

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



**MINOR VARIANCE APPLICATION A04/26
2714 McIntosh Road
Con. 2, Pt. Lot 5**

**To be held on Wednesday, June 10, 2026 at 1:00 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 5 (specifically being related to the retained lands under conditionally approved Severance Application B-129-25, part of Assessment Roll 0706 000 010 08802), addressed as 2714 McIntosh Road.

Refer to the **attached** Location Map of the subject land, a 6.07 ha (15 acre) +/- parcel currently, where the variance relates to the retained 3.04 ha (7.5 acre) +/- area where the existing dwelling is located.

PURPOSE OF THE APPLICATION

The property is zoned RU, Rural Zone, under current Zoning By-law 2965, as amended. Relief is requested as follows from the RU Zone, to permit the construction of a detached garage on the property, that exceeds both the zoning size restriction and height limit for accessory uses. A Site Sketch of the proposed detached garage location is **attached**.

Variances are sought from the following zone provisions:

- **Section 6.1.1 – Accessory Buildings, Structures and Uses**, where in a non-residential zone, the **maximum gross floor area of any accessory building may not exceed 300 sq.m. (3230 sq.ft.)** where a **294 sq.m. (4,240 sq.ft.) detached/accessory garage is proposed** to be built to the rear of the existing dwelling.

- **Section 7.17.2 – All Other Uses, Maximum Building Height, Accessory Building (for residential accessory use buildings in the RU, Rural Zone)**, of **6.5 m (21.3 ft.)** where a **height of 7.62 m (25 ft.) +/- is proposed** to the mid point between the peak and eaves and finished grade, based on plans filed with the application.

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 of 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 June 9, 2026**, to ensure comments are received in time.

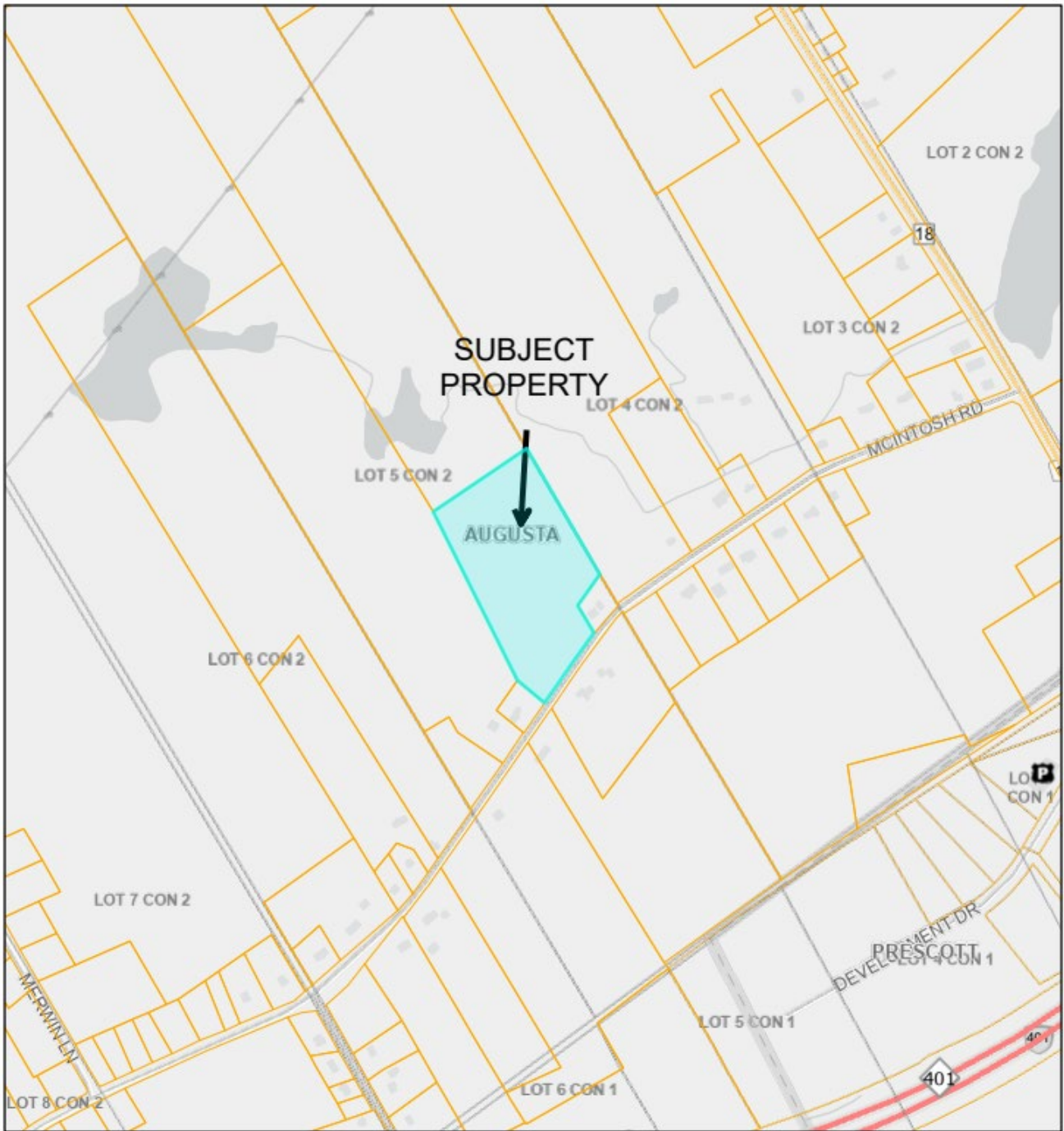
A COPY OF THE DECISION of the Committee will be sent to the applicant/agent, and to each person who appeared in person or who was represented at the Public Hearing AND who file a written request to receive the Decision with the Secretary-Treasurer.

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: May 29, 2026
Melissa Banford, Secretary-Treasurer
Committee of Adjustment
Township of Augusta

Attached - Location Map
- Site Sketch

A04/26 – LOCATION MAP - 2714 McIntosh Road



A04/26 –SITE SKETCH - 2714 McIntosh Road

