



**COUNCIL AGENDA  
SPECIAL MEETING  
May 26, 2025, at 6:00 P.M.**

**SPECIAL COUNCIL**

- A. Call to Order
- B. Disclosure of Pecuniary Interest and General Nature Thereof
- C. Public Meeting
  - a. Proposed Zoning By-Law Amendment re: 7025 County Road 18
  - b. Proposed Zoning By-Law Amendment re: 13 Sarah Street
- D. Questions on Agenda Items for the Public
- E. Adjournment  
Recommendation: **BE IT RESOLVED THAT** Council adjourns the special meeting  
at \_\_\_\_\_ p.m.

**THE CORPORATION of the TOWNSHIP OF AUGUSTA**  
**NOTICE OF PUBLIC MEETING**  
**CONCERNING PROPOSED AMENDMENT TO**  
**ZONING BY-LAW 2965, AS AMENDED (Schedule D1)**  
**7025 County Road 18; Con. 6, Pt. Lot 5, Pt. 1, 15R-12059**  
**(Schedule D1 - Roebuck)**



**YOU HAVE BEEN CIRCULATED THIS NOTICE** as you are a prescribed person or public body to be circulated under O.Reg 545/06, of this proposed amendment (and provided mailed notice as per the Township's practice of providing added public notice). Formal Notice of the Public Meeting will be given by publication in the Brockville Recorder and Times Newspaper (on April 26, 2025). Attached is a Location Map of the subject lands.

**TAKE NOTICE** that a complete application to amend the Zoning By-law has been received in relation to the above-noted lands and the Council of the Corporation of the Township of Augusta will hold a Public Meeting on **Monday, May 26, 2025 at 6:00 p.m.** at the Township Municipal building located at 3560 County Road 26, in Maynard, Ontario to consider the following proposed Zoning By-law Amendment under Section 34 of the *Planning Act*, R.S.O., 1990:

**7025 County Road 18 (Roebuck); Assessment Roll No. 0706 000 020 10900**

The subject property is currently a 0.11 ha (0.27 ac.) lot with 36.6 m (120 ft.) road frontage, municipally addressed as 7025 County Road 18, Roebuck. The property was the location of a former church, where the church building is proposed/currently being used as a residential dwelling.

The purpose of this Zoning By-Law Amendment application is to rezone the lands from Institutional (I) Zone to Residential Village Exception Eight (RV-X8) Zone. The effect of the RV-X8 zone is to permit single-dwelling residential use and other possible specific RV uses such as: bed and breakfast establishment; day nursery – private; garden suite; group home; home occupation; park; parking area; public service use; public utility; secondary suite; and accessory uses to the foregoing.

The lands are designated Settlement Area in the Official Plan.

**ANY PERSON** may attend the Public Meeting and/or make written or verbal representation either in support of, or in opposition to the proposed amendments. If you wish to attend virtually, please contact the Clerk, by phone or email, as noted below to arrange such attendance. If you wish to provide written comments, but are unable to attend the meeting, please ensure that your written comments are received by noon on May 26, 2025, so your comments can be relayed to Council at the Public Meeting.

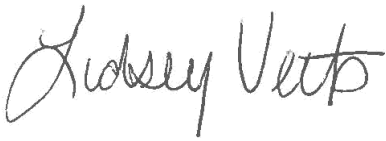
**IF YOU WISH TO BE NOTIFIED OF THE DECISION** of the Township of Augusta on the proposed Zoning By-law amendment, you must make a written request to the Clerk, Township of Augusta, 3560 County Road 26, Maynard, ON K0E 1T0 or via email to [lveltkamp@augusta.ca](mailto:lveltkamp@augusta.ca).

**IF** a specified person or public body as defined under the *Planning Act* or the registered owner of any land to which the By-law would apply would otherwise have an ability to appeal the decision of the Council of the Township of Augusta to the Ontario Land Tribunal (OLT), but the specified person or public body as defined under the *Planning Act* or the registered owner of any land to which the By-law would apply does not make oral submissions at a public meeting or make written submissions to the Township of Augusta before the proposed Zoning By-law Amendment is passed, the specified person or public body as defined under the *Planning Act* or the registered owner of any land to which the plan would apply is not entitled to appeal the decision to pass the proposed By-law.

**ADDITIONAL INFORMATION** relating to the proposed amendment to the Zoning By-law is available during business hours at the Township of Augusta administration office at 3560 County Road 26, Maynard, Ontario.

