

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



**MINOR VARIANCE APPLICATION A02/24  
26 Church Street  
Pt. Lot 7, Reg. Plan 9, Pt. 1, Reference Plan 15R-177**

**To be held on April 23, 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 at 26 Church Street, Maitland, Pt. Lot 7, Reg. Plan 9, Pt. 1, Reference Plan 15R-177 (Assessment Roll 0706 000 035 17700), owned by Shirley Kirkland.

**PROPOSAL AND PURPOSE OF THE APPLICATION:**

The property is currently an existing undersized lot of record, having a lot area of a 0.21 ha (0.52 ac.) and a lot frontage of 26.1m (85.63 ft.).

A severance application (B-24-24) has been filed by the property owner to sever a 0.019 ha (0.047 ac.) +/- area with 4.58 m (15 ft.) +/- lot frontage from 26 Church Street for the purpose of a lot addition onto the abutting property at 28 Church Street. The purpose of this lot addition is to add lands containing a portion of the existing driveway belonging/used by the house at 28 Church Street. As this lot addition will further reduce the retained land's lot area and frontage, in order to address this increased deficiency in lot area and frontage, relief through Minor Variance approval is required.

Refer to the **attached** Location Map and Site Plan.

**REQUESTED VARIANCE(S):**

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

- **Section 7.2.2, Residential Village (RV) Zone – Lot Area (Single Detached Dwelling use)**, where a minimum lot area of 0.4 ac. (1 ac.) is required and the subject property will have a resulting lot area of 0.19 ha. (0.473 ac.) +/- (as the retained lands under Severance B-24-24).

- **Section 7.2.2, Residential Village (RV) Zone – Lot Frontage (Single Detached Dwelling use)**, where a minimum lot frontage of 30 m (98.4 ft.) is required and the subject property will have a resulting lot frontage of 21.43 m (70.3 ft.) (as the retained lands under Severance B-24-24).

**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 mailing or email address shown below, by 9:00 a.m. on the hearing date, to ensure comments are received in time.

**ALL SUBMITTED INFORMATION BECOMES PUBLIC.** In accordance with the *Planning Act*, the *Municipal Act*, and the *Municipal Freedom of Information and Protection of Privacy Act*, a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose your correspondence, including your personal information, will become part of the public record, and may be shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

**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.

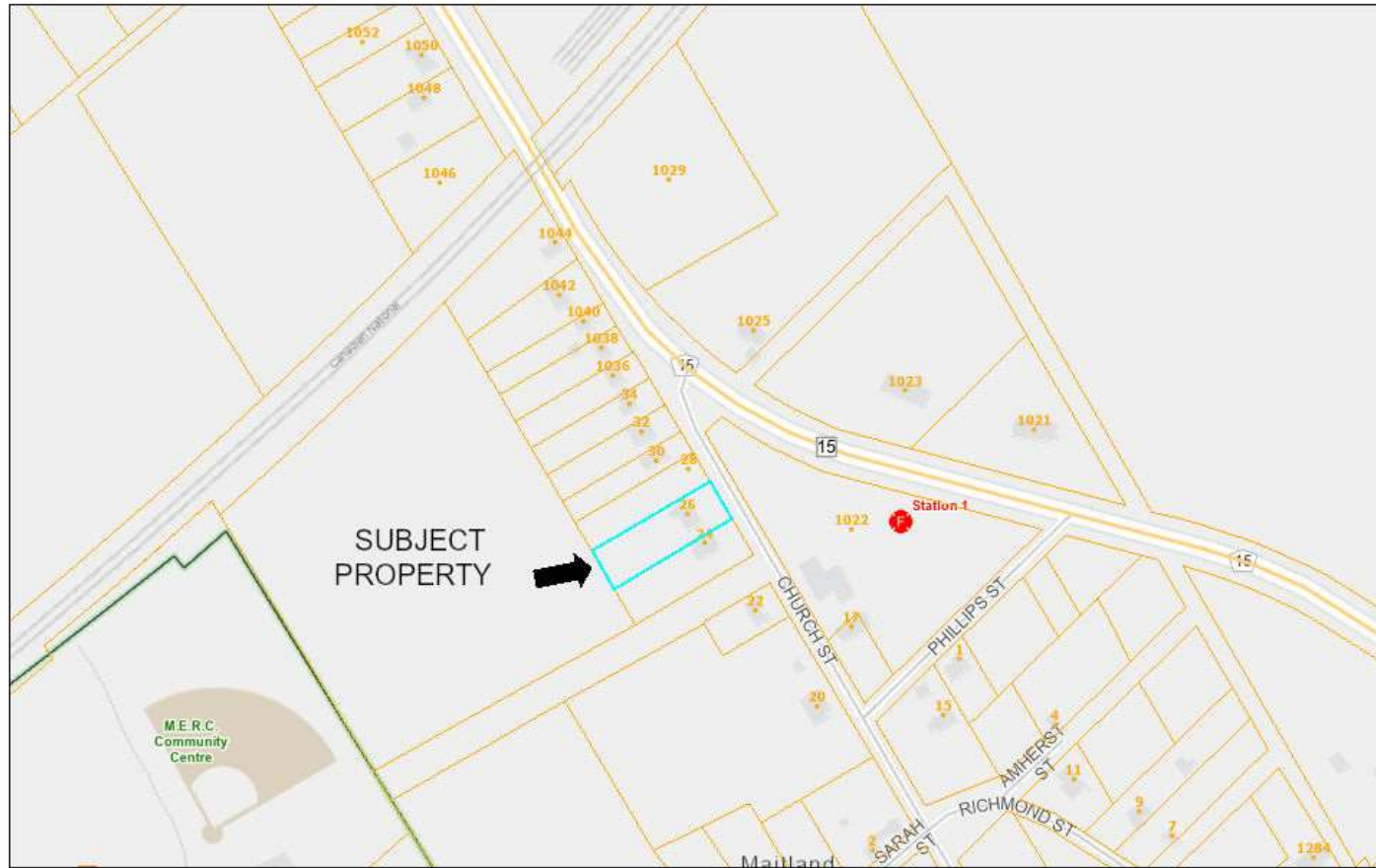
**ADDITIONAL INFORMATION** regarding this application is available to the public for viewing at the Township of Augusta municipal building at 3560 County Road 26, Maynard, Ontario between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday; or you may contact the Secretary-Treasurer/Planner at 613-925-4231,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

**DATED:** April 5, 2024  
Melissa Banford, Secretary-Treasurer  
Committee of Adjustment  
Township of Augusta

Attached - Location Map & Site Plan

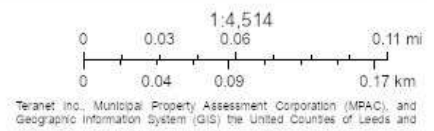
# LOCATION MAP A02/24 26 Church Street, Maitland

26 Church Street, Maitland



2024-04-02, 11:24:04 a.m.

- Parcel
- LG\_RoadNetwork
- Municipal Road
- Firehall
- County Road



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

# SITE SKETCH A02/24

## 26 Church Street, Maitland

