

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



**MINOR VARIANCE APPLICATION A01/25
1319 County Road 2
Con. 1, Pt. Lot 27; 15R8041, Parts 1-3;15R8374, Parts 1 & 2**

**To be held on Wednesday, March 5, 2025 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 27, Concession 1 (Current Assessment Roll 0706 000 035 03200), addressed as 1319 County Road 2. A detached garage, with a storage loft area, is proposed which is oversized and at a greater height than what the current zoning by-law permits. A minor variance application has been filed to seek relief from these zone provisions.

Refer to the **attached** Location Map of the subject property and Site Sketch of the proposed detached garage location.

PURPOSE OF THE APPLICATION

The property is zoned RW, Waterfront Residential Zone, under current Zoning By-law 2965, as amended. Relief is requested as follows:

- **Section 6.1.1, Accessory Buildings, Structures and Uses (7th provision/bullet point)**, where the maximum gross floor area of any accessory building may not exceed 100 sq.m. (1,076 sq.ft.) in a residential zone where a new proposed one storey detached garage/storage building would be 180.6 sq.m. (1,280 sq.ft.) +/- in size.

-**Section 7.4.2, Accessory Buildings, Maximum Building Height**, where a maximum height of 5 m (16.4 ft.) is permitted for an accessory building and the proposed detached garage, with storage loft area, will have a height of 7.85 m (25.75 ft.) +/- (mean height).

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.

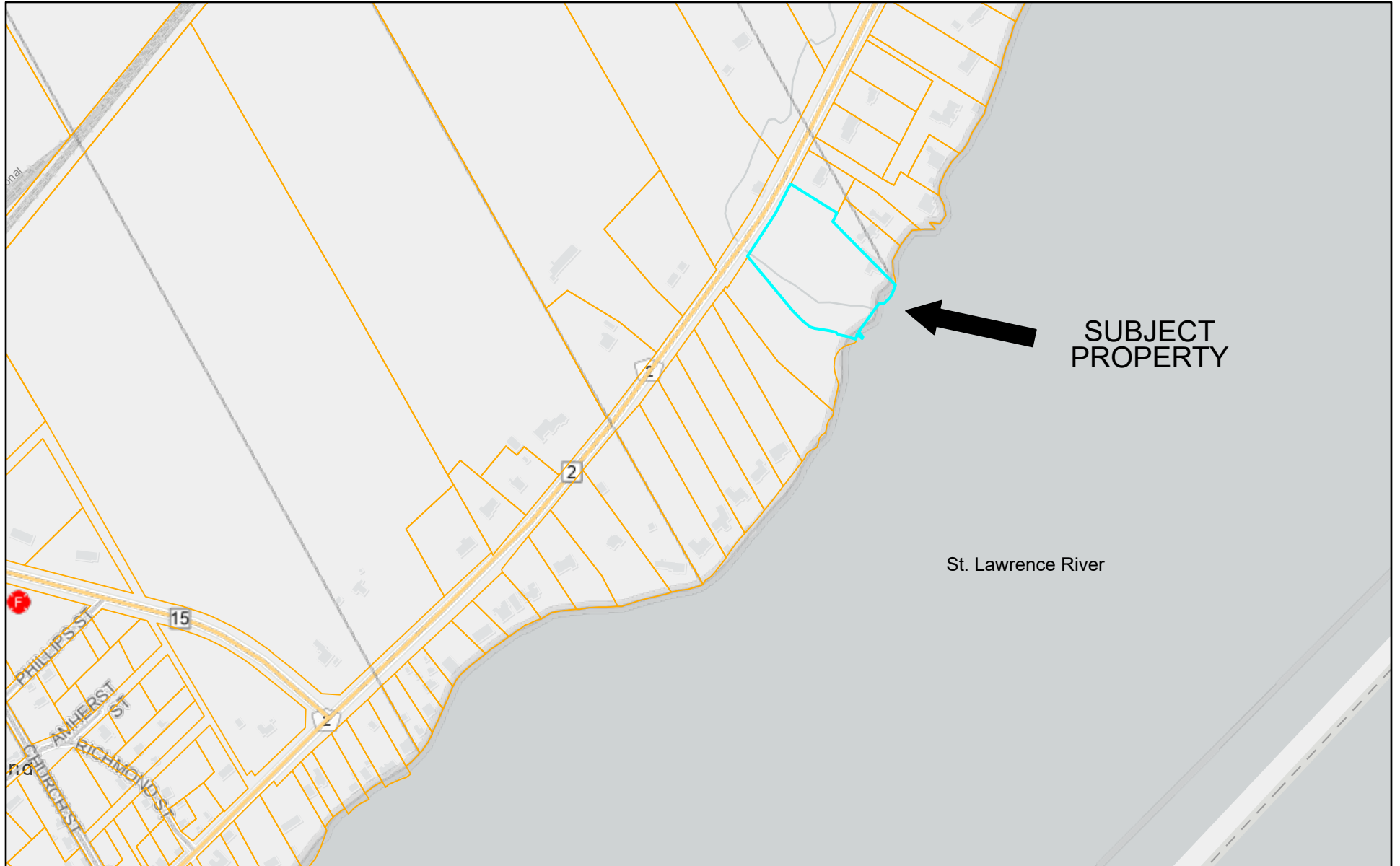
A COPY OF THE DECISION of the Committee will be sent to the applicant/agent, and to each person who appeared in person or who was represented at the public hearing AND who file a written request to receive the decision with the Secretary-Treasurer.

