

THE CORPORATION of the TOWNSHIP OF AUGUSTA  
NOTICE OF PUBLIC MEETING



**CONCERNING PROPOSED AMENDMENT TO  
ZONING BY-LAW 2965, AS AMENDED (Schedule H)  
1614 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 (and/or you are provided mailed notice as per the Township's practice of providing added public notice to area property owners). Formal Notice of the Public Meeting was given by publication in the Brockville Recorder and Times Newspaper on September 2, 2023. Attached is a Location Map of the subject lands to be rezoned on Schedule H.

**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 25, 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:

**1614 County Road 2; Assessment Roll No. 0706 000 055 01500**

The subject property is currently a 4.95 ha (12.24 ac.) +/- lot and is the subject of two (2) consent/severance applications under the *Planning Act*, Files B-118-22 to sever a 0.8 (2 acre) new residential lot with 30.4 m (99.74 ft.) of lot frontage and B-119-22 to sever a 1.01 m (2.5 acre) new residential lot with 43.5 m (142.7 ft.) of lot frontage off this property. The retained lands, containing the existing dwelling at 1614 County Rd. 2, would have 3.128 acre (7.7 acres) with 59.5 m (195 ft.) of lot frontage. This rezoning is one condition of approval for the above-noted severances.

The purpose of this Zoning By-Law Amendment application is to rezone portions of the severed and retained lands under these applications, the lot frontages to a depth of 130 m+/-, an approximate 1.73 ha (4.3 acre+/-) area which is currently zoned CH, Highway Commercial to a RU, Rural zone, which corresponds to the existing zoning of the rear areas of the severed and retained lands under these applications. The existing CH zone appears to have resulted from a 1983 zoning by-law amendment for a proposed bed and breakfast and restaurant use, which the property owners advise never did occur on the property. No further commercial uses are known to have occurred at the property. The proposed RU, Rural zoning of these parts of the lands will be in sync with the rear lands on the property and adjacent lands which are currently zoned RU.

The land areas to be rezoned are designated Rural 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 comments are received by noon on

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September 25, 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.

**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 [mбанford@augusta.ca](mailto:mбанford@augusta.ca).

Dated the 1<sup>st</sup> day of September, 2023.

A handwritten signature in black ink that reads "Annette Simonian".

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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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LOCATION MAP – 1614 County Road 2

