

## 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 **12<sup>th</sup> day of September 2024 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:** MTM CONSTRUCTION & PROPERTY MANAGEMENT LTD

**APPLICANT:** MTM CONSTRUCTION & PROPERTY MANAGEMENT LTD

**MUNICIPAL ADDRESS:** 18 ELM STREET EAST

**DESCRIPTION:** 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

**PURPOSE AND EFFECT:** The purpose of Minor Variance application MV-24-04 is to seek relief for several provisions of Section 7.1.2 (Table 7-2 - Multiple Dwelling Requirements) to accommodate the construction of an eight (8) unit rental residential building on the subject property. Through a separate consent application, the applicants propose dividing the lot and the building into two separate parcels along a shared wall, each containing four units. Parking and unit access will be provided both from Oak Street and Elm Street.

The subject property is zoned Residential Type 2 (R2) and designated Residential in the Town's Official Plan. The Zoning Bylaw permits multi-unit dwellings of up to four units, subject to certain requirements. The requested relief is contingent on the potential approval of the associated consent application and reflects the proposed configuration of each new lot.

<i>Zoning Provision</i>	<i>Required</i>	<i>MV-24-04 Proposed (for each lot)</i>
<i>Minimum Lot Frontage</i>	18 m	11.43 m
<i>Minimum Interior Side yard</i>	A minimum aggregate interior side yard of 9.0 m, with at least 6.0 m on one side	0.0 m
<i>Minimum Density for Multiple Dwelling</i>	1 dwelling unit per 200 sq m of lot area	1 dwelling unit per 134.8 sq m of lot 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 Consent application (B24-02) under Section 53 of the *Planning Act*.

File No. MV-24-04

**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 28<sup>TH</sup> DAY OF AUGUST 2024**

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

**Key Map  
18 Elm Street East**

