

THE CORPORATION OF THE TOWNSHIP OF AUGUSTA
By-law No. 2633
BEING A BY-LAW TO AMEND
BY-LAW No. 1818 AS AMENDED

WHEREAS pursuant to the provisions of the Planning Act, Section 34, the Council of a Municipality may enact by-laws regulating the use of lands and the erection of buildings and structures thereon;

AND WHEREAS By-law No. 1818 regulates the use of land and the use and erection of buildings and structures within the Township of Augusta;

NOW THEREFORE the Council of the Corporation of the Township of Augusta enacts as follows:

1. Despite any provision of Section 19 to the contrary, on lands zoned as Restricted Rural Exception 4 (A1-4) Zone on the Zoning By-law Schedule, the following new section shall be added after Section 19.10 in the additional provisions:

“ **A1-4, Part of Lot 28, Concession 1**

Permitted Uses

- Two-family, two-unit, single detached dwelling
- Accessory uses, buildings or structures to the forgoing

Zone Requirements

- Minimum Lot Area.....13.3 ha (32.912 ac)
- Minimum Lot Frontage.....88 m (288.98 ft.)
- Minimum Yards (main building)
 - Interior Yard (west).....22.86 m (75 ft.)
 - Interior Yard (east).....45.72 m (150 ft.)
 - Front Yard.....38.1 m (125 ft.)
- Maximum Floor Area (Carriage Garage).....139.35 m² (1,500 ft.²)”

3. That all other applicable provisions of By-law 1818 shall continue to apply.

Read a first and second time this 24th day of October, 2006.
Read a third time and adopted this 24th day of October, 2006.

Reeve

Clerk

THE CORPORATION OF THE TOWNSHIP OF AUGUSTA

Notice of the Passing of an Amendment to the Zoning By-Law of The Corporation of the Township of Augusta

TAKE NOTICE that the Council of the Corporation of the Township of Augusta passed By-law 2633 on October 24, 2006, under Section 34 of the Planning Act, RSO 1990.

Purpose and Effect: The Township of Augusta has amended By-law 1818, as amended to permit the construction of a two-family, two-unit, single detached dwelling on lands described as Part of Lot 28, Concession 1, Township of Augusta. The lands were zoned A1, which did not permit the aforementioned use. The rezoning now allows for two families (parents and their children) to live in the same dwelling, while having two individual dwelling units separated by a shared garage. See key map for location.

Appeal - The last date for filing a notice of appeal of the by-law is November 15, 2006. Any such appeal must be filed with the clerk of the municipality and must set out the reasons for the appeal and must be accompanied by the fee required by the Ontario Municipal Board. Only individuals, corporations and public bodies may appeal a zoning by-law to the Ontario Municipal Board. 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.

The amendment to the Zoning By-Law is available for inspection in the office of the clerk during regular office hours.

DATED at the Township of Augusta, on the 27th day of October, 2006.

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