



Notice of Decision of the Planning Advisory Committee
Respecting Application for Consent
Sec. 53 of Planning Act

RE AN APPLICATION BY: **MTM CONSTRUCTION & PROPERTY MANAGEMENT LTD**
OWNER: **MTM CONSTRUCTION & PROPERTY MANAGEMENT LTD**
FILE NO.: **B24-02**
LOCATION of PROPERTY: **18 ELM STREET EAST**
PT LT 2 N/S OAK ST PL 13884 LANARK S SOUTH ELMSLEY; PT LT 3 N/S
OAK ST PL 13884 LANARK S SOUTH ELMSLEY BEING PART 2 ON
27R3511; TOWN OF SMITHS FALLS

TAKE NOTICE that the Planning Advisory Committee of the Town of Smiths Falls held a public meeting on September 12th, 2024, to consider a proposed consent application under Section 53(1) of the *Planning Act* and made a decision on the application that same day, as outlined below.

PURPOSE OF APPLICATION: The purpose of Application B24-02 is to divide an 11,076.05 ft² (1028.99 m²) lot at 18 Elm Street East to create two new parcels. The existing through lot fronts on both Elm Street East and Oak Street. Through this application, the applicant proposes to split the lot perpendicular to the streets, resulting in two new through lots measuring 150.44 ft (45.85 m) in depth, with 11.46 m of frontage on Elm Street (defined as the front lot line).

The subject property is currently vacant; however, the applicants propose to construct an 8-unit residential building, which will be bisected by way of the proposed consent, resulting in four units on each resultant lot. The subject property is zoned Residential Type 2 (R2) and designated Residential in the Town's Official Plan. The Zoning By-law permits multi-unit dwellings in the R2 Zone, up to 4 units per lot.

YOUR RIGHT TO APPEAL: The applicant, the Minister or specified person or public body that has an interest in this matter may appeal the decision of the Planning Advisory Committee (acting as the Committee of Adjustment) to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) within 20 days of the making of the decision. An appeal must be filed with the Secretary-Treasurer of the Planning Advisory Committee and must set out the objection to the decision accompanied by the fee prescribed by the Ontario Land Tribunal.

For more information on making an appeal, please visit: <https://olt.gov.on.ca/>

The last date for filing an appeal is October 7, 2024.

RIGHT TO NOTIFICATION: The Planning Advisory Committee may, prior to the expiration date, change a condition(s) of consent. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

MORE INFORMATION: For further information on this application, please contact the Secretary-Treasurer during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m.

DATED AT THE TOWN OF SMITHS FALLS THIS 18th day of September 2024.

Karl Grenke, MCIP, RPP,
Manager of Development Services/ Secretary Treasurer
Town of Smiths Falls
Telephone: 613-283-4124 ext. 1116
Email: kgrenke@smithsfalls.ca



**DECISION OF THE TOWN OF SMITHS FALLS PLANNING ADVISORY COMMITTEE
RESPECTING APPLICATION FILE NO. B24-02**

WE, the undersigned, in making the decision upon this application, have determined that a plan of subdivision is not necessary for the proper and orderly development of the municipality and that the proposal is consistent with the policy statements issued under subsection 3(1) of the *Planning Act*, and having considered to the matters under subsection 51(25) of the *Planning Act*,


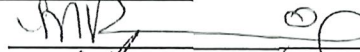





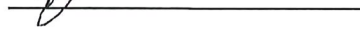
CONCUR in the following decision and reasons for the decision made on the 12th day of September 2024.

DECISION: Provisionally approve consent application B24-02 to formalize the lot areas of the retained and severed lots at 18 Elm Street East, subject to the following conditions:

1. *An acceptable reference plan (survey) of the severed and retained lands and the deed or Instrument conveying the severed lands shall be submitted to the Secretary/Treasurer of the Planning Advisory Committee for review and consent endorsement **within a period of two years** after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act. The reference plan will demonstrate that the severed and the retained parcels meet the Zoning requirements of the Town or any relief granted thereof.*
2. *The owner shall supply one digital copy and two hard copies of the deposited reference plan for the severed lands.*
3. *The owner shall supply one digital and two hard copies of the deed or transfer document for the severed lands.*
4. *The balance of any outstanding taxes, including penalties and interest, shall be paid to the Town.*

EFFECT OF WRITTEN AND ORAL SUBMISSIONS: The Committee considered objections to the proposed severance, however determined that the proposed lot configuration was reasonable and design-related issues are best addressed through the minor variance and subsequent approvals.

