

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



**MINOR VARIANCE APPLICATION A02/25
1106 County Road 2
Con. 1, Pt. Lot 36 & 37**

**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 36 & 37, Concession 1 (Current Assessment Roll 0706 000 065 18400), addressed as 1106 County Road 2.

The property is the subject of current severance application B-140-24 filed with the United Counties of Leeds and Grenville Consent Granting Authority.

Under B-140-24, the existing dwelling and accessory structures at 1106 County Road 2 are proposed to be severed as a 2 ha (4.4 ac.) +/- residential use lot. A 49 ha (121 ac.) +/- vacant lot is proposed to be retained under this application.

There is an existing barn structure on the severed lands which is currently used / intended to be converted for primarily residential accessory storage use. As this existing building exceeds the maximum building size and height for a residential accessory building in the RU, Rural Zone, relief is required. This is a recommended condition of approval on Severance B-140-24 by the Township.

PURPOSE OF THE APPLICATION

The property is zoned RU, Rural 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 300 sq.m. (3,230 sq.ft.) in a non-residential zone and where the existing accessory building has a gross floor area of 384 sq.m. (4,133.5 sq.ft.) +/-.

-Section 7.17.2, Accessory Buildings, Maximum Building Height, where a maximum height of 6.5 m (21.3 ft.) is permitted for an accessory building and the existing two (2) storey accessory building has a height of 15 m (49.5 ft.) +/-.

Refer to the **attached** Location Map of the severed lot and retained lands and Site Sketch showing the location of the existing barn structure on the severed lot.

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.

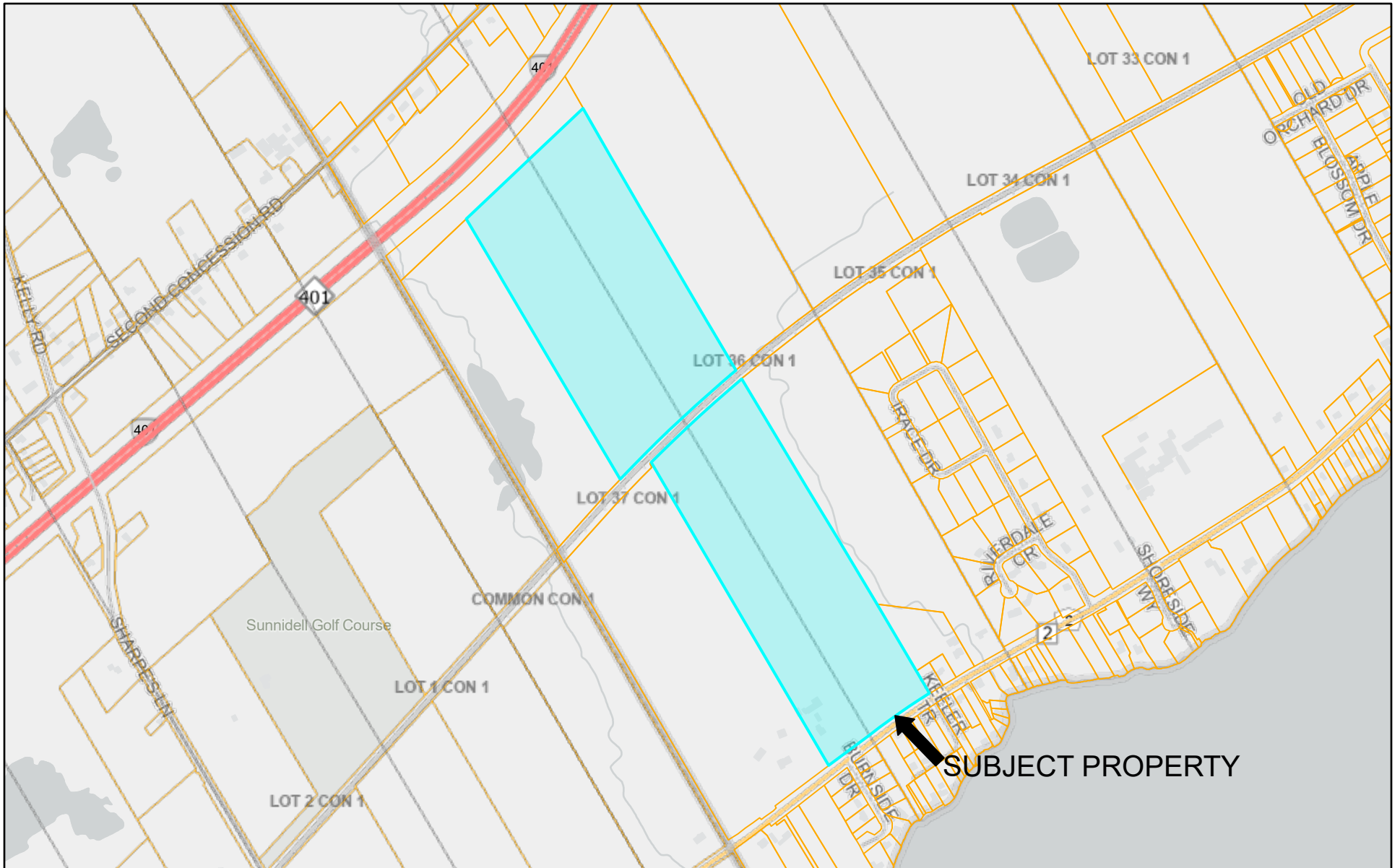
ADDITIONAL INFORMATION regarding this application is available to the public for viewing at the Township of Augusta municipal building at 3560 County Road 26, Maynard, Ontario between the hours of 8:30 a.m. and 4:30 p.m. Monday to Friday; or you may contact the Secretary-Treasurer/Planner at 613-925-4231,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

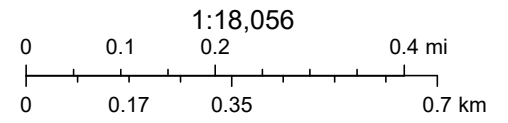
A02/25 LOCATION MAP

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2025-01-06, 11:12:54 a.m.

- Roll Number _Query result
- Parcel
- Provincial Highway
- LG_RoadNetwork
- County Road
- Municipal Road
- Other 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.

