Corporation of the Town of Smiths Falls

NOTICE OF PUBLIC MEETING – RESCHEDULED 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 March 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:

| Bylaw Section | Zoning Provision | Required | MV-25-01 Proposed |
|--|---|-------------------|---|
| 11.21. Lot and Building Requirements for Permitte Non-Residential Uses | ed Minimum Building Height | 11 m | 6.38 m |
| 4.28.10 Minimum Aisle W | idth Minimum Aisle Width | ` 6.7 m | 3.64 m |
| 11.2.2. Lot and Building Requirements for Permitte | 보이라면 하는 것은 것이 되었다면 하다 나는 아이들이 없는 사람이 되었다면 하다 하나 없는데 하는데 하는데 하는데 하는데 하는데 하는데 하는데 하는데 하는데 하 | 15 m² per unit | Convert landscaped open space to an "indoor" amenity space. |
| Residential Uses | Space | | Total Area: 4.18 m2 |

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.

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 (B25-01) under Section 53 of the *Planning Act*.

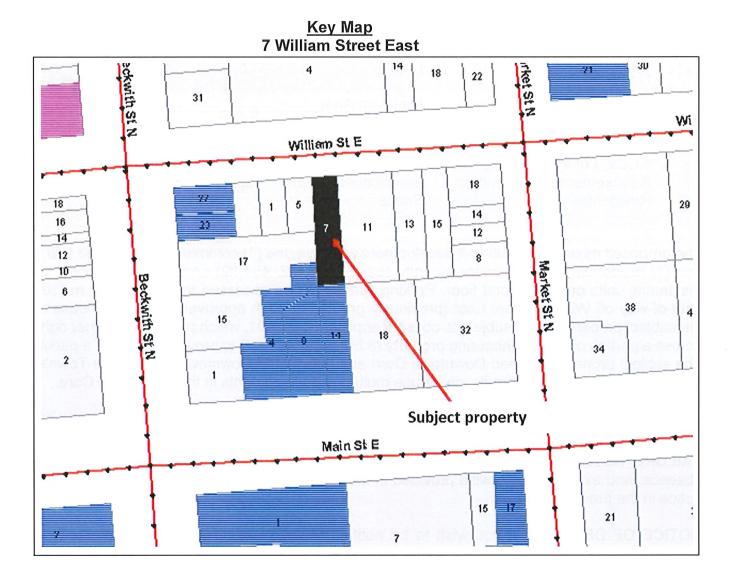
MORE INFORMATION: Further information on this application may be obtained by contacting the Secretary-Treasurer during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m.

<u>TAKE NOTICE</u>: Please note that this application has been rescheduled for the upcoming March meeting. If you wish to <u>observe only</u>, 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 26TH DAY OF FEBRUARY 2025

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



PROPOSED SITE PLAN Kartm El-åarj, CEO, BCIN
Dream Dectur Arbitecture ino.
1900 Innovation Drive tutte 650
Karata, Ordano, KOX 357
(1913 SSE 4899
Periodicture and action of the second provided for the second provided f Dream Decign Aronitecture DREAM DESIGN SUITES 7 WILLIAM STREET EAST, SMITHS FALLS, ONTANO, K A1.0 2034-13 DENTACODA Ac indicated ISSUED FOR PERMIT - COLUMNS SUPPORTING THE SECOND FLOOR OVERHAND (NOT IN WAY OF ANY PARKING SPOTS) - PROPOSED INTERLOCK PATHWAY PATHWAY EAST PROPOSED TWO-STOREY
MIXED-USE BUILDING
ZONING DESIGNATION:
DC (DOWNTOWN CORE) ***FDOTPRINT DOESN'T INCLUDE ROOF 2 - 0" OVERHANG.*** **WILLIAM STREET** POOTPRINT: e PART 3 (PROPOSED - R.O.W.) PART 2 PART 4 PROPOSED INTERLOCK PROPOSED INTERLOCK
PATHWAY WIDTH OF THE RIGHT-OF-WAY DRIVEWAY AISLE COLUMNS SUPPORTING THE SECOND FLOOR OVERHANG (NOT IN WAY OF ANY PARKING SPOTS) -RIGHT-OF-WAY DIMENSION WIDTH 1 SITE PLAN - NEW

Proposed 7 William Street East Mixed-Use Development Site Sketch

| | | · |
|--|--|---|
| | | |
| | | |
| | | |