

THE CORPORATION of the TOWNSHIP OF AUGUSTA
NOTICE OF PUBLIC MEETING



**CONCERNING PROPOSED AMENDMENTS TO
ZONING BY-LAW 2965, AS AMENDED (Schedule G1)
14 Sarah Street, Pt. Lot 30, Concession 1
(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 the proposed amendments (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 August 30, 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, September 22, 2025 at 5:00 p.m.** at the Township Municipal building located at 3560 County Road 26, in Maynard, Ontario to consider the following proposed Zoning By-law Amendments under Section 34 of the *Planning Act*, R.S.O., 1990:

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 McLean Boulevard in the north-west area of the property, municipally addressed as 14 Sarah Street in Maitland. The property is currently a residential use lot with a dwelling and various out buildings located on the south half of the lot, oriented onto Sarah Street.

The property is 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 McLean Boulevard. The proposed **severed lot** is intended for residential use and the proposed severed land area is proposed to be rezoned from a RV – Residential Village Zone to a “Holding”-site specific RV zone to:

- permit the lot frontage for the severed lot at 20 m (65.6 ft.);
- require a minimum required front yard building setback of 26 m from the new front lot line for the severed lot/from McLean Boulevard;
- 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 lands under application B-62-25 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 retained lot includes the existing dwelling and accessory out buildings for the existing residential use property. During the assessment of the severance, it has been determined that the existing west side yard setback of the wooden 13 ft. by 40 ft. (520 sq.ft.) shed structure on the retained lands does not comply with the zoning by-law

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requirements, as the shed sits at a minimum setback of 0.29 m (0.95 ft) to the west property line, where under Section 6.1 of the zoning by-law a 1.2 m (3.937 ft.) setback is required. The proposed **retained lot** is proposed to be rezoned from a RV-Residential Village Zone to a site specific RV zone 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.

All other provisions of the RV-Residential Village Zone and zoning by-law remain in full force and effect for the severed and retained lands, save and except for the site specific provisions noted above.

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 September 22, 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 amendments, 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.

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 amendments would apply is not entitled to appeal the decision to pass the proposed By-law.

ADDITIONAL INFORMATION relating to the proposed amendments 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.

Dated the 29th day of August, 2025.

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A handwritten signature in black ink that reads 'Lindsey Veltkamp'. The signature is written in a cursive style and is positioned above a horizontal line.

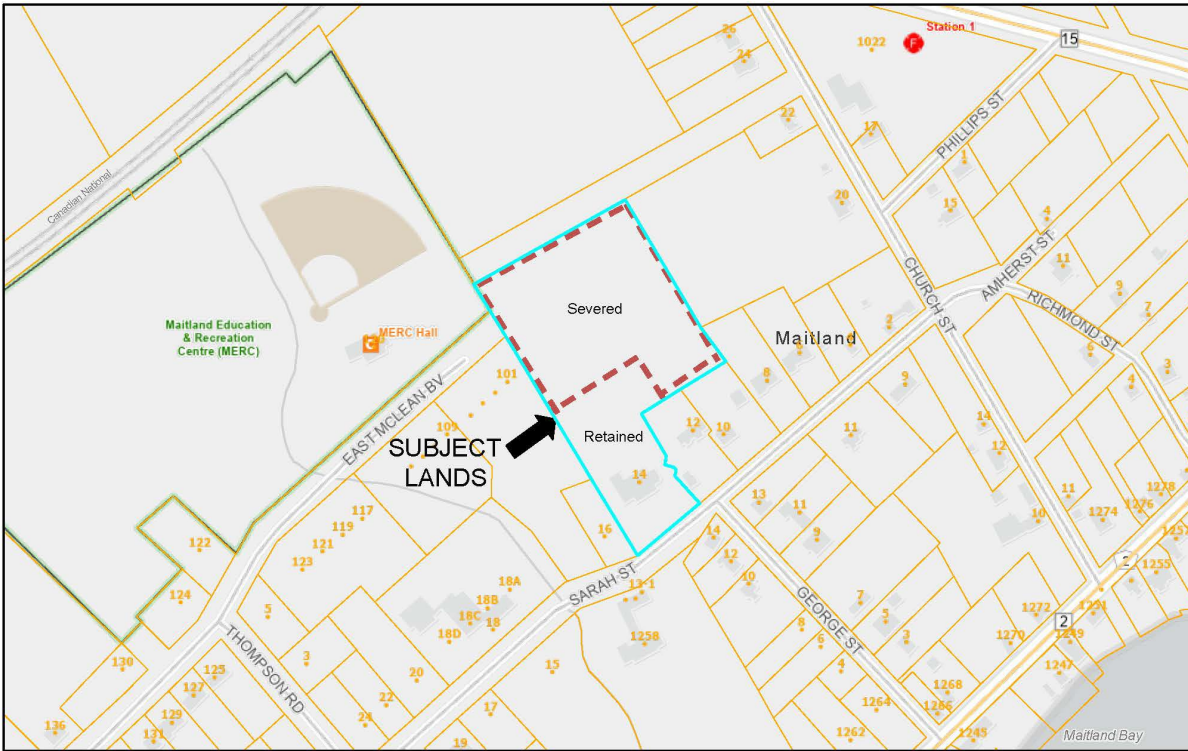
Lindsey Veltkamp
Clerk, Township of Augusta
3560 County Road 26
Prescott, ON, K0E 1T0
Telephone: (613) 925-4231 ext. 105
Email: lveltkamp@augusta.ca

THE CORPORATION of the TOWNSHIP OF AUGUSTA
NOTICE OF PUBLIC MEETING

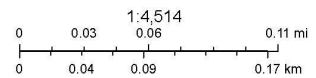
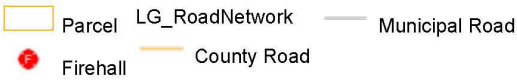


LOCATION MAP – 14 SARAH STREET

14 Sarah Street



2025-08-27, 8:43:32 a.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.