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. The mailing address is Township of Augusta, 3560 County Road 26, R.R. #2, Prescott, ON K0E 1T0

DATED: February 21, 2025
Melissa Banford, Secretary-Treasurer
Committee of Adjustment
Township of Augusta

Attached - Location Map and Site Sketch.

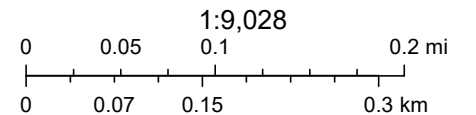
A01/25 LOCATION MAP - 1319 COUNTY RD 2



Page 3 of 4

2025-02-18, 3:58:32 p.m.

- Parcel
- LG_RoadNetwork
- Municipal Road
- Firehall
- County Road



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.

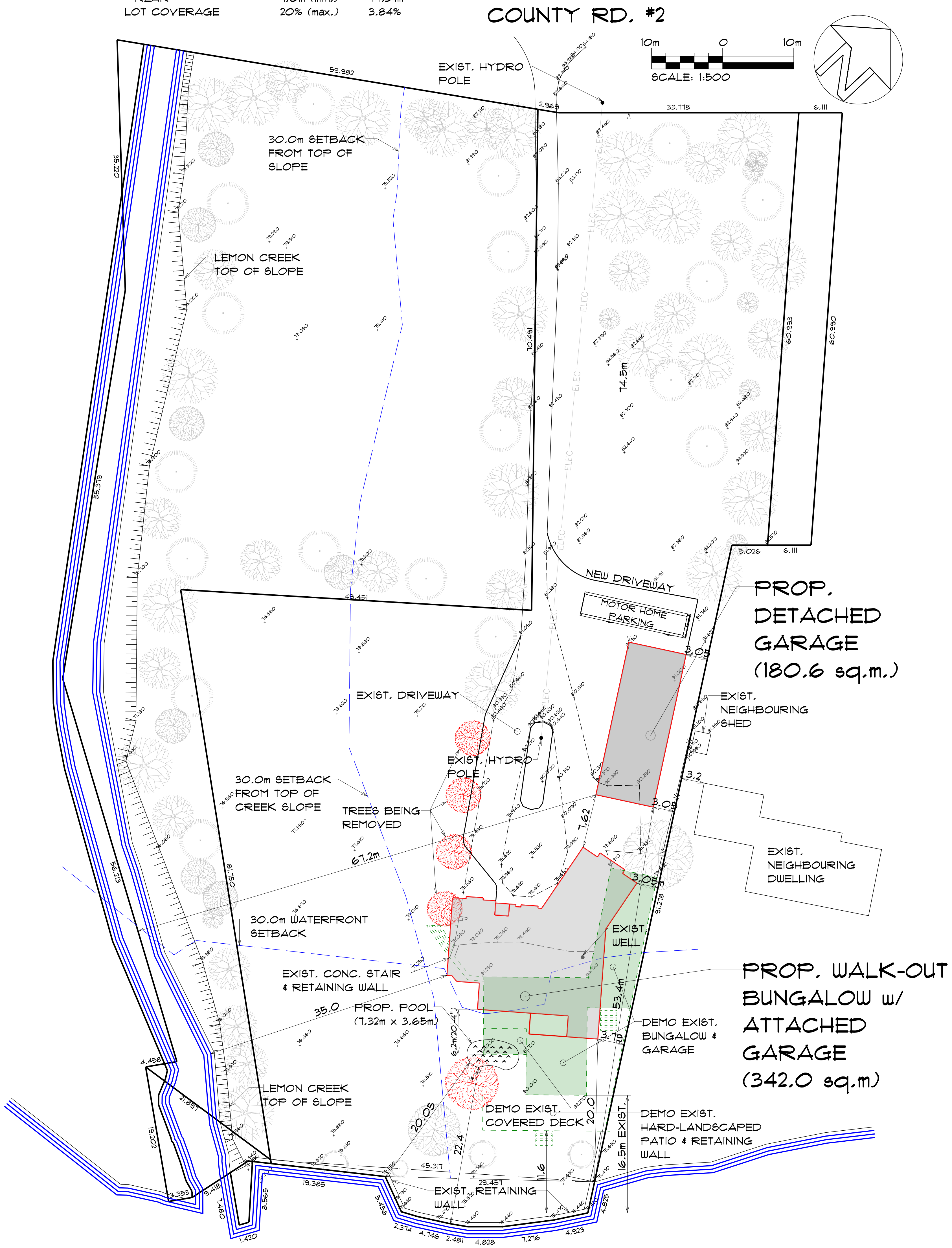


A01/25 SITE SKETCH

ZONE: RW - RESIDENTIAL WATERFRONT

ZONE PROVISIONS	REQUIRED	PROPOSED
ACCESSORY BUILDING		
YARD REQ.		
FRONT/WATER COURSE	20.0m (min.)	50.47m
EXTERIOR SIDE	6.0m (min.)	N/A
INTERIOR SIDE	3.0m (min.)	3.05m
REAR	1.0m (min.)	14.37m
LOT COVERAGE	20% (max.)	3.84%

NOTE:
THIS SITE PLAN IS NOT A LEGAL SURVEY, ALL INFORMATION
TAKEN FROM LEEDS & GRENVILLE PUBLIC MAP VIEWER &
REFERENCE PLANS (15R-8041 & 15R-8374) BY COLLETT
JORDAN & WISEMAN SURVEYING LTD.



SKETCH SITE PLAN 20M
SCALE: 1:300

