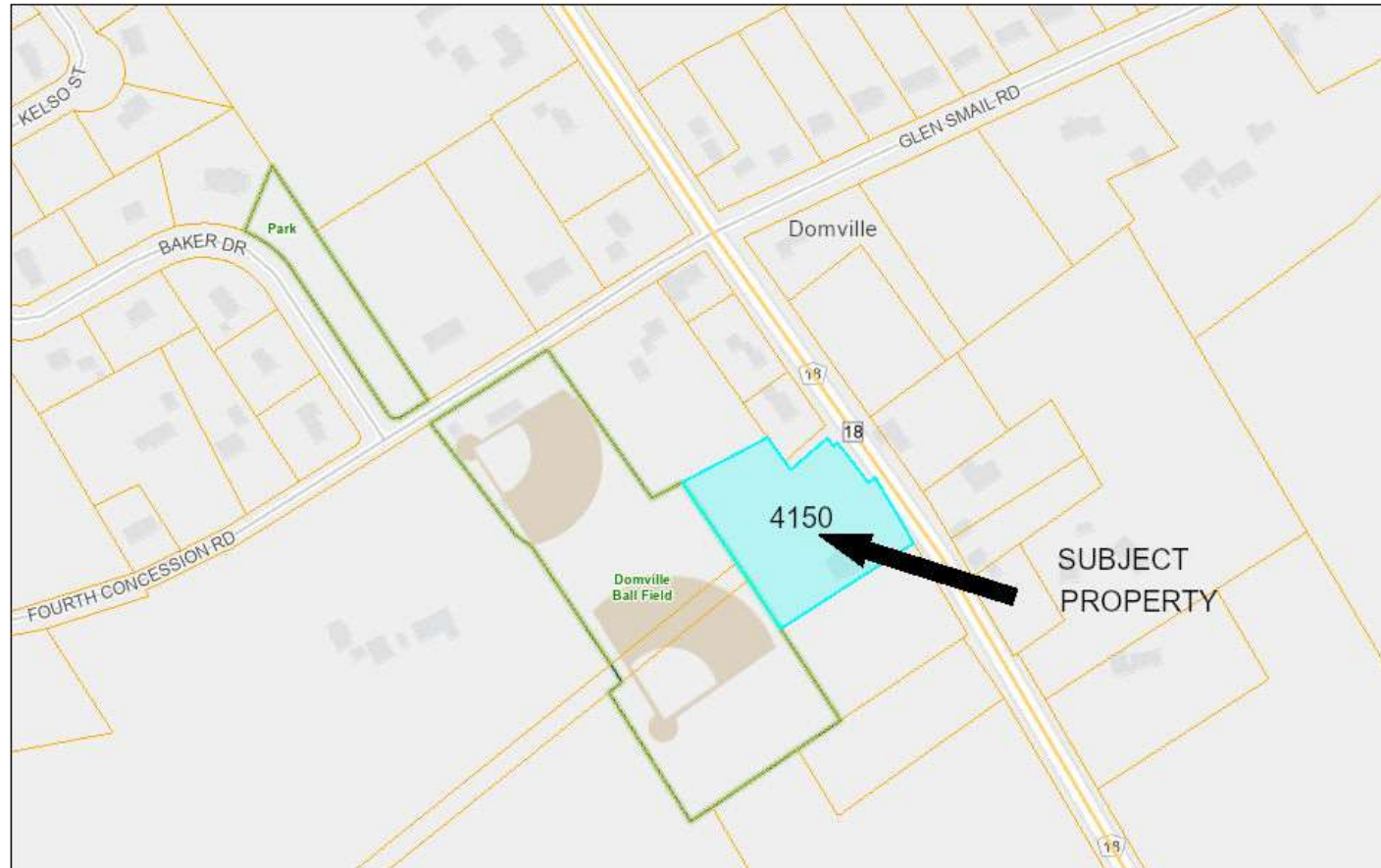
**ADDITIONAL INFORMATION** regarding this application is available to the public for viewing at the Township of Augusta municipal building at 3560 County Road 26, Maynard, Ontario between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday; or you may contact the Secretary-Treasurer/Planner at 613-925-4231, ext. 104 or via email to [mbanford@augusta.ca](mailto:mbanford@augusta.ca). The mailing address is Township of Augusta, 3560 County Road 26, R.R. #2, Prescott, ON K0E 1T0

**DATED:** March 8, 2024  
Melissa Banford, Secretary-Treasurer  
Committee of Adjustment  
Township of Augusta






Attached - Location Map & Site Plan

# LOCATION MAP A01/24 4150 County Road 18

4150 County Road 18



2024-03-07, 11:50:51 a.m.