**FOR MORE INFORMATION** about this matter, including information about appeal rights, contact the Planner, Melissa Banford, by phone at 613-925-4231, Ext. 104 or via email to [mbanford@augusta.ca](mailto:mbanford@augusta.ca).

Dated the 25<sup>th</sup> day of April, 2025.



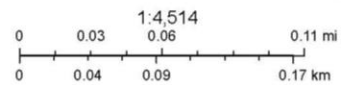
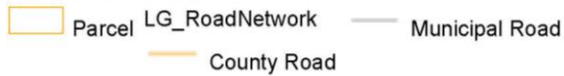
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Lindsey Veltkamp  
Clerk, Township of Augusta  
3560 County Road 26  
Prescott, ON, K0E 1T0  
Telephone: (613) 925-4231 ext. 105  
Email: [veltkamp@augusta.ca](mailto:veltkamp@augusta.ca)

# LOCATION MAP – 7025 COUNTY ROAD 18



2025-04-10, 12:38:49 p.m.



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.

THE CORPORATION of the TOWNSHIP OF AUGUSTA  
NOTICE OF PUBLIC MEETING  
CONCERNING PROPOSED TEMPORARY USE  
ZONING BY-LAW AMENDMENT



**13 Sarah Street, Plan 9, Pt. Unnumbered Lots N and S, Pt. 1, 15R-10237  
(Schedule G1 - Maitland)**

**YOU HAVE BEEN CIRCULATED THIS NOTICE** as you are a prescribed person or public body to be circulated under O.Reg 545/06, of this proposed amendment (or an area property owner provided mailed notice as per the Township's practice of providing added public notice). Formal Notice of the Public Meeting will be given by publication in the Brockville Recorder and Times Newspaper (on April 26, 2025). Attached is a Location Map of the subject lands.

**TAKE NOTICE** that a complete application for a Temporary Use Zoning By-law Amendment has been received in relation to the above-noted lands and the Council of the Corporation of the Township of Augusta will hold a Public Meeting on **Monday, May 26, 2025 at 6:00 p.m.** at the Township Municipal building located at 3560 County Road 26, in Maynard, Ontario to consider the following proposed Temporary Use By-law Amendment to Zoning By-law 2965, as amended, under Sections 34 and 39 of the Planning Act, R.S.O., 1990:

**13 Sarah Street (Maitland), Assessment Roll No. 0706 000 035 14700**

This 5.2 acre (2.1 ha) property is currently zoned RV-X4, Special Exception Four Residential Village Zone. This application is for a Temporary Use Zoning By-law Amendment to permit a 1500 sq.ft. (139.35 sq.m.) portion (up to 50 seats) of the existing residential dwelling and a 150 x 400 (60,000 sq.ft/5574 sq.m.) portion (up to 200 seats) of the rear yard area on the south side of the dwelling to be used as an Assembly Hall/outdoor venue for hosting weddings and other events for a temporary three (3) year period. A RV-X4(T) Zone provision is proposed to be added to the RV-X4 Zone.

The lands are designated Settlement Area in the Official Plan.

**ANY PERSON** may attend the Public Meeting and/or make written or verbal representation either in support of, or in opposition to the proposed amendments. If you wish to attend virtually, please contact the Clerk, by phone or email, as noted below to arrange such attendance. If you wish to provide written comments, but are unable to attend the meeting, please ensure that your written comments are received by noon on May 26, 2025, so your comments can be relayed to Council at the Public Meeting.

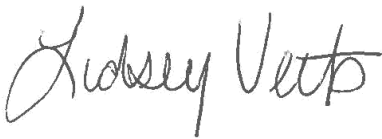
**IF YOU WISH TO BE NOTIFIED OF THE DECISION** of the Township of Augusta on the proposed Zoning By-law amendment, you must make a written request to the Clerk, Township of Augusta, 3560 County Road 26, Maynard, ON K0E 1T0 or via email to [lveltkamp@augusta.ca](mailto:lveltkamp@augusta.ca).

**IF** a specified person or public body as defined under the *Planning Act* or the registered owner of any land to which the By-law would apply would otherwise have an ability to appeal the decision of the Council of the Township of Augusta to the Ontario Land Tribunal (OLT), but the specified person or public body as defined under the *Planning Act* or the registered owner of any land to which the By-law would apply does not make oral submissions at a public meeting or make written submissions to the Township of Augusta before the proposed Zoning By-law Amendment is passed, the specified person or public body as defined under the *Planning Act* or the registered owner of any land to which the plan would apply is not entitled to appeal the decision to pass the proposed By-law.