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All drawings, specifications and related documents are the copyright property of Seaway Design Group and must be returned upon request. Reproduction of drawings, specifications, and related documents in whole or in part is forbidden without the written permission of Seaway Design Group.

These plans form the basis for permit issuance and any deviations from these plans and details, including the ventilation system, heating system, woodstove, fireplaces, decks, balconies and finished basements, will require a revised drawing and clearance by the Building Department.

Engineered floor system and engineered truss system designed by others and not by designer. These systems are exempt as permitted in the OBC 3.2.5.1 (3)(h)

The undersigned has reviewed this design, has qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

REGISTRATION INFORMATION:
Anthony Wielemaker:
Individual BCIN# 28341
Seaway Design Group:
Firm BCIN# 116151

REVISIONS:

No.	Description	Date	By
1.	--/--		FOR REVIEW

RESIDENCE FOR
CHARTRAND RESIDENCE
1319 COUNTY ROAD 2
AUGUSTA, ON
KOE ITO

PROJECT TITLE
PROPOSED WALKOUT

DRAWING TITLE

SKETCH SITE PLAN

DATE: JAN. 2025
DRAWN BY: W.D.
PROJECT No.: 24-Chartrand Walkout Bungalow

APPROVED: G.H.
SCALE: AS SHOWN



UNIT 10 - 4503 SOUTH AVENUE,
BROCKVILLE ON tel: 613-704-8797
www.seawaydg.ca

