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 3824-2026 on January 26, 2026, 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 K0E 1T0, **no later than 4:30 p.m. on February 16, 2026**. 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 January 27, 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 3540-2026

The subject property is the severed lands under filed severance application B-110-25, with the existing dwelling currently part of 3540 County Road 26, Maynard. The severed lot will have a 0.32 ha (0.32 acre) lot area and 41.15 m (135 ft.) +/- lot frontage.

The subject property is intended for residential use only. Victoria United Church has used this existing dwelling as a manse, but no longer requires it, and is seeking to sever and sell this dwelling. The property is proposed to be rezoned from Institutional (I) Zone to a site-specific Residential Village Special Exception Eleven (RV-X11) Zone to:

- permit limited residential use of the property in accordance with the Residential Village Zone (RV) uses and requirements; and
- permit a reduced lot area of 0.32 ha (0.8 ac.)

The land area to be rezoned is designated Settlement Area in the Official Plan Schedule A.

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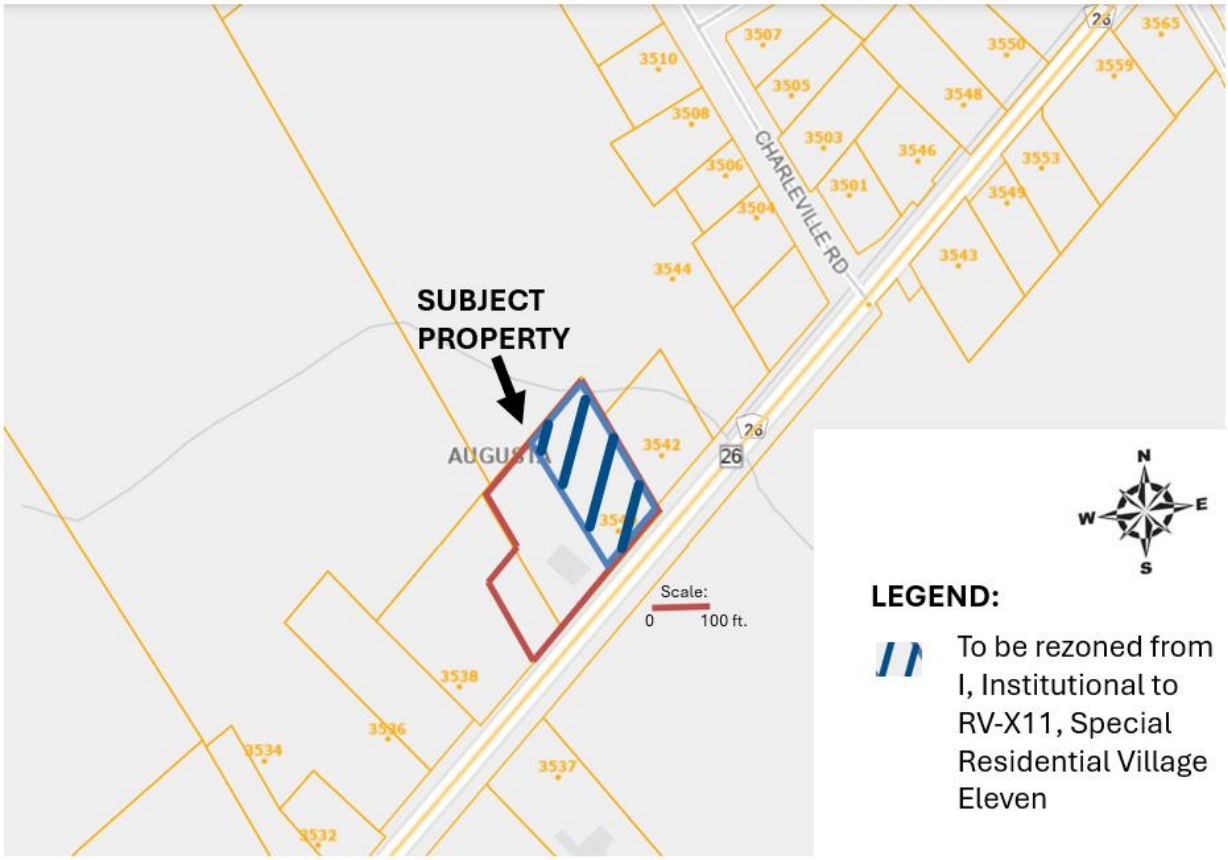
Key Map to By-Law 3824-2026

3540 County Road 26, Maynard
CONCESSION 3, PART LOT 13
CURRENT ROLL 0706 000 060 06800 and 0706 000 060 06900