**ADDITIONAL INFORMATION** relating to the proposed amendment to the Zoning By-law is available during business hours at the Township of Augusta administration office at 3560 County Road 26, Maynard, Ontario.

**FOR MORE INFORMATION** about this matter, including information about appeal rights, contact the Planner, Melissa Banford, by phone at 613-925-4231, Ext. 104 or via email to [mbanford@augusta.ca](mailto:mbanford@augusta.ca).

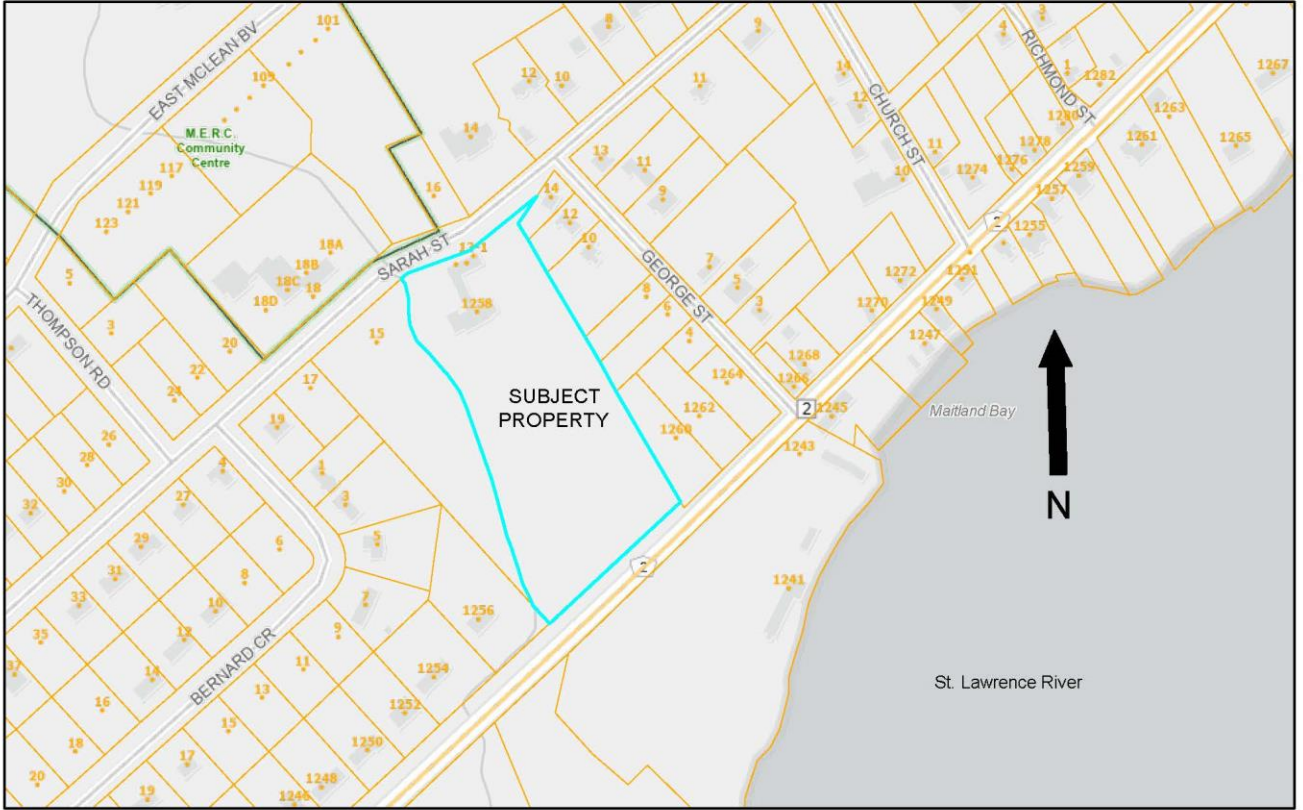
Dated the 25<sup>th</sup> day of April, 2025.



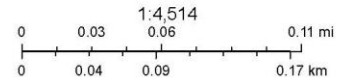
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Lindsey Veltkamp  
Clerk, Township of Augusta  
3560 County Road 26  
Prescott, ON, K0E 1T0  
Telephone: (613) 925-4231 ext. 105  
Email: [veltkamp@augusta.ca](mailto:veltkamp@augusta.ca)

# 13 Sarah Street - Location Map



2025-04-07, 2:38:29 p.m.



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.