

Corporation of the Town of Smiths Falls

**NOTICE OF PUBLIC MEETING
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 **12th day of September 2024 at 5:00 p.m. in the Council Chambers at Town Hall**, 77 Beckwith Street North, to consider one Consent application and submitted under Section 53 (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 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 length. The lot contains a single-detached dwelling with a detached garage that is proposed to be removed. The applicants propose constructing an 8-unit residential building. The proposed severance would bisect this building, resulting in four units on each lot. Parking is proposed in the rear and front of the subject property, accessible from both Elm Street East and Oak Street.

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.

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-24-04) under Section 45 of the *Planning Act* relating to the proposed residential 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: 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 28TH DAY OF AUGUST 2024

Karl Grenke, MCIP, RPP,
Manager of Development Services / Secretary-Treasurer
613-283-4124, ext. 1116
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Key Map
18 Elm Street East

