



**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 3803-2025 on October 14, 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 receiving 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 KOE 1T0, **no later than 4:30 p.m. on November 5, 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 OLT 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 October 16, 2025, at the Township of Augusta.

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 3803-2025

The purpose of this By-Law is to amend Zoning By-Law 2965, to make amendments to Schedule G1 of the Zoning By-Law, for lands located at 14 Sarah Street, Maitland, Assessment Roll No. 0706 000 035 16850.

The subject property is currently a 2.03 ha (5.01 acre) lot with 54.5 m (178.8 ft.) road frontage on Sarah Street and having 20 m (65.6 ft.) of road frontage abutting the built end of East McLean Boulevard in the north-west area of the property, municipally addressed as 14 Sarah Street in Maitland.

The property is also the subject of filed severance application B-62-25, which proposes to sever a north 1.313 ha (3.24 acre) vacant portion of the lot, having 20 m (65.6 ft.) of lot frontage onto East McLean Boulevard. The retained lands will result in 14 Sarah Street being a 0.717 ha (1.77 acre) residential lot having 54.5 m (178.8 ft.) of lot frontage on Sarah Street.

The proposed **severed lot** is intended for residential use and is proposed to be rezoned from a RV – Residential Village Zone to a “Holding”-site-specific RV zone (H-RV-X9) to:

- permit the lot frontage for the severed lot at 20 m (65.6 ft.);
- require a minimum front yard building setback of 26 m from the new front lot line where it abuts the East McLean Boulevard road allowance;
- place the site-specific RV zone into a “Holding” zone, such that required studies to permit the severance/rezoning are fully completed to support the severance/rezoning, e.g., archaeological study, hydrogeology study, and lot grading and drainage plan.

The **retained lot** is proposed to be rezoned from a RV-Residential Village Zone to a site-specific RV zone (RV-X10) to allow/permit the existing wooden shed on the retained lands to remain at the existing minimum 0.29 m interior (west) side yard setback.

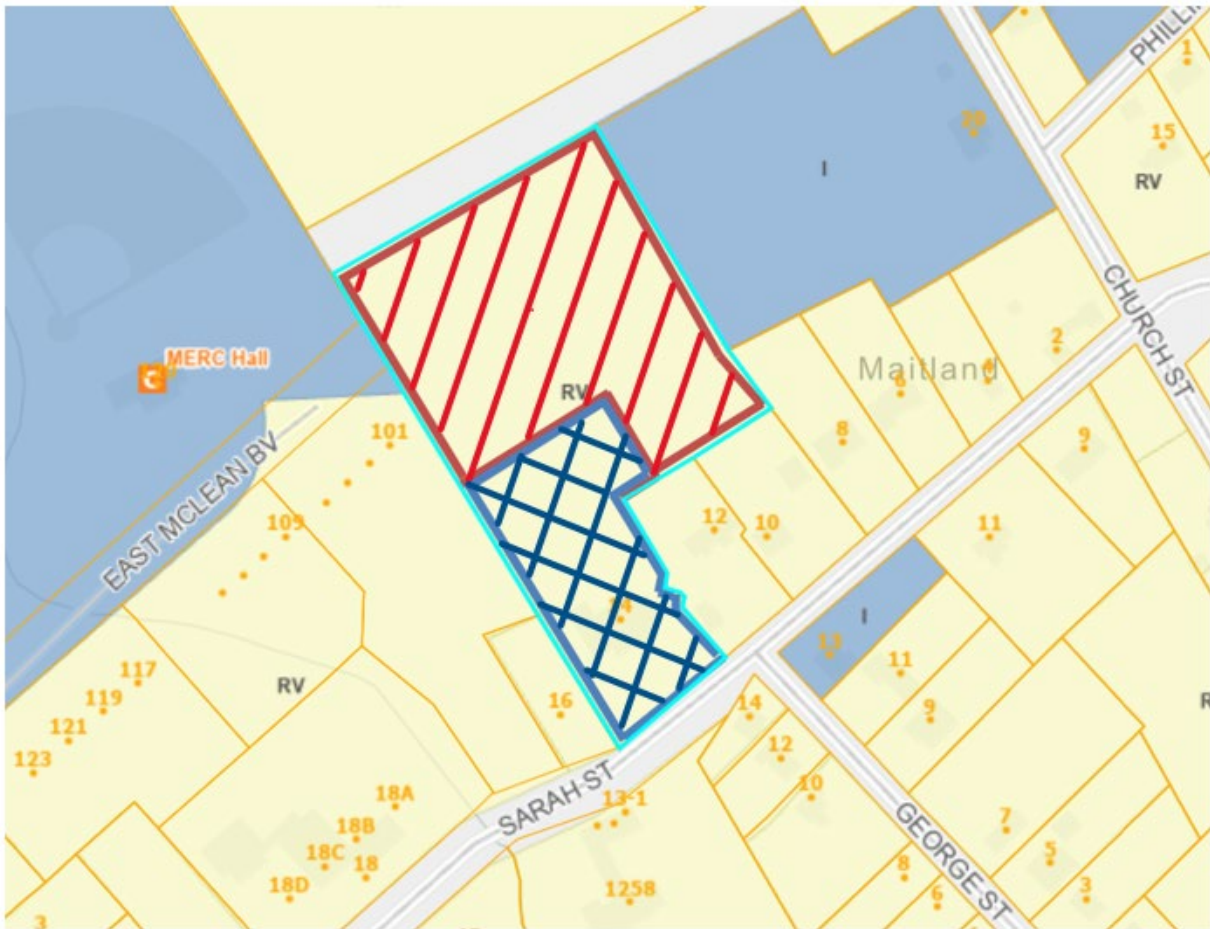
The land areas to be rezoned are designated Settlement Area in the Official Plan Schedule A.

The Planning Advisory Committee (PAC), at their October 1, 2025 meeting, received a Staff Report prepared on the application and concurred in advancing a recommendation on the Zoning By-Law Amendment to Council

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Key Map to By-Law 3803-2025

14 SARAH STREET, MAITLAND
CONCESSION 1, PART LOT 30
CURRENT ROLL 0706 000 035 16850



 **TO BE H-RV-X9**

 **TO BE RV-X10**

Scale:


0 ft. 100 ft.

