

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 **13th day of February 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.

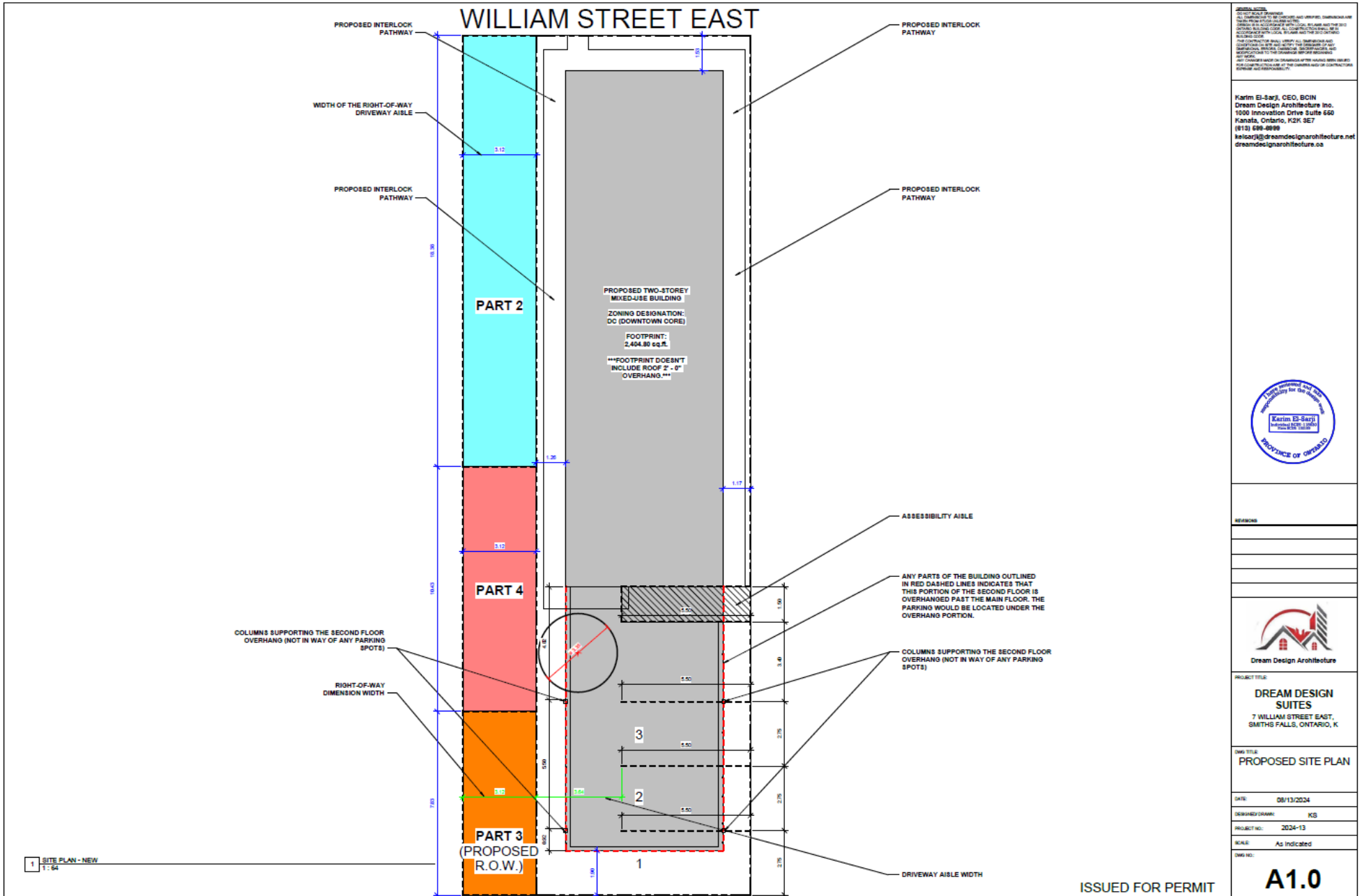
A key map showing the property and its surroundings is on the reverse of this Notice.

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.

Proposed 7 William Street East Mixed-Use Development Site Sketch



GENERAL NOTES:
 1. ALL DIMENSIONS TO BE SHOWN AND UNLESS OTHERWISE SPECIFIED TO BE ACCORDANCE WITH LOCAL, PROVINCIAL AND THE 2022 NATIONAL BUILDING CODE. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2022 NATIONAL BUILDING CODE.
 2. THE DESIGNER SHALL VERIFY ALL INFORMATION AND CONDITIONS ON THE AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES WITHIN THE COMMENCEMENT OF CONSTRUCTION.
 3. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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PROJECT TITLE
DREAM DESIGN SUITES
 7 WILLIAM STREET EAST,
 SMITHS FALLS, ONTARIO, K

DRAW TITLE
PROPOSED SITE PLAN

DATE: 08/13/2024
 DESIGNED BY: KES
 PROJECT NO.: 2024-13
 SCALE: As Indicated
 DRAW NO.:

ISSUED FOR PERMIT **A1.0**