



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

RE AN APPLICATION BY: **MAREK GRYC**
OWNER: **HAELEY DIXON & CHRISTINE DIXON**
FILE NO.: **B25-02**
LOCATION OF
PROPERTY **91 ABEL STREET**
LT 43 E/S ABEL ST BLK F PL 13884 LANARK S SOUTH
ELMSLEY; TOWN OF SMITHS FALLS

TAKE NOTICE that the Planning Advisory Committee of the Town of Smiths Falls held a public meeting on August 27th, 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 B25-02 proposes to sever a 111.57 m² (1200.93 ft²) parcel (measuring 6.10 x 18.29 meters) from the subject property 91 Abel Street for the purposes of a lot addition to 184 Brockville Street. The retained portion of the subject property is 707.82 m² (7618.91 ft²) and contains a single-detached residential dwelling. No change of use or additional development is proposed for the retained parcel.

The requested lot line adjustment will provide additional space to support future residential construction plans at 184 Brockville Street. The newly acquired area will enable the relocation of the existing shed to the rear of the lot and provide adequate space for a future addition to the existing dwelling at 184 Brockville Street.

The subject property is zoned Residential Type 1 and designated Residential in the Town's Official Plan. The Residential Type 1 (R1) zoning designation permits single-detached residential units and some institutional uses.

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 within 20 days of making a decision.

TAKE NOTICE that any appeal to the Local Planning Appeal Tribunal regarding the consent application must be filed with the Clerk of the Town of Smiths Falls either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting "Smiths Falls (Town of) Clerk & Secretary-Treasurer" as the Approval Authority or by mail no later than **4:30 p.m. on the 16th day of September 2025**.

It the e-file portal is down you can submit your appeal to the Clerk at kcostello@smithsfalls.ca or Secretary-Treasurer at melmsley@smithsfalls.ca. Note that a notice of appeal must set out the reasons for the appeal and the specific part of the proposed Zoning By-law Amendment to which the appeal applies. A notice of appeal must be accompanied by the fee required by the OLT which can be paid online through e-file or by certified cheque / money order to the Ministry of Finance, Province of Ontario.

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

THE LAST DATE FOR FILING AN APPEAL IS SEPTEMBER 16TH, 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 such changes.

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 AUGUST 27TH OF 2025

Marie Elmsley, Secretary-Treasurer
Town of Smiths Falls
Telephone: 613-283-4124 ext. 1136
Email: melmsley@smithsfalls.ca



**DECISION OF THE TOWN OF SMITHS FALLS PLANNING ADVISORY COMMITTEE
RESPECTING APPLICATION FILE NO. B25-02**

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*,

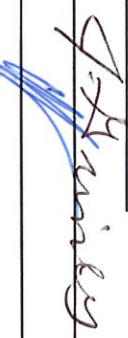
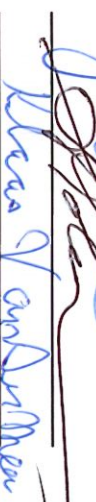
CONCUR in the following decision and reasons for the decision made on the 27th day of August 2025.

DECISION: THAT the Planning Advisory Committee approve consent application B25-02, which proposes a lot addition of 111.57 m2 from the subject property to benefit 184 Brockville Street, 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. Prior to final approval, a By-law shall be passed by Council under Section 50(4) of the *Planning Act* deeming these two blocks to no longer be a registered plan of subdivision. The Owner is responsible for making the application, and providing proof of its registration upon approval to the Secretary-Treasurer.
3. 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, Marie Elmsley, 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 27th day of August 2025
TOWN OF SMITHS FALLS
77 BECKWITH STREET NORTH
SMITHS FALLS ON K7A 2B8


Marie Elmsley, Secretary/Treasurer
613-283-4124 ext. 1136
melmsley@smithsfalls.ca

B25-02 - 91 Abel Street
Site Sketch

