



Notice of Decision of the Planning Advisory Committee
Respecting Application for Consent
Sec. 53 of Planning Act

RE AN APPLICATION BY: SOLOWAY WRIGHT LLP, C/O KRISTA LIBMAN
OWNER: 11608991 CANADA INC. c/o MAZEN TABAJA
FILE NO.: B25-01
LOCATION of PROPERTY: 8 MAIN STREET EAST
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

TAKE NOTICE that the Planning Advisory Committee of the Town of Smiths Falls held a public meeting on March 13th, 2025, to consider a proposed consent application under Section 53(1) of the *Planning Act* and made a decision on the application that same day, as outlined below.

PURPOSE OF APPLICATION: Application B25-01 seeks consent to establish a right of way from the contributing property, 8 Main Street East, to benefit the 7 William Street East development lot. The requested right-of-way is 7.83 m by 3.21 m in size (already described as Part 3 on Plan 27R-2738) and is intended to provide sufficient space to create a 6.7 m driving aisle, allowing access to a parking area that would service a proposed mixed-use development on the receiving lot at 7 William Street East. Please note that the subject property is also subject to a minor variance application (MV-25-01) that seeks relief from several sections of the Zoning By-law to accommodate the proposed concept.

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.

YOUR RIGHT TO APPEAL: The applicant, the Minister or specified person or public body that has an interest in this matter may appeal the decision of the Planning Advisory Committee (acting as the Committee of Adjustment) to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) within 20 days of the making of the decision. An appeal must be filed with the Secretary-Treasurer of the Planning Advisory Committee and must set out the objection to the decision accompanied by the fee prescribed by the Ontario Land Tribunal.

For more information on making an appeal, please visit: <https://olt.gov.on.ca/>

The last date for filing an appeal is April 2nd, 2025.

RIGHT TO NOTIFICATION: The Planning Advisory Committee may, prior to the expiration date, change a condition(s) of consent. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of changes to the conditions of the provisional consent.

MORE INFORMATION: For further information on this application, please contact the Secretary-Treasurer during regular office hours, Monday to Friday, 8:30 a.m. to 4:30 p.m.

DATED AT THE TOWN OF SMITHS FALLS MARCH 13TH OF 2025

Karl Grenke, MCIP, RPP,
Manager of Development Services/ Secretary-Treasurer
Town of Smiths Falls
Telephone: 613-283-4124 ext. 1116
Email: kgrenke@smithsfalls.ca



**DECISION OF THE TOWN OF SMITHS FALLS PLANNING ADVISORY COMMITTEE
RESPECTING APPLICATION FILE NO. B25-01**

WE, the undersigned, in making the decision upon this application, have determined that a plan of subdivision is not necessary for the proper and orderly development of the municipality and that the proposal is consistent with the policy statements issued under subsection 3(1) of the *Planning Act*, and having considered to the matters under subsection 51(25) of the *Planning Act*,

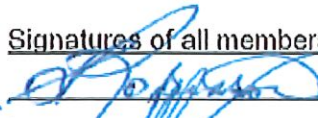
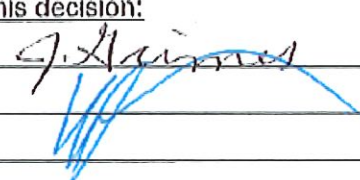
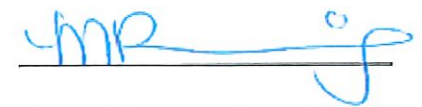

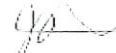
CONCUR in the following decision and reasons for the decision made on the 13th day of March 2025.

DECISION: Provisionally approve consent application B25-01 to formalize legal right-of-way access over Part 3 of 27R-2738 in favour of 7 William Street East, subject to the following conditions:

1. One digital and two hard copies of the deposited reference plan (survey) showing the parcel configuration consistent with this application and one digital and one hard copy of the deed or transfer document for the severed land reflecting the conveyance of the easement demonstrated on this application shall be submitted to the Secretary/Treasurer of the Planning Advisory Committee for review and consent endorsement within a period of two years after the "Notice of Decision" is given under Section 53(17) of (24) of the *Planning Act*.
2. The balance of any outstanding taxes, including penalties and interest, shall be paid to the Town.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS: _____

Signatures of all members concurring with this decision:

