

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



**MINOR VARIANCE APPLICATION A01/26
5228 Algonquin Road
Con. 5, Pt. Lot 30 Pt. Ref. Plan 15R-7540**

**To be held on Tuesday, March 10, 2026 at 11:30 a.m.
at the Augusta Township – Council Chambers
3560 County Road 26, Maynard, Ontario, K0E 1T0**

LOCATION

The subject property is located in Con. 5, Pt. Lot 6 (Assessment Roll 0706 000 045 04208), addressed as 5228 Algonquin Road. A permitted additional detached residential two-storey dwelling (a secondary suite) with an attached garage is proposed to be constructed at the rear east corner of the property, to be a combined 34 ft. wide by 60 ft. deep structure.

Refer to the **attached** Location Map of the subject property and Site Sketch of the proposed garage and new dwelling/living space location.

PURPOSE OF THE APPLICATION

The property is zoned RV, Residential Village Zone, under current Zoning By-law 2965, as amended. Relief is requested as follows, to permit the proposed constructions:

- **Section 6.1.1 – Accessory Buildings, Structures and Uses Requirements** where a **maximum** gross floor area of any accessory building may not exceed 100 sq.m. (**1,076 sq.ft.**) and the **proposed detached garage** (to be attached to the new secondary suite) will be 124 sq.m. (**1,334.5 sq.ft.**) +/- (gross floor area is measured by exterior dimensions).

-**Section 6.39.3. d) Secondary Suites**, where such a second dwelling is proposed in a new accessory building, such building shall meet the minimum setbacks requirements for the main residential building, where under the RV, Residential Village Zone, Section 7.2.2, a minimum interior side yard of 3 m (9.8 ft.) or **9 ft. 10 inches** shall be provided to the side property line and a setback of 9 ft. 8 inches is proposed to the east property line. To afford some flexibility in the new construction location, up to a 15.24 cm (6-inch) reduction is sought, **to 2.85 m (9 ft. 4 inches)**.

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 of 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 mailing or email address shown below, by 12:00 p.m. on March 9, 2026, 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.

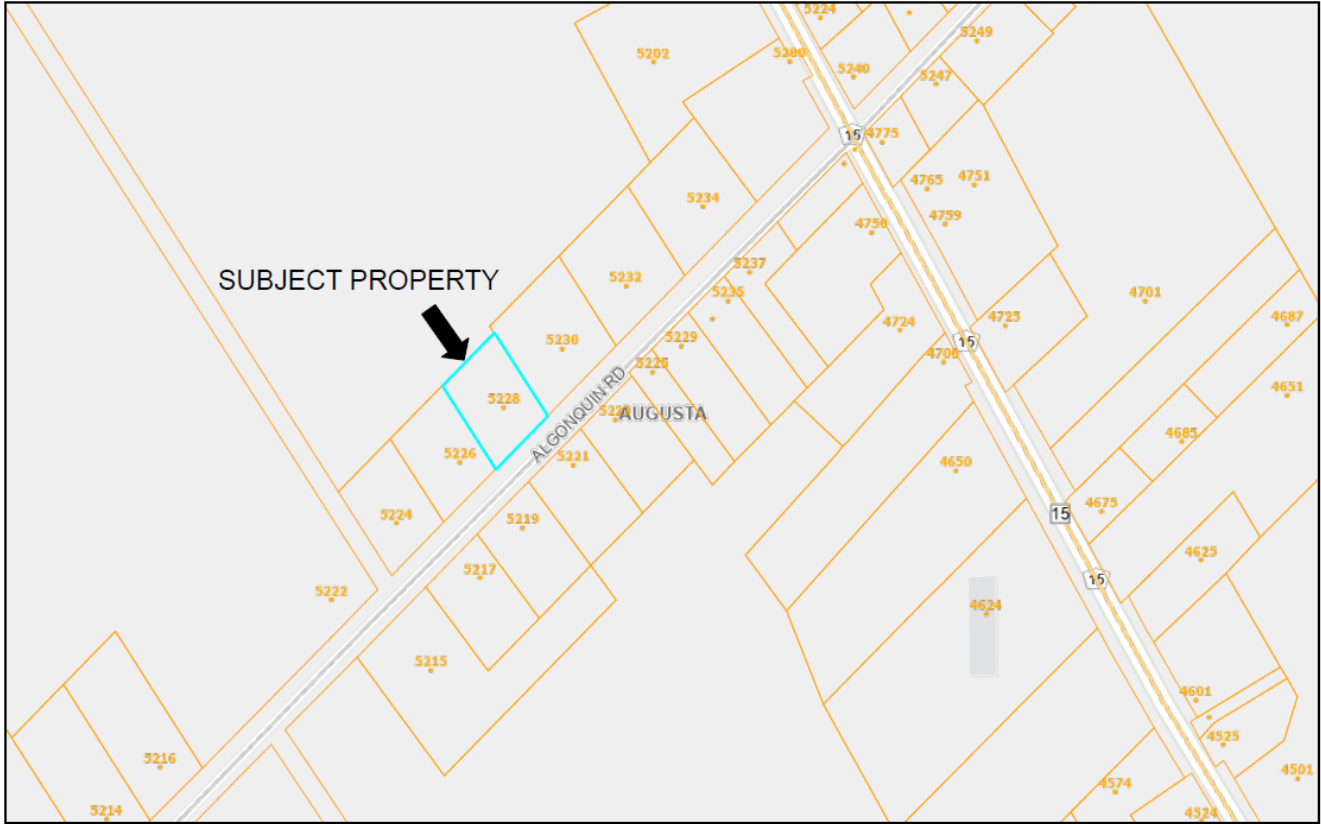
ADDITIONAL INFORMATION regarding this application is available to the public for viewing at the Township of Augusta municipal building at 3560 County Road 26, Maynard, Ontario between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday; or you may contact the Secretary-Treasurer/Planner at 613-925-4231, 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 27, 2026
Melissa Banford, Secretary-Treasurer
Committee of Adjustment
Township of Augusta

