

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



**MINOR VARIANCE APPLICATION A03/25
3925 Cedar Grove Road
Con. 2, Pt. Lot 1, Part 2, Reference Plan 15R-7323**

**To be held on Wednesday, August 13, 2025 at 3:00 p.m.
at the Augusta Township – Council Chambers
3560 County Road 26, Maynard, Ontario, K0E 1T0**

LOCATION

The subject property is located in Con. 2, Pt. Lot 1, Part 2, Reference Plan 15R-7323 (Current Assessment Roll 0706 000 010 03200), addressed as 3925 Cedar Grove Road. A 206 sq.m. (676 sq.ft.) +/- attached carport is proposed onto the east side of the existing residential dwelling.

Refer to the **attached** Location Map of the subject property and Site Sketch of the proposed attached carport location.

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 7.17.2, Other Uses - Minimum Yard Requirements (Main Building)** where a minimum front yard setback of 10 m (32.8 ft.) is required and 7.62 m (25 ft.) +/- is proposed to the front property line.
- **Section 7.17.2, Other Uses - Minimum Yard Requirements (Main Building)** where a minimum interior side yard setback of 3 m (9.8 ft.) is required and 0.91 m (3 ft.) +/- is proposed to the east property line.

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 12:00 p.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: July 31, 2025
Melissa Banford, Secretary-Treasurer
Committee of Adjustment
Township of Augusta

Attached - Location Map and Site Sketch.

