

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



**MINOR VARIANCE APPLICATION A04/23
Vacant Lands on County Road 2 (north side,
entrance across from 1459 County Road 2)**

**To be held on May 10, 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 Part Lot 16, Concession 1, Part 1, Reference Plan 15R-735 (Assessment Roll 0706 000 055 09300), owned by Vanguard Crop Nutrition Inc. The property is a 7.5666 ha (18.697 ac.) vacant lot on the north side of County Road 2. Refer to **attached** Location Map and Site Plans illustrating the approximate proposed building envelop area. The construction is proposed at a distance of 300m (1000 ft.) from the property lines located on the south side of County Road 2.

PURPOSE OF THE APPLICATION

Relief is requested from Zoning By-law 2965, as amended, to permit a proposed 6600 sq.m. (71,000 sq.ft.) +/- production facility with laboratory and office areas along with accessory structures including three (3) bucket elevators.

The property is zoned Industrial Park (MP) Zone, under current Zoning By-law 2965, as amended. Portions of the proposed main building and three (3) bucket elevators will exceed the height maximum permitted in this zone. Under the Zoning By-law, height is measured as the vertical distance between the average finished grade at the base of the building to:

- the highest point of the roof surface or parapet wall in the case of a flat roof, whichever is the highest, or of all other types of roofs;
- the mean height level between the base of the roof and highest point of any other type of roof.

The applicant is seeking relief to the following:

- Section 7.13.2, Industrial Park (MP) Zone – Height Maximum (main building), where a maximum height of 12m (39.4 ft.) is permitted for a main building and the centre portion(s) of the proposed main building where the production facility with laboratory and office areas will be 16.76m (55 ft.) +/- (mean height).

- Section 7.13.2, Industrial Park (MP) Zone – Height Maximum (accessory building), where a maximum height of 8m (26.2 ft.) is permitted for an accessory building or structure and three (3) bucket elevators are proposed at heights of 30.5m (100 ft.) +/-, 24.4m (80 ft.) +/- and 15.24m (50 ft.) +/- (to peak).

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.

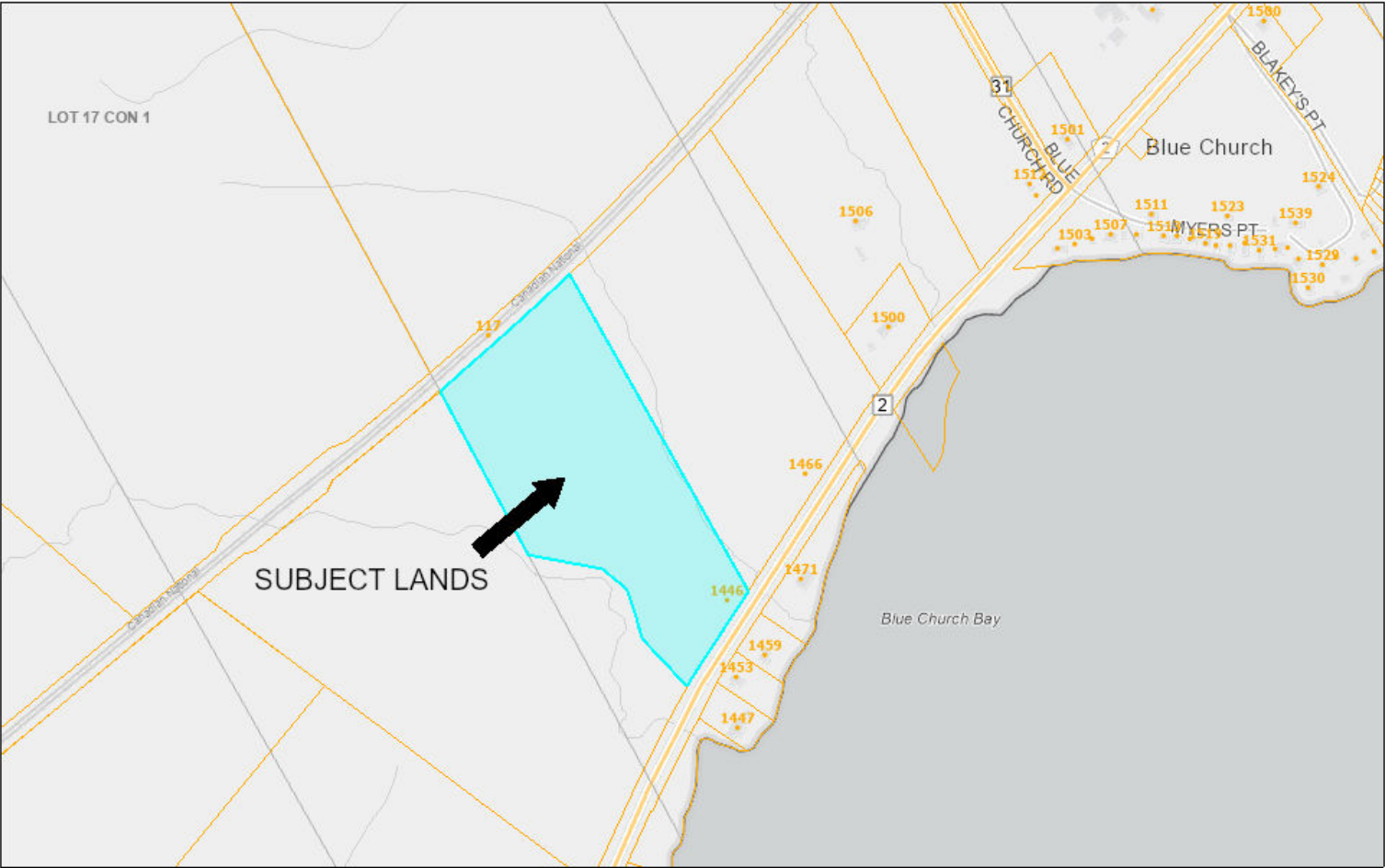
A COPY OF THE DECISION of the Committee will be sent to the applicant/agent, and to each person who appeared in person or who was represented at the public hearing AND who file a written request to receive the decision with the Secretary-Treasurer.

