

Corporation of the Town of Smiths Falls

NOTICE OF PUBLIC MEETING
PROPOSED MINOR VARIANCES

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 **13th day of February 2025 at 5:00 p.m. in the Council Chambers at Town Hall, 77 Beckwith Street North**, to consider one Minor Variance Application submitted under Section 45(1) of the *Planning Act*, as described below.

PROPERTY OWNER: 4012747 CANADA INC C/O MAHMOUD TABAJA

APPLICANT: DREAMLIFE DESIGN + BUILD INC C/O KARIM EL-SARJI

MUNICIPAL ADDRESS: 7 WILLIAM STREET EAST

DESCRIPTION: PT LT 105 S/S WILLIAM ST PL 13884 LANARK S SOUTH ELMSLEY AS IN RS82235; TOWN OF SMITHS FALLS

PURPOSE AND EFFECT: The purpose of Minor Variance application MV-25-01 is to seek relief for several provisions of the Zoning Bylaw to facilitate a proposed mixed-use multi-unit development on the subject property, as described in the table below:

<i>Bylaw Section</i>	<i>Zoning Provision</i>	<i>Required</i>	<i>MV-25-01 Proposed</i>
11.21. Lot and Building Requirements for Permitted Non-Residential Uses	Minimum Building Height	11 m	6.38 m
4.28.10 Minimum Aisle Width	Minimum Aisle Width	6.7 m	3.64 m
11.2.2. Lot and Building Requirements for Permitted Residential Uses	Minimum Landscaped Open Space	15 m ² per unit	Convert landscaped open space to an "indoor" amenity space. Total Area: 4.18 m ²

The proposed mixed-use multi-unit development will have one (1) commercial unit (58.43 m²/ 629 ft²), one (1) residential unit and indoor amenity space (4.18 m²/ 454 ft²) on the ground floor and two (2) residential units on the second floor. Parking spaces will be accessed through a 3.21 m (10 ft) wide right-of-way off William Street East (previously granted through approved consent). Please note that the subject property is also subject to consent application B25-01, which proposes another right-of-way across a portion of the neighbouring property (8 Main Street East) to provide space for a parking aisle. The subject property is zoned Downtown Core and designated Downtown Core in the Town's Official Plan. The Zoning By-law permits mixed-use multi-unit developments in the Downtown Core.

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

OTHER APPLICATIONS: This property is currently subject to a Consent application (B25-01) under Section 53 of the *Planning Act*.

MORE INFORMATION: Further information on this application 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: <https://calendars.smithsfalls.ca/meetings>.

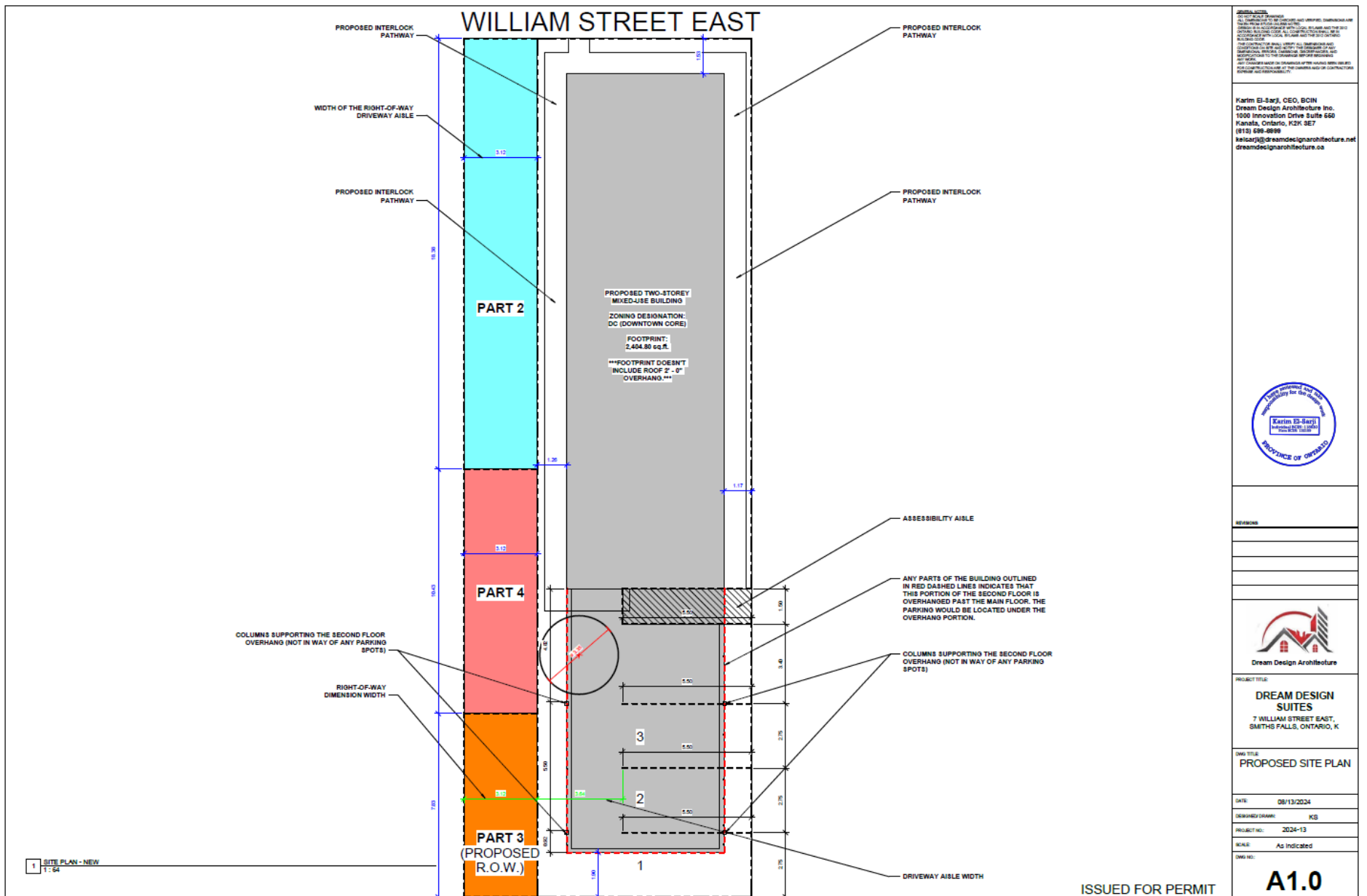
DATED AT THE TOWN OF SMITHS FALLS THIS 29TH DAY OF JANUARY 2025

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

Key Map 7 William Street East



Proposed 7 William Street East Mixed-Use Development Site Sketch



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PROJECT TITLE:
DREAM DESIGN SUITES
7 WILLIAM STREET EAST,
SMITHS FALLS, ONTARIO, K

DWG TITLE:
PROPOSED SITE PLAN

DATE: 08/13/2024

DESIGNED BY: KB

PROJECT NO.: 2024-13

SCALE: As Indicated

DWG NO.: **A1.0**

ISSUED FOR PERMIT