

Corporation of the Town of Smiths Falls
NOTICE OF PUBLIC MEETING – RESCHEDULED
CONSENT APPLICATION
Planning Act, R.S.O. 1990, c. P. 13., S. 53



TAKE NOTICE that the Planning Advisory Committee of the Town of Smiths Falls will hold a public meeting on the **13th day of March 2025 at 5:00 p.m. in the Council Chambers at Town Hall**, 77 Beckwith Street North, to consider one Consent application submitted under Section 53 (1) of the *Planning Act*, as described below.

PROPERTY OWNER: 11608991 CANADA INC. c/o MAZEN TABAJA
APPLICANT: SOLOWAY WRIGHT LLP, C/O KRISTA LIBMAN
MUNICIPAL ADDRESS: 8 MAIN STREET EAST
DESCRIPTION: PT LT 97 N/S MAIN ST PL 13884 LANARK S SOUTH ELMSLEY; PT LT 98 N/S MAIN ST PL 13884 LANARK S SOUTH ELMSLEY; PT LT 105 S/S WILLIAM ST PL 13884 LANARK S SOUTH ELMSLEY PT 2 & 3, 27R2738; S/T & T/W RS167839; TOWN OF SMITHS FALLS

PURPOSE AND EFFECT: The purpose of Application B25-01 is to request access from the contributing subject property, 8 Main Street East, via a right-of-way (7.83 X 3.21 m) over Part 3 on Plan 27R-2738 to benefit the development lot at 7 William Street East. The requested right-of-way will provide sufficient space to create a 6.7 m driving aisle, allowing access to the parking lot at the rear of the development lot. On 7 William Street East, the Applicants propose constructing a two-storey mixed-use building consisting of one commercial unit and one residential unit on the ground floor and two residential units on the second floor. Parking would be provided at the rear of the subject property, accessible from the right-of-way entrance off William Street East. Please note that the subject property is also subject to a minor variance application (MV-25-01) to accommodate the proposed mixed-use development.

The subject property is zoned Downtown Core and designated Downtown Core in the Town's Official Plan. The Downtown Core (DC) zoning designation permits mixed-use developments in the downtown area.

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 currently subject to a Minor Variance application (MV-25-01) under Section 45 of the *Planning Act* relating to the proposed mixed-use development.

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: Please note that this application has been rescheduled for the upcoming March meeting. If you wish to observe only, the Public Meeting can be viewed live on the Town's YouTube channel:

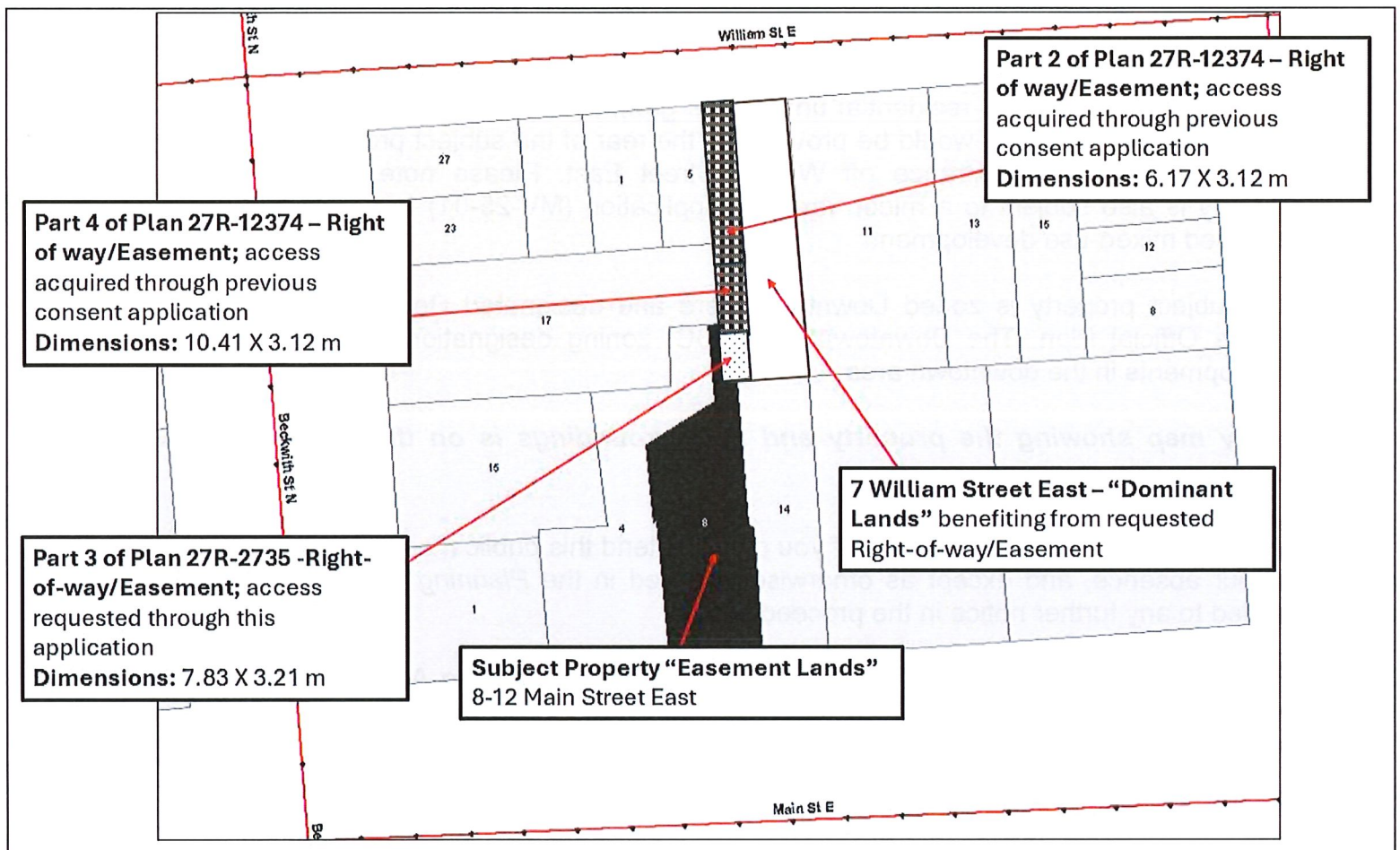
<https://www.youtube.com/channel/UCIFXU6Sq9neiC5VU9QbmLtQ> .

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 THE 26TH DAY OF FEBRUARY 2025

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

**Key Map
8 Main Street East**



Proposed 7 William Street East Mixed-Use Development Site Sketch