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: April 28, 2023
Melissa Banford, Secretary-Treasurer
Committee of Adjustment
Township of Augusta

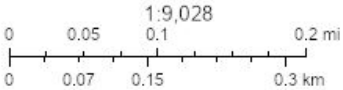
Attached - Location Map & Site Plan

LOCATION MAP A04/23
Vacant Lands County Road 2 (across from 1459 County Road 2)



2023-04-27, 9:42:26 a.m.

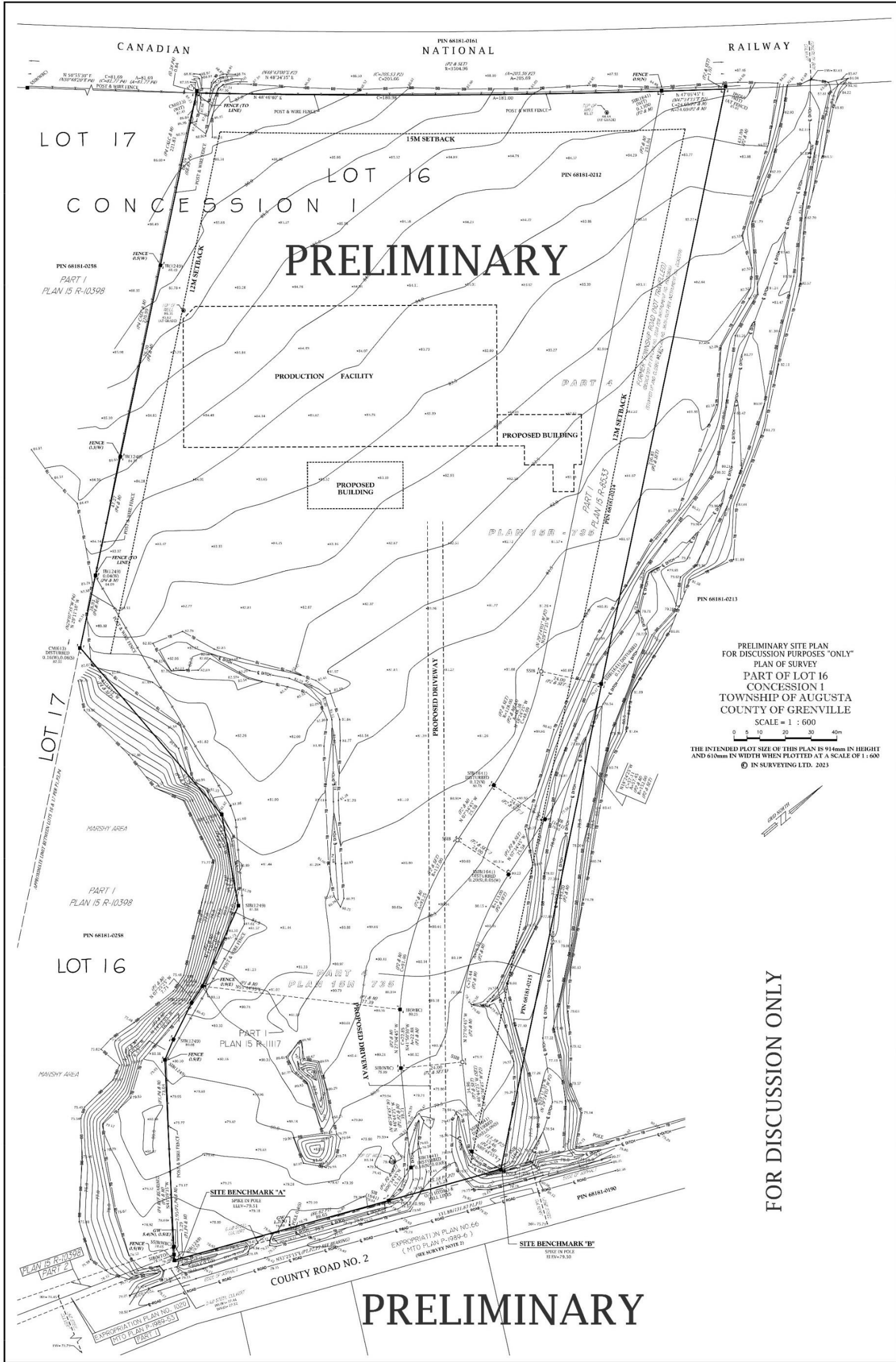
- Roll Number _Query result
- LG_RoadNetwork
- County Road
- Other Road
- Parcel



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 A04/23
Vacant Lands County Road 2 (across from 1459 County Road 2)



The variances required are as follows:

- bucket elevator - 30.5 m (100 ft)
- bucket elevator - 24.4 m (80 ft)
- bucket elevator – 15.24 m (50 ft)
- main building – production facility 16.76 m (55 ft); lab/office 13.76 m (45 ft)

The Township has indicated that the bucket elevators are considered accessory structures and the normal maximum building height is 8 m (26.2 ft). For the main building the normal maximum building height is 12 m (39.4 ft).



Proposed General Location of Facility Within Lot 16, Concession 1 between County Rd 2 and CN Rail Corridor