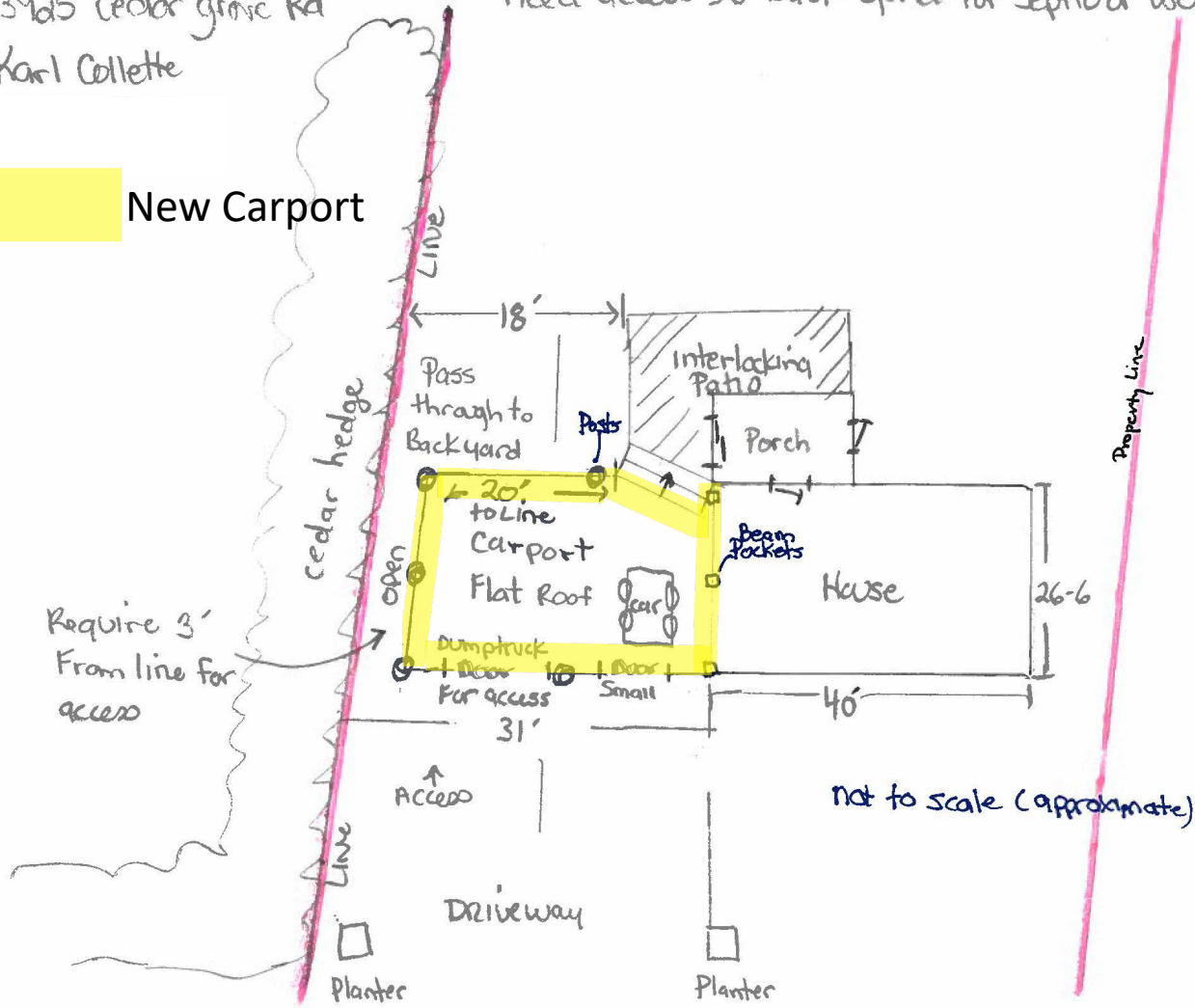
A03/25 – SITE SKETCH

3925 Cedar Grove Road

3925 cedar grove Rd
Karl Collette

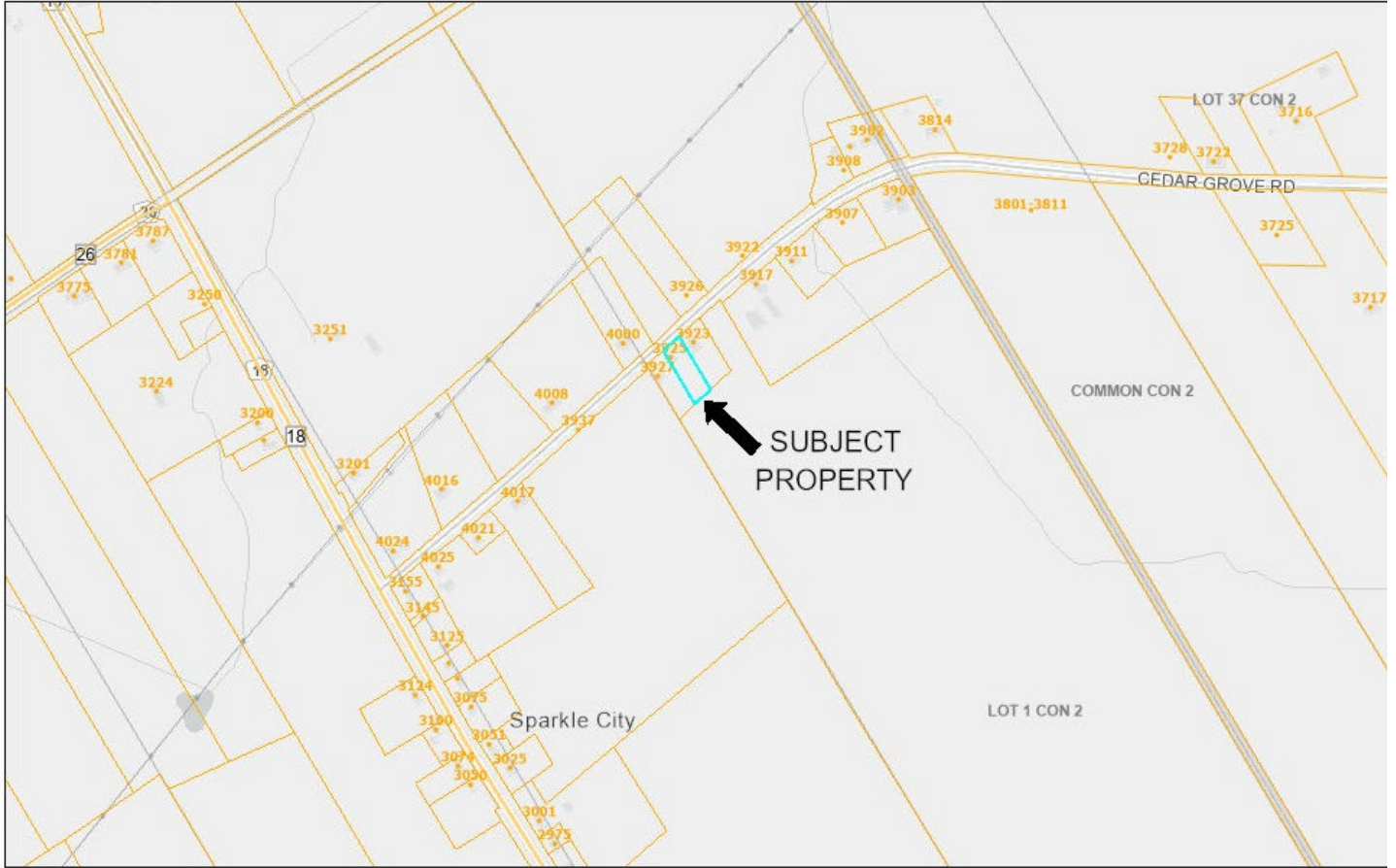
need access to back yard for Septic or well

New Carport

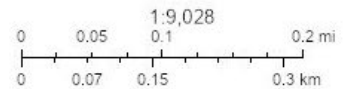
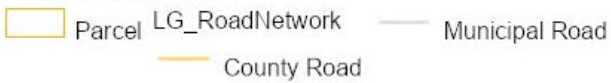


A03/25 – LOCATION MAP

3925 Cedar Grove Road



2025-07-31, 9:59:38 a.m.



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.