

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



**MINOR VARIANCE APPLICATION A04/24  
6392 6th Concession Road  
Con. 6, Pt. Lot 22 & 23**

**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 22 & 23, Concession 6 (Assessment Roll 0706 000 045 06300), owned by Stuart Kirk and Debra Kay Easterbrook.

**PROPOSAL AND PURPOSE OF THE APPLICATION:**

The property is currently a 58.67 ha (145 ac.) +/- lot on the north side of 6<sup>th</sup> Concession Road.

A severance application (B-55-23) has been filed by the property owner and has received conditional approval from the United Counties of Leeds & Grenville Consent Granting Authority to sever a 2.2298 ha (5.5 ac.) +/- lot with the existing dwelling at 6392 6<sup>th</sup> Concession Road. The retained lands will be a 56.66 ha (140 ac.) lot with 69.47 m (227.9 ft.) +/- road frontage on 6<sup>th</sup> Concession Road. The retained lands have an existing agricultural-use storage building and are proposed for residential and agricultural purposes. As the retained lands will be deficient in minimum lot frontage for agricultural use, relief through Minor Variance approval is required.

Refer to the **attached** Location Map and Site Plan.

**PURPOSE OF THE APPLICATION**

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

- **Section 7.17.2, Rural Zone (RU) Zone – Lot Frontage (agricultural use)**, where a minimum lot frontage of 100 m (328.08 ft.) is required and the subject property will have a resulting lot frontage of 69.47 m (227.9 ft.) +/- (as the retained lands under Severance B-55-23).

**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](mailto:mбанford@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

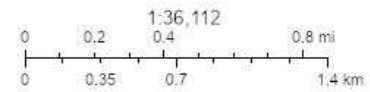
# LOCATION MAP A04/24

A04/24 Location Map



2024-05-07, 2:53:00 p.m.

- Parcel
- LG\_RoadNetwork
- Municipal Road
- County 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.

