

Corporation of the Town of Smiths Falls

**NOTICE OF PUBLIC MEETING  
REQUEST FOR PERMISSION  
TO EXPAND NON-CONFORMING STRUCTURE**

Planning Act, R.S.O. 1990, c.P.13, S. 45 (5)



**TAKE NOTICE** that the Planning Advisory Committee of the Town of Smiths Falls will hold a public meeting on the **17<sup>th</sup> day of October 2024 at 5:00 p.m. in the Council Chambers at Town Hall, 77 Beckwith Street North**, to consider a request for permission to expand non-conforming structure submitted under Section 45(2)(a)(1) of the *Planning Act*, as described below.

**PROPERTY OWNER:** TASHA LEE GILFILLEN & ROGER WILLIAM JOHN COUSINEAU  
**APPLICANT:** IN ENGINEERING + SURVEYING C/O TOMLYN GRAOVAC  
**MUNICIPAL ADDRESS:** 25 UNION STREET  
**DESCRIPTION:** LT 29 E/S UNION ST PL 13884 LANARK S MONTAGUE; TOWN OF SMITHS FALLS

**PURPOSE AND EFFECT:** Application MV-24-05 seeks permission to expand a legally non-conforming use on the property for the purpose of constructing a 2-storey addition to the dwelling (to be an additional residential unit) and an 18 m<sup>2</sup> shed in the rear yard. The residential addition would replace a 10.7 m<sup>2</sup> shed.

The subject property is zoned Corridor Commercial (CC), shares the dual designation of Highway Commercial and Industrial of the Town's Official Plan and sits within the Targeted Growth Area. The Zoning Bylaw permits automobile-oriented commercial uses in the CC zone. The CC zone does not permit residential uses as of right; as such, permission to expand the non-conforming residential use is being requested through this application.

***A key map showing the property and its surroundings is on the reverse of this Notice.***

**FAILURE TO ATTEND HEARING:** If you do not attend this public meeting, it may proceed in your absence, and except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceeding.

**NOTICE OF DECISION:** If you wish to be notified of the Planning Advisory Committee's decision regarding this application, you must submit a written request to the Secretary-Treasurer.

**OTHER APPLICATIONS:** This property is not subject to any other application under the *Planning Act*.

**MORE INFORMATION:** Further information on this application is available and may be obtained by contacting the Secretary-Treasurer during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m.

