

**THE CORPORATION of the TOWNSHIP OF AUGUSTA  
NOTICE OF PUBLIC MEETING**

**CONCERNING PROPOSED AMENDMENT TO  
ZONING BY-LAW 2965, AS AMENDED (Schedule G1-Maitland)  
1241 and 1243 County Road 2**

**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 was given by publication in the Brockville Recorder and Times Newspaper (on June 3, 2023). Attached is a Location Map of the subject lands to be rezoned on Schedule G1-Maitland.

**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, June 26, 2023 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:

**1241 and 1243 County Road 2; Assessment Roll No. 0706 000 035 13800**

The subject property is 2.5 ha (6.32 acre) +/- in size, having 675.85 ft (206 m) of road frontage and abutting the St. Lawrence River. The purpose of the application is to rezone the lands from part CV, Village Commercial (at the east end of the lot) and part RV, Village Residential to a **site-specific CV, Village Commercial zone**, which would permit a number of specified permitted uses on the property (as listed below), of which some uses would be referenced in a **"holding" zone/symbol (uses highlighted below)** and permitted only following further hydrogeological assessment and a section of land area at the west end placed in a "holding" zone to restrict any new development subject to further archaeological assessment. Other site-specific provisions are proposed and detailed below.

The following list of permitted uses are proposed as potential uses for the property: Accessory Dwelling; Bake Shop; Bank; Biological Field Station; Business Office; Clinic; Commercial Club; Community Garden; Convenience Store; Drug Store; Dry Cleaning Outlet; Equipment Rental Establishment; Farmer's Market; Flea Market; Garden Centre; Health Retreat; **Hotel**; **Laundromat**; Library; Marine Facility; Marine Rental Facility; **Micro-Brewery/Micro-Distillery**; **Motel**; Museum; Office; Outdoor Café; Personal Service Establishment; Pet Shop; Place of Amusement; Place of Assembly; Place of Worship; Private Club; Public Market; Public Service Use; Public Utility; Recreational Commercial Establishment; **Restaurant**; Retail Grocery Store; Retail Outlet; Retail Store; School, Commercial; Second Hand Shop; Service Outlet; Snack Bar or Coffee Shop; Studio; **Tavern**; Theater, Cinema; **Tourist Establishment**; Veterinary Establishment; Video Rental Outlet; Wildlife Rehabilitation Facility; Workshop or Custom Workshop, Accessory uses to the foregoing.

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The site-specific amendment proposes other site-specific provisions: introducing new definitions for the following proposed permitted uses - a biological field station, a community garden, a marine rental facility, a micro-brewery/micro-distillery, and a wildlife rehabilitation facility; permitting a maximum tower height of 32 m (105 ft.) for a roof construction onto the existing tower; permitting a wharf setback (min.) of 2 m to the east lot line/projection and removing the need for the provision of a loading space on the property.

The Zoning By-Law amendment would permit the existing structures on the property to be used in accordance with the listed permitted uses and any new construction proposed in the future would need to comply with other setbacks/provisions of the Zoning By-law. Under the Township's Site Plan By-law 2778, any new construction or modifications to the existing buildings or change of use triggers the need for a site plan application, where site servicing, on-site access/driveways, on-site parking in accordance with the Zoning By-law requirements and lot grading/drainage would need to be detailed, assessed, and approved by Township staff/their designate.

The land areas to be rezoned 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 June 26, 2023, 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 [asimonian@augusta.ca](mailto:asimonian@augusta.ca).

**IF** a person or public body would otherwise have an ability to appeal the decision of the Council of Augusta Township to the Ontario Land Tribunal, but the person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Augusta before the by-law is passed, the person or public body is not entitled to appeal the decision.

**IF** a person or public body does not make oral submissions at a public meeting or make written submissions to the Township of Augusta before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**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.

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**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 1st day of June, 2023.

