

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



**MINOR VARIANCE APPLICATION A04/25  
1253 County Road 2  
Con. 1, Pt. Lot 29**

**To be held on Monday, October 6, 2025 at 11:30 a.m.  
at the Augusta Township – Council Chambers  
3560 County Road 26, Maynard, Ontario, K0E 1T0**

**LOCATION**

The subject property is located in Con. 1, Pt. Lot 29 (Current Assessment Roll 0706 000 035 07600), addressed as 1253 County Road 2. A 59.45 sq.m. (640 sq.ft.) +/- detached garage is proposed onto the west side of the existing residential dwelling, abutting a Township unopened road allowance (which runs between County Road 2 and the St. Lawrence River).

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

**PURPOSE OF THE APPLICATION**

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

- **Section 7.2.2 - Minimum Yard Requirements** where a minimum exterior side yard setback of 6 m (19.7 ft.) is required and 1.68 m (5.5 ft.) +/- is proposed to the west side 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 mailing or email address shown below, by **12:00 p.m. on October 3, 2025**, 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

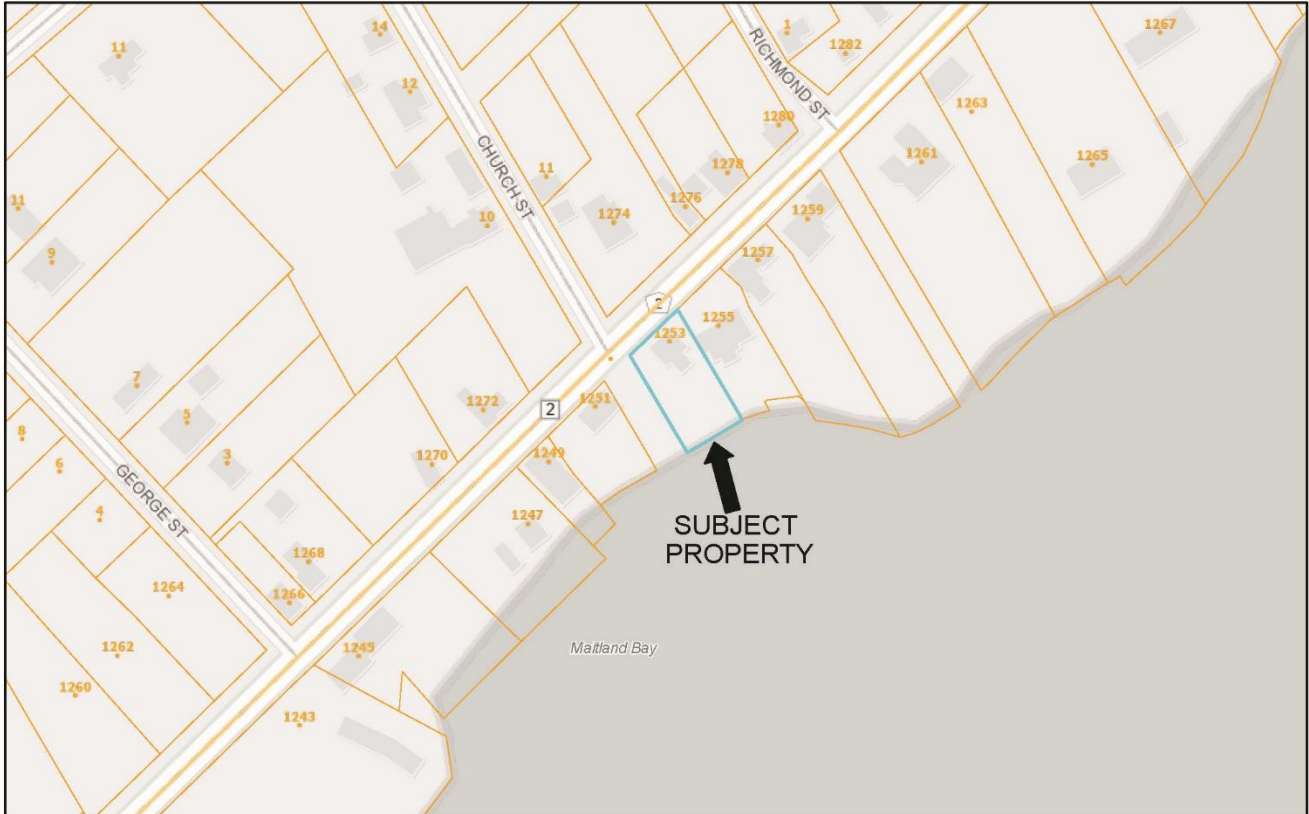
**DATED:** September 25, 2025  
Melissa Banford, Secretary-Treasurer  
Committee of Adjustment  
Township of Augusta

Attached - Location Map and Site Sketch.

