

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 **14th day of November 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: GENEVIEVE MARIE-ANTOINETTE ROY
APPLICANT: IN ENGINEERING + PLANNING c/o TOMLYN GRAOVAC
MUNICIPAL ADDRESS: 144 BECKWITH STREET NORTH

PURPOSE AND EFFECT: The purpose of Minor Variance application MV-24-06 is to seek relief from **Section 4.28.7 – Parking Space Requirements** and **Section 4.28.14 – Table 4-6 Parking Location in Required Yards** to accommodate the construction of one parallel parking stall in the front yard of the property. The stall is proposed to measure 2.75 X 5.8 m in size, whereas Section 4.28.7 requires a parallel parking stall to measure 2.75 X 6.7 m at minimum. Section 4.28.14 of the By-law regulates the location of required parking spaces and does not allow parking spaces within the required front yard of a residential property and requires a minimum 2 m separation between the parking space and the nearest habitable room window. Through this application, the applicant seeks approval to locate the proposed parking space within the required front yard of the subject property and, further, seeks approval to establish a 0 m lot line setback from the habitable room window. The existing front porch will be removed to accommodate the proposed parking stall. If successful, additional approvals are required to permit the encroachment onto the municipal right-of-way. The proposed stall will encroach 1 m into the municipal right of way, bringing the parking stall to a proposed 1.7 m from the sidewalk.

The subject property is zoned Residential Type 2 (R2) and designated Residential in the Town's Official Plan.

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 not subject to any other applications under the *Planning Act*.

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>.

File No. MV-24-06

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 1ST DAY OF NOVEMBER 2024

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

Key Map
144 BECKWITH ST. NORTH



Site Sketch of Proposed Parallel Parking Stall

