

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



**MINOR VARIANCE APPLICATION A03/24  
1641 County Road 2  
Con. 1, Pt. Lot 9**

**To be held on May 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 in Part Lot 9, Concession 1 (Assessment Roll 0706 000 055 00600), owned by Joey and Kaitlin Mason. The property is a 0.125 ha (0.31 ac.) lot on the south side of County Road 2.

There is an existing dwelling on the property municipally addressed as 1641 County Road 2. An existing deck is proposed to be replaced with an addition, using the existing deck footprint, along the east side of the dwelling. A new 4.88 m (16 ft.) x 10.5 m (34 ft. 5 in.) 51.16 sq.m. (550.67 sq.ft.) +/- deck is proposed to be attached on the south side of the dwelling.

Refer to the **attached** Location Map and Site Plan illustrating the proposed attached deck.

**PURPOSE OF THE APPLICATION**

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

- **Section 6.33, Permitted Projections**, where the minimum setback for a deck, from an interior side or rear lot line, shall be equal or less than the height of the top of the deck, or 1.5 m (4.92 ft.), whichever is greater. The proposed deck is to be 2.55 m (8 ft. 4.5 in.) +/- to the top of the deck floor to finished grade, which would require a **minimum 2.55 m (8 ft. 4.5 in.)** interior side yard and rear yard setback. The deck is proposed to be located **1.73 m (5.68 ft.)** from the right interior side yard and will be 9.5 m (31.18 ft.) +/- to the rear yard/river.

**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.

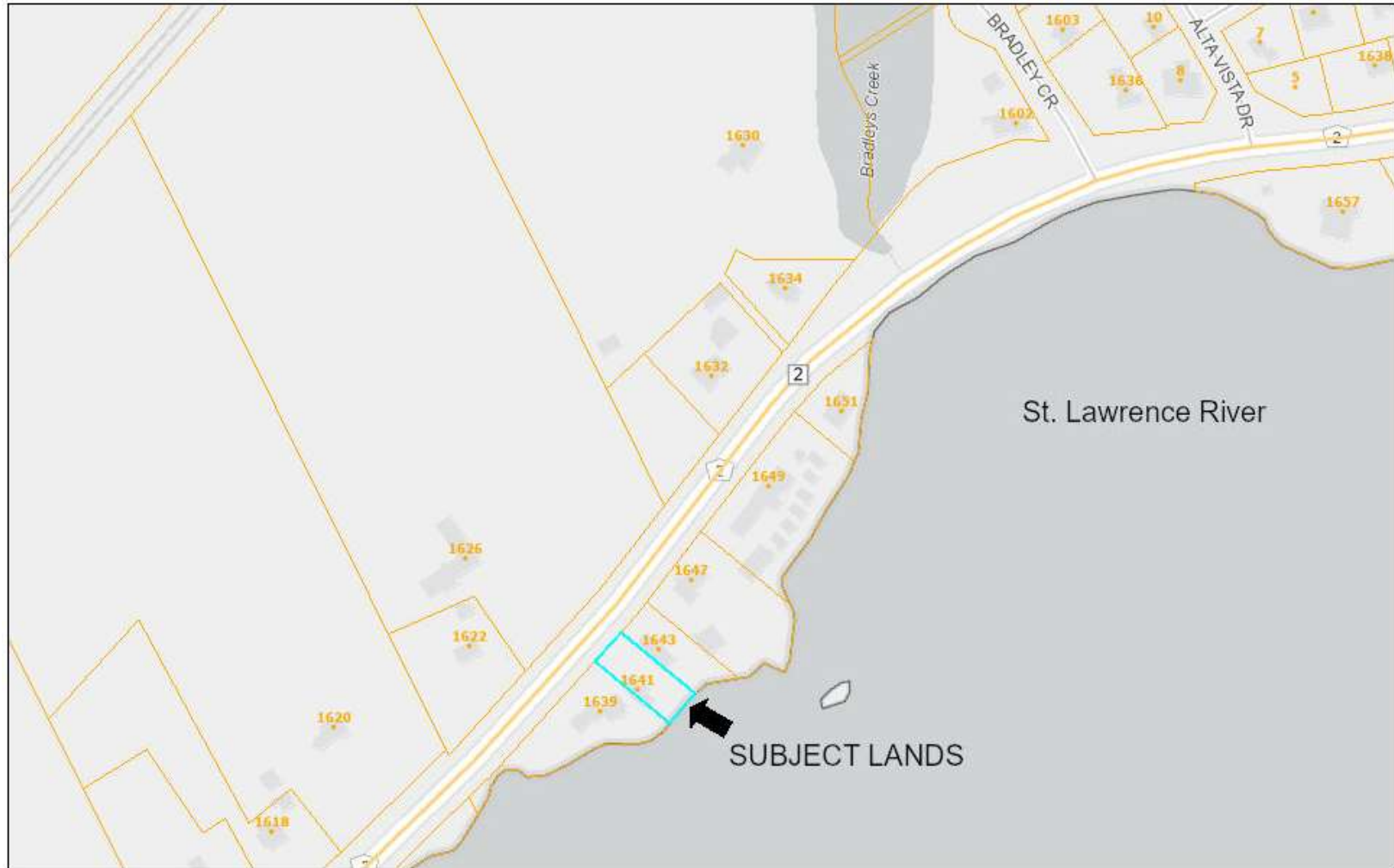
**A COPY OF THE DECISION** of the Committee will be sent to the applicant/agent, and to each person who appeared in person or who was represented at the public hearing AND who file a written request to receive the decision with the Secretary-Treasurer.

**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](mailto:mbanford@augusta.ca). The mailing address is Township of Augusta, 3560 County Road 26, R.R. #2, Prescott, ON K0E 1T0

**DATED:** May 10, 2024  
Melissa Banford, Secretary-Treasurer  
Committee of Adjustment  
Township of Augusta

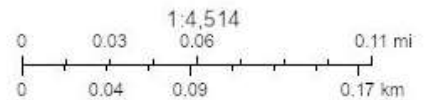
Attached - Location Map & Site Plan

# LOCATION MAP A03/24



2024-05-03, 3:08:59 p.m.

Parcel LG\_RoadNetwork Municipal Road  
County Road



Teramet 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 SKETCH A03/24**