		
_____	_____	_____
		
_____		_____

CERTIFICATE

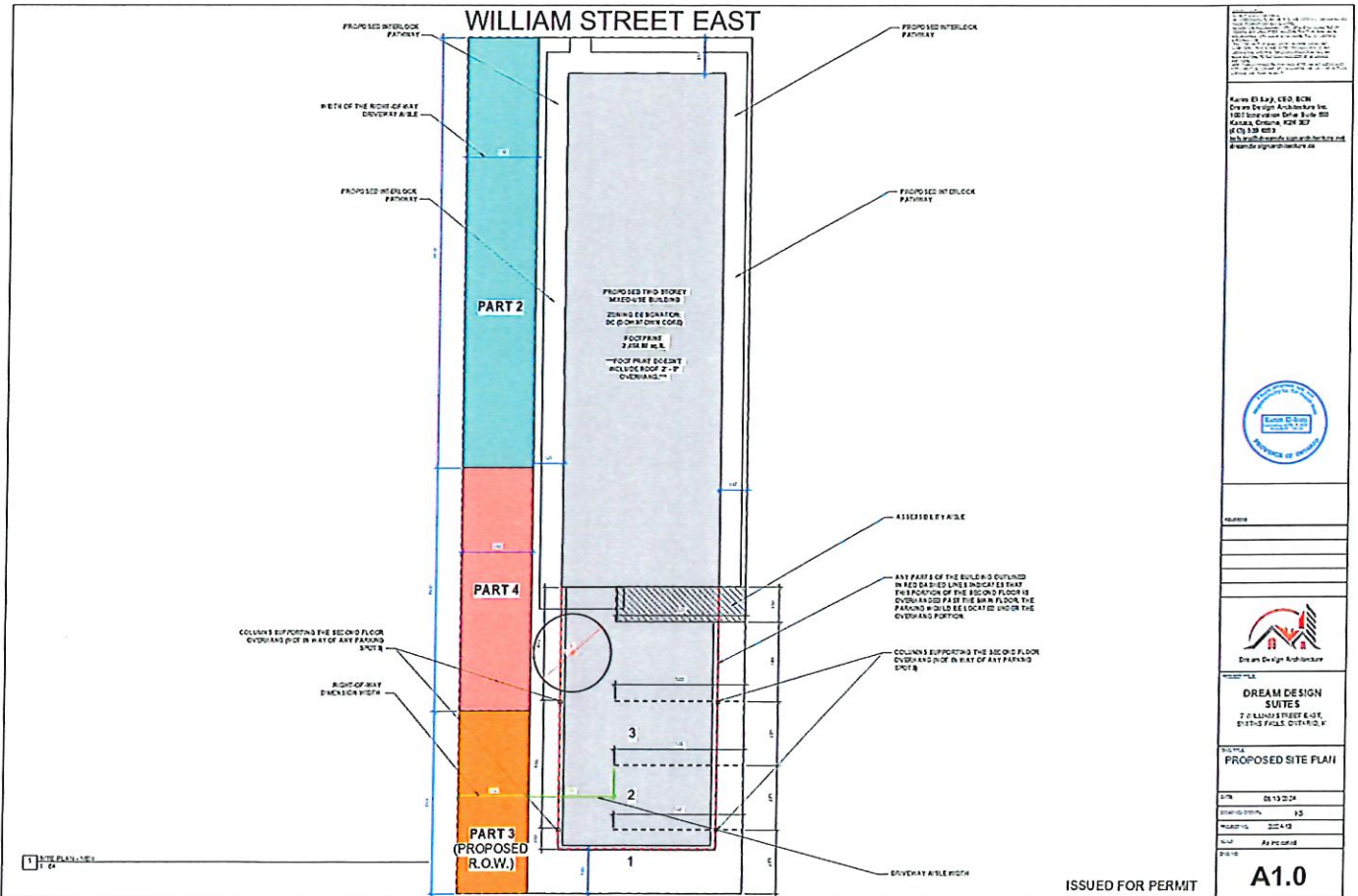
I, Karl Grenke, Secretary/Treasurer of the Planning Advisory Committee of the Town of Smiths Falls certify that the above is a true copy of the decision of the Committee of Adjustment with respect to the application recorded therein.

Date of decision this 13th day of March 2025
TOWN OF SMITHS FALLS
77 BECKWITH STREET NORTH
SMITHS FALLS ON K7A 2B8


Karl Grenke, Secretary/Treasurer
613-283-4124 ext. 1116
kgrenke@smithsfalls.ca



B25-01 – 7 William Street East
March 13th, 2025



PROPOSED SITE PLAN

DATE: 03/13/24

SCALE: AS SHOWN

PROJECT: DREAM DESIGN SUITES

7 W WILLIAM STREET EAST, SMITHS FALLS, ONTARIO

ISSUED FOR PERMIT **A1.0**

