

THE CORPORATION of the TOWNSHIP OF AUGUSTA  
NOTICE OF PUBLIC MEETING



**CONCERNING PROPOSED AMENDMENT  
TO ZONING BY-LAW 2965, AS AMENDED**

**7000 County Road 18  
Part of Lot 6, Concession 6 (Schedule D)**

**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 will be given by publication in the Brockville Recorder and Times Newspaper (on December 23, 2023). Attached is a Location Map of the subject lands.

**TAKE NOTICE** that the Council of the Corporation of the Township of Augusta will hold a Public Meeting on **Monday, January 15, 2024 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:

**7000 County Road 18, Pt. Lot 6, Con. 6, Assessment Roll 0706 000 020 12601  
(File Z-10-23)**

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The subject property is 1.6 ha (3.95 acre) +/- having 165 m (541 ft.) of road frontage on County Road 18. The purpose of the application is to rezone the lands from CR, Rural Commercial to a **site specific CR, Rural Commercial zone (CR-X2)**, which would recognize and permit the current **Wildlife Conservation and Management Contractor Service - Retail Store** use as an additional permitted use on the property. A 4,240 sq.ft. main building exists on the property. A new 4,500 sq.ft. accessory storage building is currently proposed.

The amendment proposes other site-specific provisions including: introducing a new definition of Wildlife Conservation and Management Contractor Service - Retail Store; permitting a maximum accessory building height of 7.5 m (24.6 ft.) (where currently 5m is permitted by the CR zone); permitting a maximum accessory storage building size of 418 m (4,500 sq.ft.); permitting eighteen (18) parking spaces and a minimum of one (1) loading space to be provided on-site for this proposed use.

The new proposed accessory building will be subject to Site Plan Control under the Township's Site Plan By-law 2778.

The land areas to be rezoned are designated Rural and Agricultural Resource Lands 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 amendment. If you wish to attend virtually, please contact the Clerk, by phone or email, as noted below to

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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 January 15, 2024, 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 15<sup>th</sup> day of December, 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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