Signatures of all members concurring with this decision:

CERTIFICATE

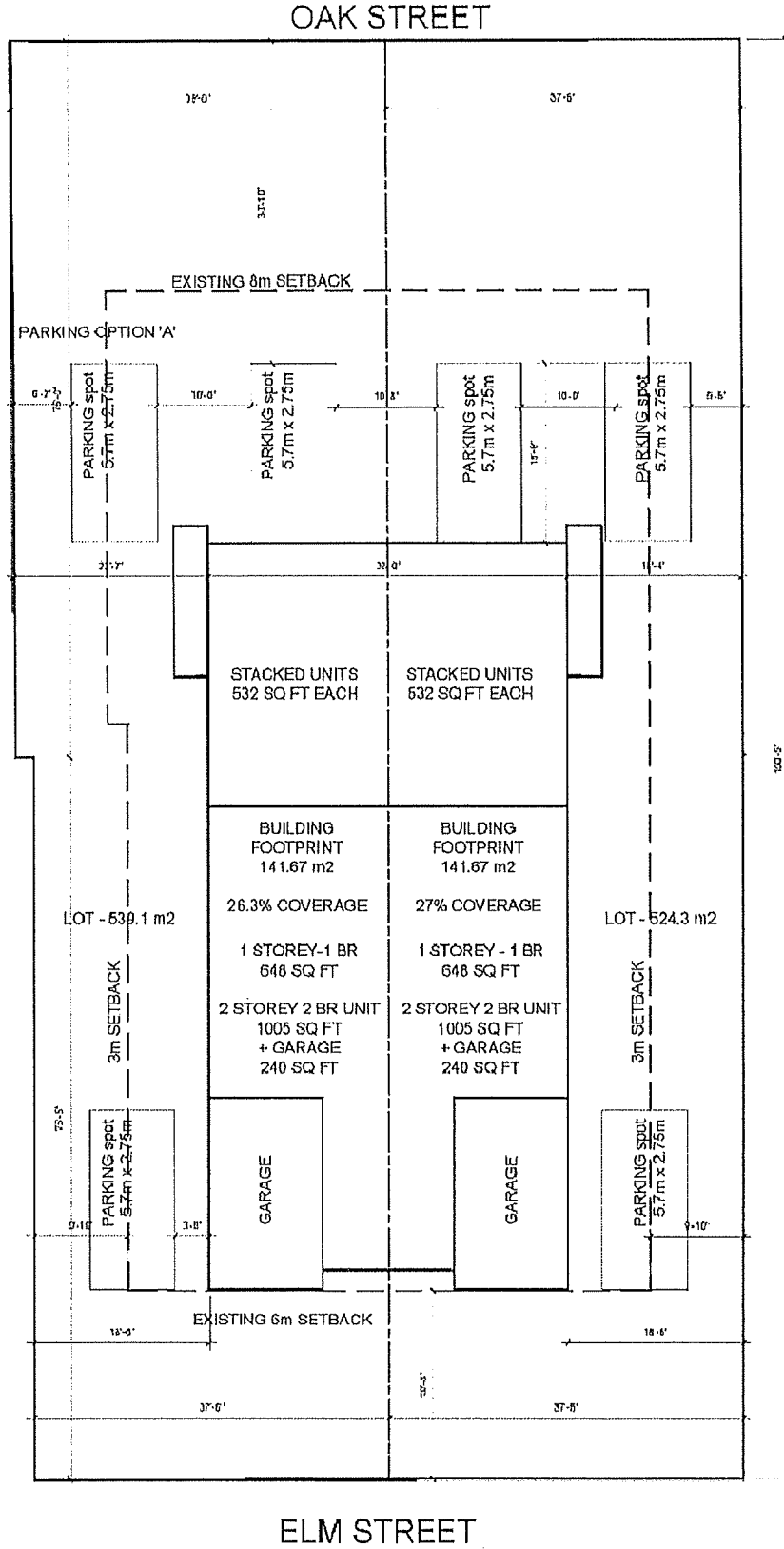
I, Karl Grenke, Secretary/Treasurer of the Planning Advisory Committee of the Town of Smiths Falls certify that the above is a true copy of the decision of the Committee of Adjustment with respect to the application recorded therein.

Date of decision this 12th day of September 2024
TOWN OF SMITHS FALLS
77 BECKWITH STREET NORTH
SMITHS FALLS ON K7A 2B8


Karl Grenke, Secretary/Treasurer
 613-283-4124 ext. 1116
 kgrenke@smithsfalls.ca



**B24-02 – 18 Elm Street East
Severance Site Sketch – September 12th, 2024**



1
A1 PROPOSED SITE LOCATION PLAN
SCALE: 3/32" = 1'-0"