# A04/25 – LOCATION MAP

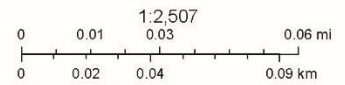
## 1253 County Road 2

### 1253 COUNTY ROAD 2



2025-09-18, 10:48:45 a.m.

Parcel LG\_RoadNetwork Municipal Road  
County Road



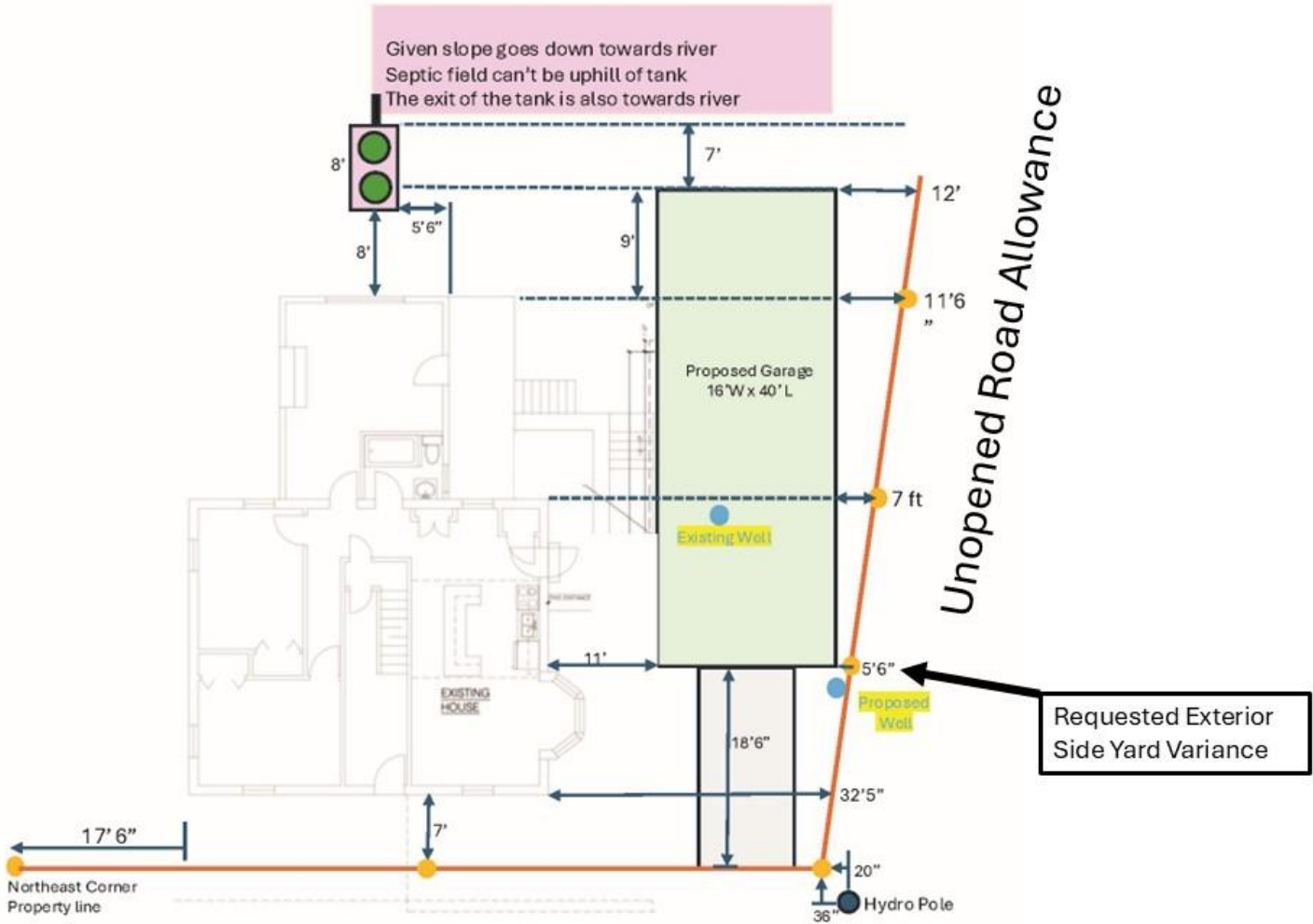
Ternet Inc., Municipal Property Assessment Corporation (MPAC), and Geographic Information System (GIS) the United Counties of Leeds and

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.

# A04/25 –SITE SKETCH

## 1253 County Road 2



Coral Frenette-Ling & Pat Curran  
 1253 County Rd 2 Maitland, ON

**Proposed Garage Location With Respect to Property Lines  
 Staked out by Hopkins Chitty  
 June 25, 2025**