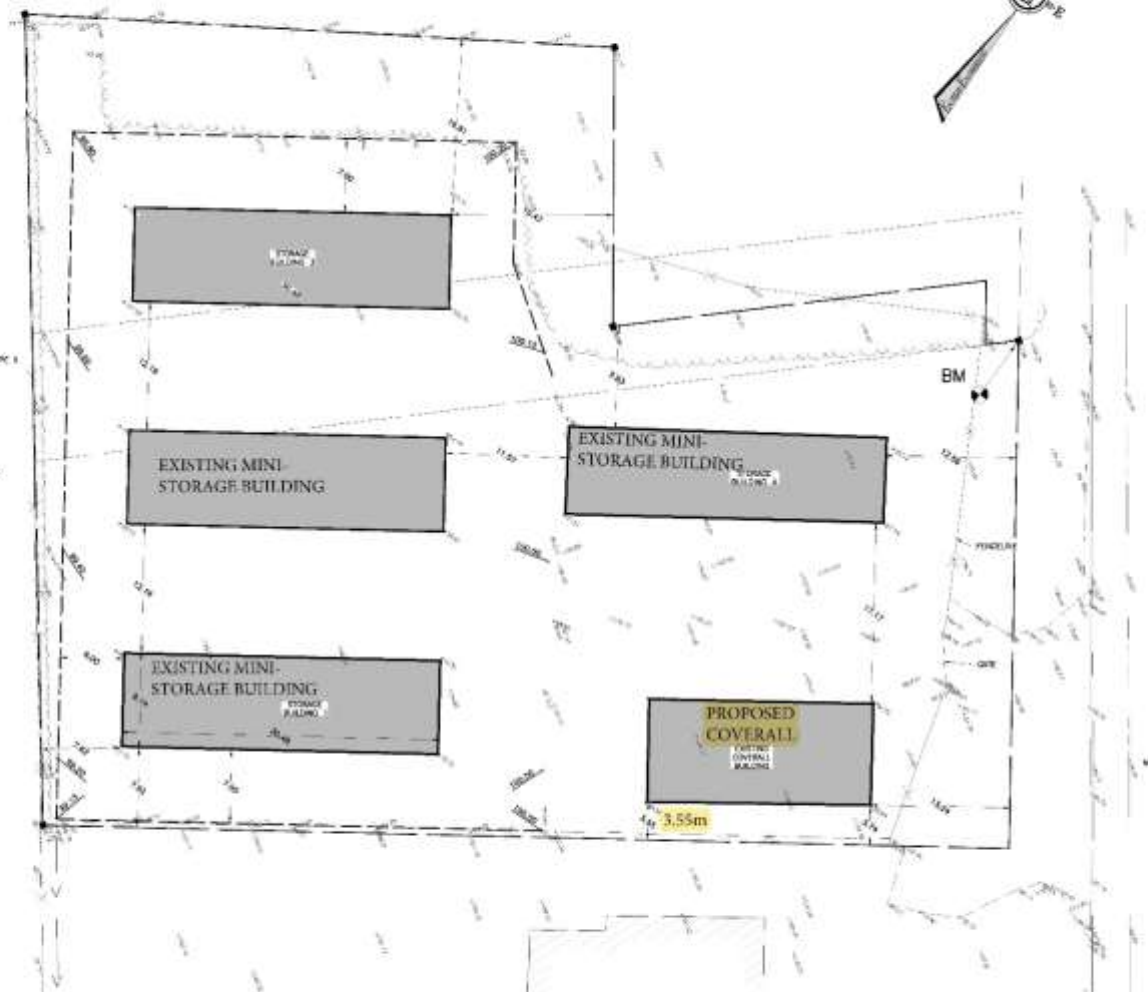
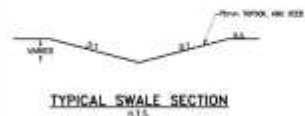
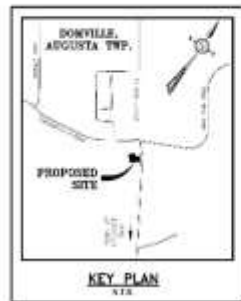
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 Parcel  
 LG\_RoadNetwork  
 County Road  
 Municipal Road

1:4,514  
0 0.03 0.06 0.11 mi  
0 0.04 0.09 0.17 km

Teranet Inc., Municipal Property Assessment Corporation (MPAC), and  
Geographic Information System (GIS) the United Counties of Leeds and  
Leeds Grenville GIS

Disclaimer: The data provided is for informational purposes only. UCLG is not liable for positioning inaccuracies, subsequent updates, errors or omissions of data.

# A01/24 - SITE SKETCH - 4150 County Road 18



**NOTES:**  
 1. SEE 2024 NORTH ARROW LIST  
 2. CORNER ALONG COUNTY ROAD 18  
 3. ELEV. = 88.50m (ELEVATED)  
 4. ADVISE CONTRACTOR TO CONTACT UTILITY COMPANIES TO DETERMINE TAPING LOCATION AND CONFIGURATION AT EXISTING PLANT.

NO.	DATE	REVISION

All drawings, specifications and other documents are the property of Eastern Engineering Group Inc. and shall be returned upon request. Reproduction or alteration of drawings, specifications and other documents is prohibited without the express written permission of Eastern Engineering Group Inc. The contractor must check and verify all dimensions on the site prior to construction. Drawings are not to be scaled.



**EASTERN ENGINEERING GROUP INC.**  
 CONSULTING ENGINEERS  
 4150 County Road 18  
 Donville, Ontario N0B 1S0  
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 Fax: (519) 885-8889  
 Email: info@easterneng.com

**DAVE MARSHALL**  
 FREEDOM SELF STORAGE  
 4150 CR 18 DONVILLE

**MINI STORAGE**  
 SITE PLAN  
 2024 UPDATE