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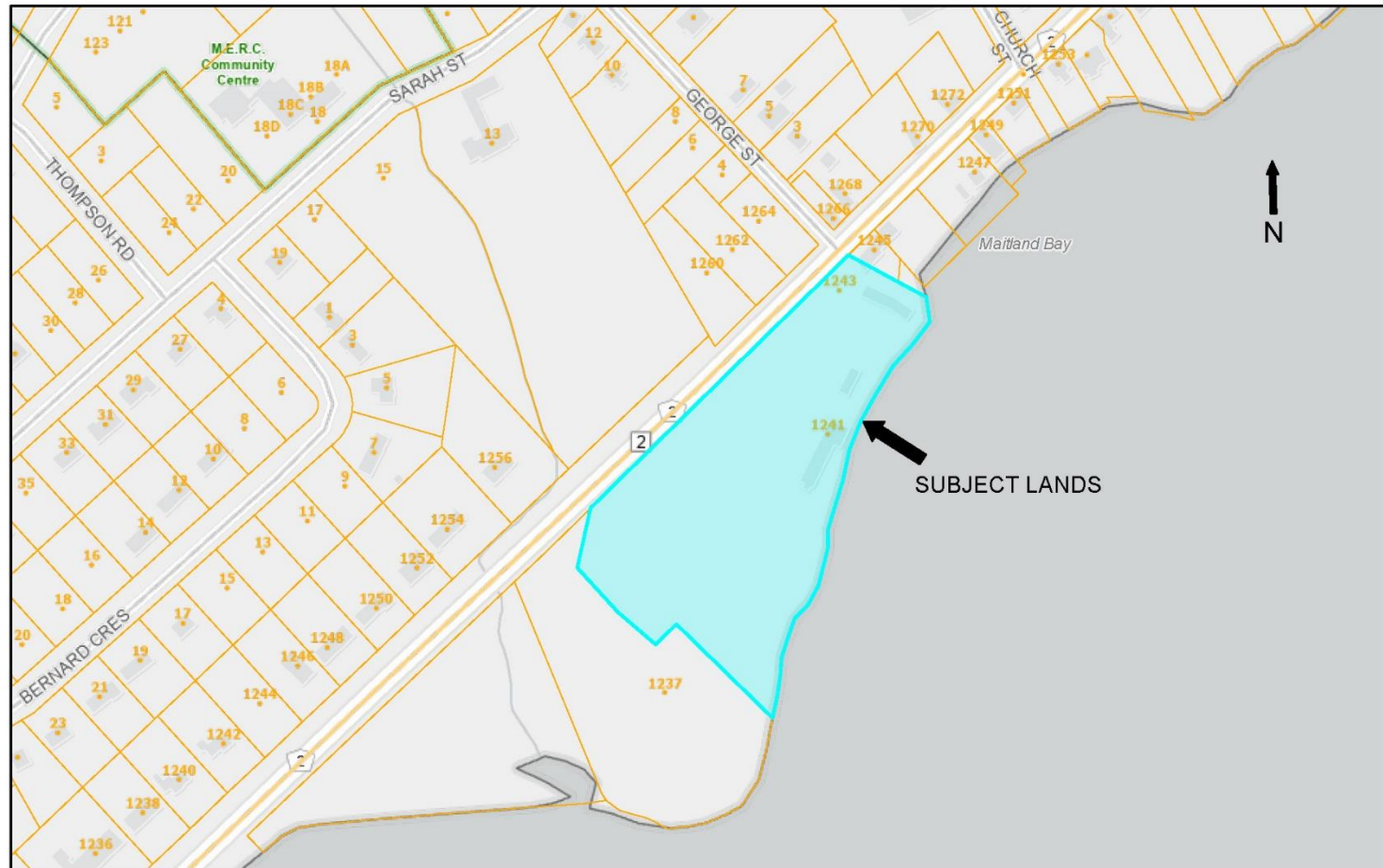
Annette Simonian  
Clerk, Township of Augusta  
3560 County Road 26  
Prescott, ON, K0E 1T0  
Telephone: (613) 925-4231 ext. 105  
Email: [asimonian@augusta.ca](mailto:asimonian@augusta.ca)

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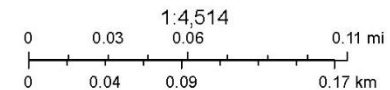
1241 and 1243 County Road 2

LOCATION MAP



2023-05-24, 11:43:41 a.m.

- Roll Number\_Query result LG\_RoadNetwork
- Parcel
- County Road
- Municipal Road



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.