

**COMMITTEE OF ADJUSTMENT
NOTICE OF A PUBLIC HEARING**



**MINOR VARIANCE APPLICATION A03/23
Under Section 45(1) of the Planning Act
- AND -
PERMISSION
Under Section 45(2) of the Planning Act
2422 2nd Concession Road**

**To be held on April 5, 2023 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 Pt. Lot 20, Concession 2, Pt. 1, Reference Plan 15R-5642, municipally addressed as 2422 2nd Concession Road (Assessment Roll 0706 000 040 00402). The property is a 0.409 ha (1.01 acre) +/- lot which has a residential dwelling and attached garage. Refer to **attached** Location Map and Site Plan.

PURPOSE OF THE APPLICATION

The applicant is seeking permission under Section 45(2)(b) of the Planning Act, R.S.O., where a use of land, buildings or structures permitted in the By-law are defined in general terms, may permit the use of any land, building or structure for any purpose that, in the opinion of the Committee, conforms with the uses permitted in the By-law. Home Industry is defined in general terms in Zoning By-law 2965, as amended, as: *an occupation or enterprise, including an electrical, woodworking, window frame, welding, plumbing, machine repair shop or other similar trade conducted in whole within a building accessory to the main residential use of a property, which occupation or enterprise is owned and operated by the residents of the main residential use.* The permission sought is to confirm that an automobile tire sales and service business is deemed to be a permitted use as a Home Industry on this property.

The applicant is seeking relief also, under Section 45(1) of the Planning Act, R.S.O, as a Minor Variance application to seek relief from Zoning By-law 2965, as amended Section 6.20.2, General Provisions, Home Industries as follows:

- where a home industry is to be located from an accessory building and the automobile tire sales and service business is located from within the existing attached garage;
- to permit limited temporary open storage of tires in immediate proximity of the attached garage, as these tires are picked up on a regular basis for disposal. No more than seventy (70) tires may be stored outdoors at a time.

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.

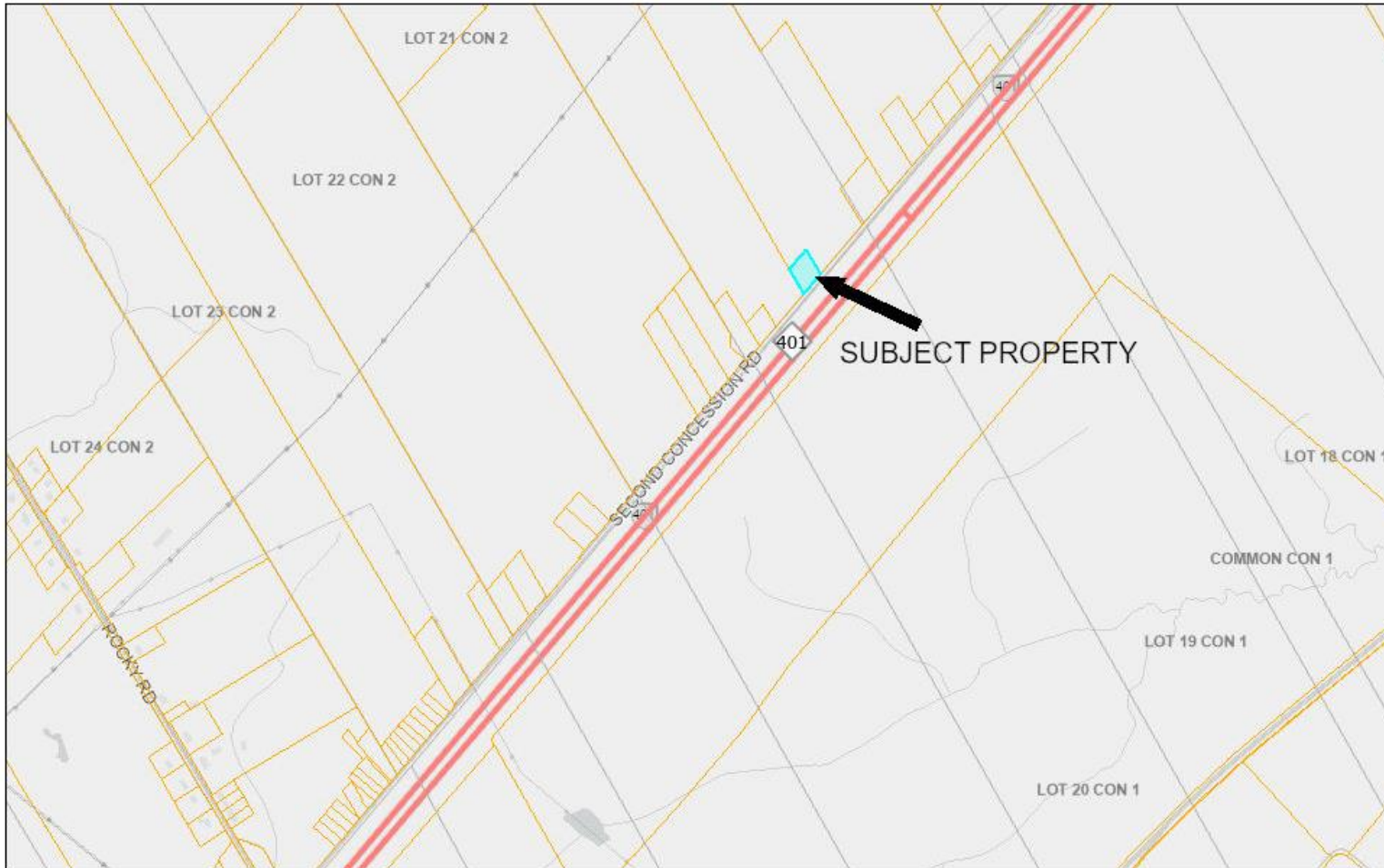
A COPY OF THE DECISION of the Committee will be sent to the applicant/agent, and to each person who appeared in person or who was represented at the public hearing AND who file a written request to receive the decision with the Secretary-Treasurer.

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

DATED: March 24, 2023
Melissa Banford, Secretary-Treasurer
Committee of Adjustment
Township of Augusta

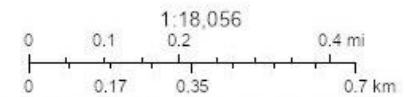
Attached - Location Map & Site Plan

LOCATION MAP A03/23 2422 2nd Concession Road



2023-03-22, 9:34:02 a.m.

-  Roll Number _Query result
-  Parcel
-  LG_RoadNetwork
-  Provincial Highway
-  Municipal 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.

SITE PLAN A03/23

2422 2nd Concession Road

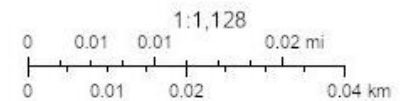


2023-03-22, 9:43:40 a.m.

LG_RoadNetwork

— Provincial Highway

— Municipal Road



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