NOTICE OF PASSING
ZONING BY-LAW AMENDMENT
UNDER THE PLANNING ACT, R.S.O. 1990 (AS AMENDED)

TAKE NOTICE:

The Council of the Corporation of the Township of Augusta passed By-Law Number 3784-2025 on June 9, 2025, under Section 34 of the Planning Act, R.S.O. 1990, as amended.

BY-LAW EXPLANATION:

An explanation of the purpose and effect of the By-law, describing the lands to which the By-Law applies, and a key map, showing the location of the lands to which the By-Law applies, are included in the **attached Explanatory Note.**

The complete By-Law is available to the public for inspection in the municipal office during regular office hours.

You are being circulated this notice if you are the applicant and/or property owner or you filed a written request to be notified of the decision or are a prescribed person or public body.

APPEAL INFORMATION:

The applicant, the Minister, or a specified person or public body that has an interest in the matter may appeal all or part of this Zoning By-law Amendment to the Ontario Land Tribunal.

An appeal to the Ontario Land Tribunal in respect to all or part of this Zoning By-law Amendment may be made by filing a notice of appeal with the Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at https://olt.gov.on.ca/e-file-service/ by selecting Augusta Township as the Approval Authority, or by mail at 3560 County Road 26, Prescott, ON K0E 1T0, **no later than 4:30 p.m. on July 2, 2025.** The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day.

The appeal fee of $400.00 (fee for a private citizen, a registered charity or a non-profit ratepayers' association) can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OL T website at www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to lveltkamp@augusta.ca.

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Only individuals, corporations and public bodies may appeal a zoning By-Law 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.

No person or public body shall be added as a party to the hearing of the appeal unless, before the By-Law was passed, the person or public body made oral submissions at a public meeting or written submissions to the Council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Dated June 12, 2025, at the Township of Augusta.

Lindsey Veltkamp

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Lindsey Veltkamp, Clerk
Township of Augusta
3560 County Road 26
Prescott, ON K0E 1T0
Telephone: 613-925-4231 ext. 105

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EXPLANATORY NOTE TO BY-LAW 3784-2025

The purpose of this By-Law is to amend Zoning By-Law 2965, to make amendments to Schedule D1 of the Zoning By-Law, for lands located at 7025 County Road 18, 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, located in the Settlement Area of 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.

The land areas to be rezoned are designated Settlement Area in the Official Plan Schedule A.

The Planning Advisory Committee (PAC) at their June 4, 2025 meeting, received a Staff Report prepared on the application and concurred in advancing a recommendation on the Zoning By-Law Amendment to Council

The proposed Zoning By-Law Amendment appears to align with the Settlement Area policies of Augusta's Official Plan and is **recommended for approval**, as detailed in By-Law 3784-2025 appearing on Council's June 9, 2025 agenda.

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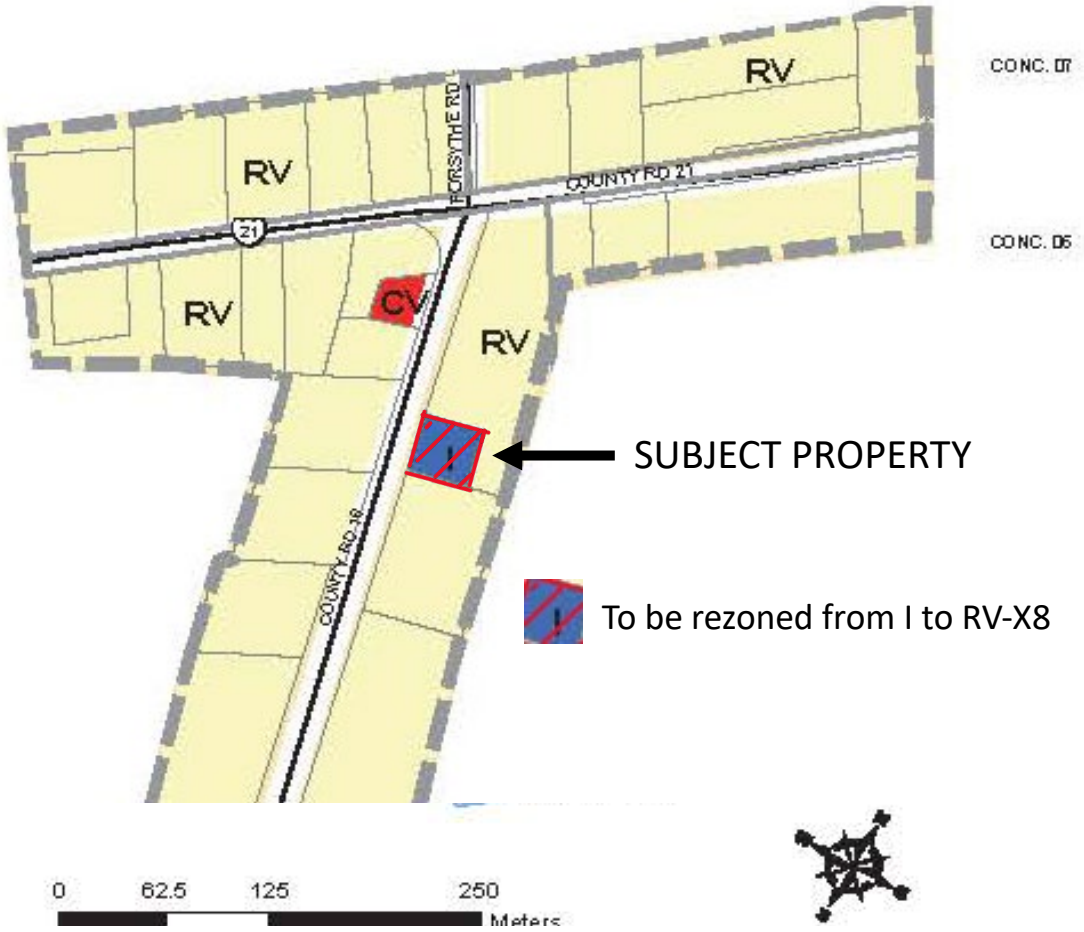
Key Map to By-Law 3784-2025

7025 COUNTY ROAD 18
CONCESSION 6, PART LOT 5, REFERENCE PLAN 15R12059, PART 11
ROLL 0706 000 020 10900