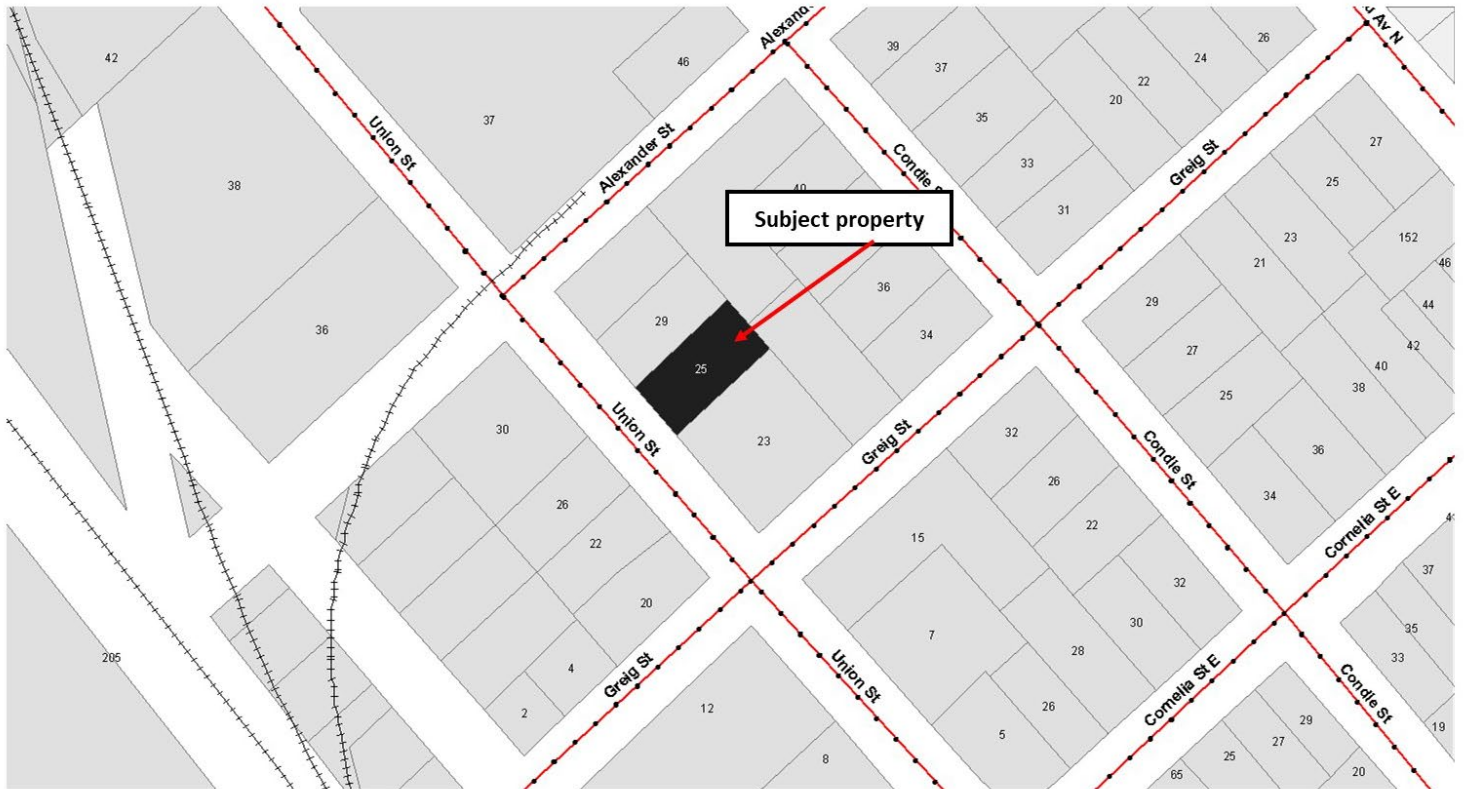
**TAKE NOTICE:** If you wish to observe only, the Public Meeting can be viewed live on the Town's YouTube channel <https://www.youtube.com/channel/UCIFXU6Sq9neiC5VU9QbmLtQ>.

Public Meeting documents will be available at the following link 3 days before the Public Meeting is scheduled to take place: <https://calendars.smithsfalls.ca/meetings>.