Attached - Location Map and Site Sketch.

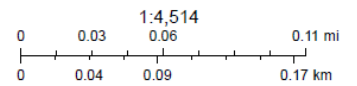
A01/26 – LOCATION MAP

5228 Algonquin Road



2026-02-13, 11:44:19 a.m.

Parcel
 LG_RoadNetwork
 Municipal Road
 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.

A01/26 –SITE SKETCH
5228 Algonquin Road

Enlargement:



A01/26 –SITE SKETCH
5228 Algonquin Road



LOT COVERAGE	
ADDRESS:	5225 Algonquin Road Brockville, Ontario
POSTAL CODE:	K6V5T2
LEGAL DESCRIPTION:	Lot 30 Con 5
ROLL#:	070600004504208
MUNICIPALITY:	AUGUSTA
TOTAL LOT AREA	2,945 M ² (31,710.4 FT ²)
LOT AREAS:	
PROPOSED GARAGE:	108.2 M ² (1,164.5 FT ²)
PROPOSED DWELLING:	59 M ² (635.4 FT ²)
PROPOSED COVERED PATIO:	11.1 M ² (120 FT ²)
PROPOSED COVERED PATIO 2:	7.1 M ² (76.3 FT ²)
PROPOSED STRUCTURES TOTAL	185.4 M ² (1,995.6 FT ²)
EXISTING STRUCTURES TOTAL	321.18 M ² (3457.1 FT ²)
TOTAL LOT COVERAGE:	506.58 M ² (5452.7 FT ²)
0.171 = 17.1% LOT COVERAGE	

LEGEND	
	EXISTING STRUCTURES
	PROPOSED BUILDING
	PROPERTY LINES



All measurements to be verified before construction and omissions to be reported to designer. No reproductions of this design are permitted unless authorized by the undersigned.

The undersigned takes responsibility of the design.

Qualifications
 Marcel A Lavigne Personal BCIN # 15256

Signature: *Marcel Lavigne*
 AMGT Ltd. Firm BCIN # 50061

PLAN TITLE:
GARAGE WITH 2 STORY DWELLING

PAGE TITLE:
PLOT PLAN

CUSTOMER DETAILS:
 5228 Algonquin Road Brockville on K6V5T2
 Steve & Dayna Golledge

Revision Dates:	Date Drawn:	Plan Number:
Rev 1: October 21, 2025	June 20th 2025	(2025-30)
Rev 2: November 19, 2025		
	Drawn By:	Old Plan Number:
	MAL/SMK	
	Rev Drawn By:	Page Number:
		P1
	Plot Scale:	1 of 8
	1/4 = 1 Unless Noted	