

**TOWN OF SMITHS FALLS
NOTICE OF PUBLIC MEETING
ZONING BY-LAW AMENDMENT
18-22 Main Street
Owner: Jonathan and Jaclyn Neri**



TAKE NOTICE that the Planning Advisory Committee of the Town of Smiths Falls will hold a public meeting on the **6th day of September, 2018 at 5:00 PM in the Council Chambers at Town Hall, 77 Beckwith Street North**, to consider a proposed Zoning By-law amendment under Section 34 of the *Planning Act*.

TAKE NOTICE that if you wish to be notified of the adoption or refusal of the proposed zoning amendment, you must make a written request to the **Clerk's Office, 77 Beckwith Street North, P.O. Box 695, Smiths Falls, Ontario, K7A 4T6**.

TAKE NOTICE that if a person or public body would otherwise have an ability to appeal the decision of the Council of the Town of Smiths Falls to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Town of Smiths Falls before the by-law is passed, the person or public body is not entitled to appeal the decision.

TAKE NOTICE that if a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Smiths Falls before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

TAKE NOTICE that the subject property is not currently subject to another application submitted under the *Planning Act*.

AND TAKE NOTICE that the application was deemed to be complete on July 30, 2018.

ADDITIONAL INFORMATION relating to the proposed **Zoning Amendment** is available for inspection during normal business hours at the Municipal Offices, 77 Beckwith Street North.

**DATED AT THE TOWN OF SMITHS FALLS,
THIS 15th day of August, 2018**

Karl Grenke, MCIP, RPP, Senior Planner
Town of Smiths Falls
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EXPLANATORY NOTE

The proposed Zoning By-law affects lands known municipally as 18-22 Main Street and described legally as Lot 99 and part Lot 100 on Plan 13884 Lanark S South Elmsley - **see key map on reverse**. The property comprises a total area of 825m² (8,880 ft²) and is occupied by a two-and-a-half story commercial building.

The land is designated Downtown Core in the Town's Official Plan (subject to a special policy area) and zoned General Commercial Special Exception 18- Temporary Use (C1-18t). The "special exception" allows up to 6 residential units, which could include ground floor residential uses, in addition to all other permitted residential uses and on a temporary basis. The temporary use provision allowing the residential uses is set to expire on September 1, 2018.

Purpose and Effect of the Amendments

The purpose of the proposed amendment is to remove the temporary use provision and the limitation on the number of dwelling units. If approved, both residential and commercial units would be permitted on the property on a permanent basis, provided that no commercial land use is located directly above a residential use. The application would rezone the property from C1-18t to a new C1-18 zone.

Key Map 18-22 Main Street