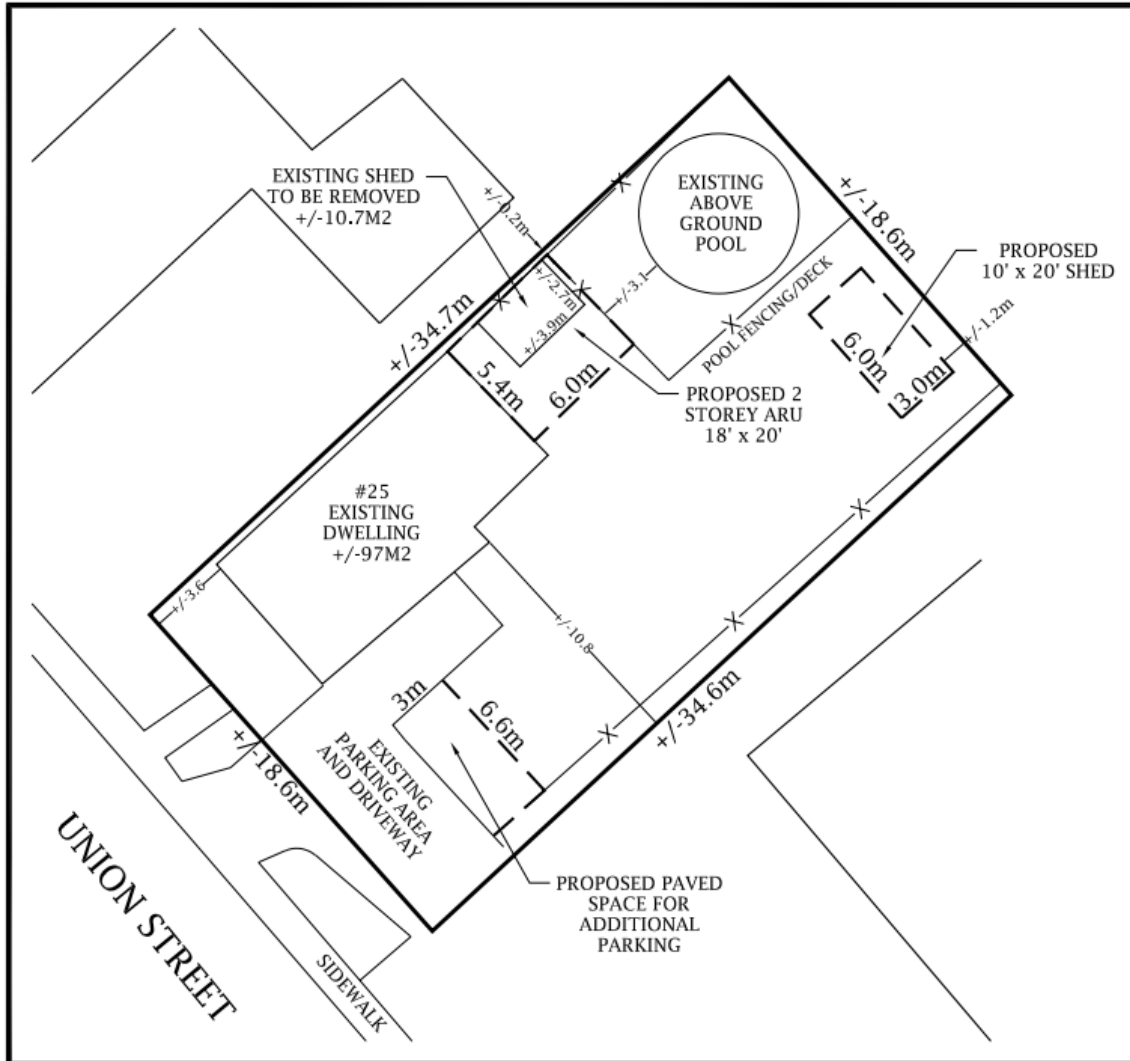
**DATED AT THE TOWN OF SMITHS FALLS THIS 7<sup>th</sup> DAY OF OCTOBER 2024**

**Karl Grenke, MCIP, RPP,**  
**Manager of Development Services / Secretary-Treasurer**  
613-283-4124, ext. 1116  
kgrenke@smithsfalls.ca

**Key Map**  
**25 Union Street**

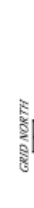
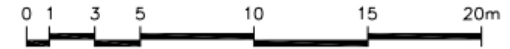


### Site Sketch of Non-Conforming Structures



SKETCH FOR MINOR VARIANCE APPLICATION  
TOWN OF SMITHS FALLS

SCALE = 1 : 250



#### SITE STATISTICS - CC (COMMERCIAL CORRIDOR (R1))

	REQUIRED	EXISTING	PROPOSED
SITE AREA	420m <sup>2</sup>	646m <sup>2</sup>	646m <sup>2</sup>
FRONTAGE	15m	18.6m	NO CHANGE
FRONT YARD SETBACK	6m	+/-3.6m	NO CHANGE
EXT. SIDE YARD SETBACK	3.5m	N/A	N/A
INT. SIDE YARD SETBACK	3m/1.2m (ARU)	+/-0.2m	0m
REAR YARD SETBACK	8m	+/-16.9m	10.9m
LOT COVERAGE	35%	16.6%	23%
HEIGHT	11m	<11m	<11m
PARKING	1/UNIT	2	3
GROSS FLOOR AREA		194m <sup>2</sup>	66.8m <sup>2</sup> (34.4%)

**IN ENGINEERING + SURVEYING**  
 9 KING ST. W., SUITE #203 - BROCKVILLE, ONTARIO - K6V 3P7  
 TEL. 613-342-2611  
 E-MAIL : info@ineng.ca  
 www.inengineering.ca

DATE  
AUGUST 26, 2024

DRN. BY  
TG

FILE NO.  
12308SK