


DECISION
WITH RESPECT TO OFFICIAL PLAN AMENDMENT NO. 4
TO THE
TOWNSHIP OF AUGUSTA OFFICIAL PLAN
UNDER SECTION 17(34) OF THE PLANNING ACT

Amendment No. 4 to the Township of Augusta Official Plan, as adopted by Township By-law No. 3682-2024, is hereby approved under Section 17(34) of the Planning Act, as amended.

Dated at Brockville, Ontario this 20th day of March 2024.



Cherie Mills, MCIP, RPP
Manager of Planning Services
United Counties of Leeds and Grenville

Date of Decision: March 20, 2024

Date of Notice: March 20, 2024

Last Date of Appeal: April 9, 2024

Counties File No.: D09-LOPA-AUG-2023-01

Municipality: Township of Augusta

Applicant/Agent: Township of Augusta

Subject Lands: Lands located to the west of the Town of Prescott boundary described as Part of Lot 5, Concession 1, Township of Augusta

Notice of Decision
With respect to an Official Plan Amendment
Subsection 17(34) of the Planning Act

A decision was made by the United Counties of Leeds and Grenville on the date noted above to approve **Official Plan Amendment No. 4** to the Township of Augusta Official Plan, as adopted by Township By-law No. 3682-2024.

Purpose and Effect of the Official Plan Amendment:

The purpose of Official Plan Amendment No. 4 is to implement Phase 1 of the Augusta Land Use Strategy by adding designations for two locations, as shown on Schedule A1 of the Amendment, and adding policies for their development. The first area is a 4.85-hectare parcel, located in the north-east part of the study area, which will be designated as Commercial/Light Industrial – Phase 1. The second area is a 1-hectare parcel, located in the south-east part of the study area, which will be designated Residential – Phase 1 to permit a higher residential density of 12 to 40 units per hectare. Both areas are to be serviced by municipal water and wastewater treatment services as provided through an agreement with the Town of Prescott.

Effect of Written Submissions on the Decision:

There were no written comments received by the approval authority on Official Plan Amendment No. 4 and no changes were made to the Amendment. There were two written comments received by the Township from residents requesting notice of the decision. At the Township's public meeting on December 11, 2023, the minutes of public meeting note that one member of the public spoke asking a question about road construction and maintenance for an area that was determined to be within the Town of Prescott municipal limits. None of the commenting agencies had any concerns with the amendment. No changes were made to the amendment as a result of any public or agency comments received by the Township.

Who Can File an Appeal:

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

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No person or public body shall be added as a party to the hearing of the appeal unless, before the official plan amendment was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

When and How to File an Appeal:

Any appeal to the Ontario Land Tribunal must be received by the Manager of Planning Services of the United Counties of Leeds and Grenville no later than 20 days from the date of this notice, as shown as the last date of appeal.

The appeal should be sent to the Manager of Planning Services, United Counties of Leeds and Grenville, at the address shown and it must:

1. set out the specific part of the proposed official plan amendment to which the appeal applies;
2. set out the reasons for the appeal;
3. be accompanied by the fee charged under the *Ontario Land Tribunal Act*, for **\$1,100.00** payable by certified cheque to the Minister of Finance. An appellant may request a reduction of the filing fee to \$400.00, if the Appellant is a private citizen or eligible community group. The request for a reduction in the fee must be made at the time of filing the appeal using the appropriate form.

Please refer to the Tribunal website for the Appellant Form (A1) and more information on filing an appeal (<https://olt.gov.on.ca/appeals-process/forms/>).

When the Decision is Final:

The decision of the Corporation of the United Counties of Leeds and Grenville is final if a notice of appeal is not received on or before the last date for filing a notice of appeal.

Other Related Planning Act Applications:

None.

Additional Information:

Additional information about Official Plan Amendment No. 4 is available by contacting Cherie Mills, Manager of Planning Services at (613) 342-3840, extension 2419 or by email at cherie.mills@uclg.on.ca during regular office hours (8:00 a.m. to 4:00 p.m.) at the United Counties of Leeds and Grenville offices. Information is also available from the Township of Augusta municipal office.

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Mailing Address for Filing a Notice of Appeal:

United Counties of Leeds and Grenville

25 Central Avenue West, Suite 100

Brockville, Ontario K6V 4N6

Attention: Manager of Planning Services