

**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 **27<sup>th</sup> day of August 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:** HAELEY DIXON & CHRISTINE DIXON

**APPLICANT:** MAREK GRYC

**MUNICIPAL ADDRESS:** 91 ABEL STREET

**DESCRIPTION:** LT 43 E/S ABEL ST BLK F PL 13884 LANARK S SOUTH ELMSLEY;  
TOWN OF SMITHS FALLS

**PURPOSE AND EFFECT:** Application B25-02 proposes to sever a 111.57 m<sup>2</sup> (1200.93 ft<sup>2</sup>) 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 m<sup>2</sup> (7618.91 ft<sup>2</sup>) 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.

***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> .

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>.

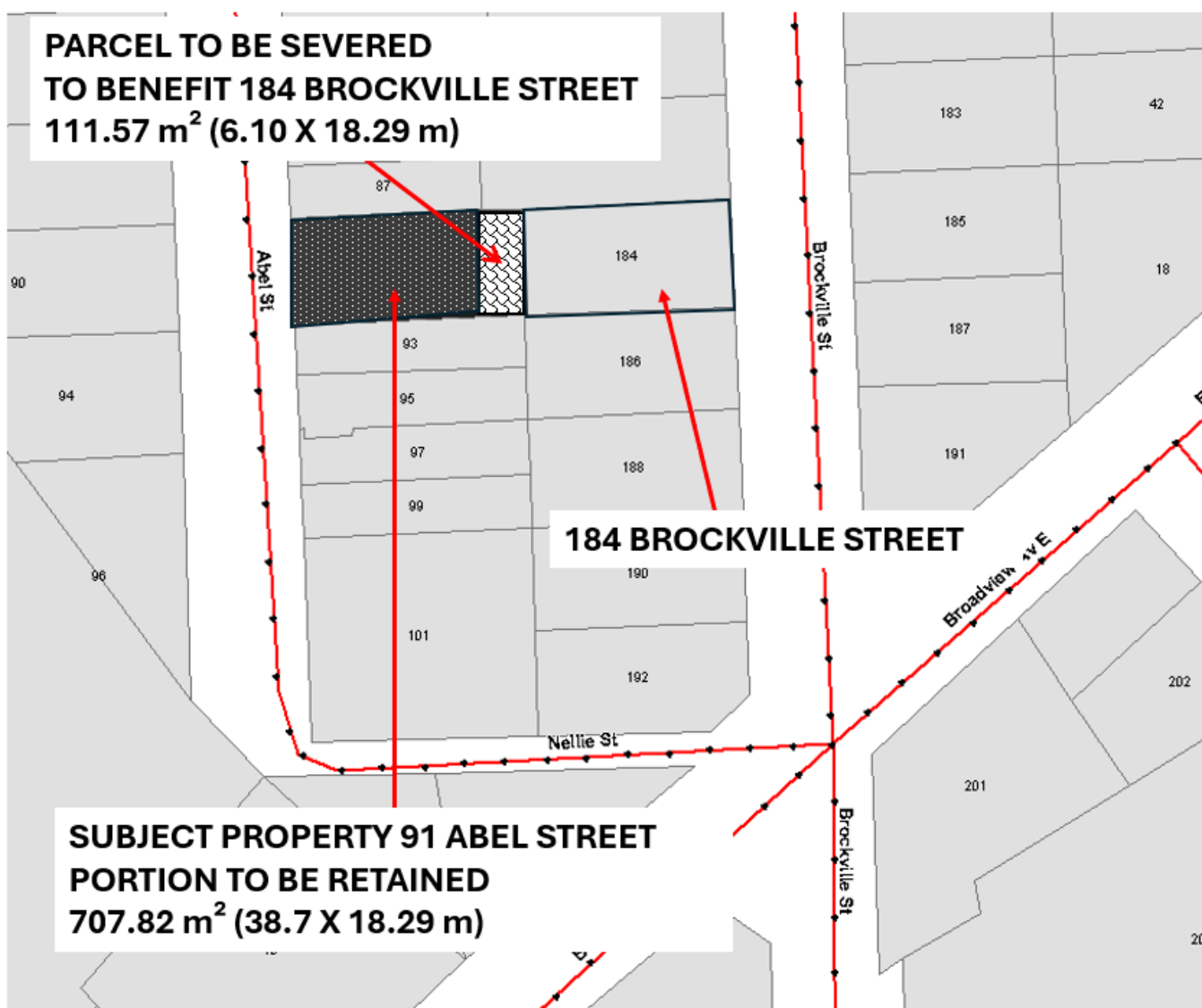
**DATED AT THE TOWN OF SMITHS FALLS, THE 13<sup>TH</sup> DAY OF AUGUST 2025**

**Marie Elmsley, Secretary-Treasurer**

613-283-4124, ext. 1136

[melmsely@smithsfalls.ca](mailto:melmsely@smithsfalls.ca)

## KEY MAP - 91 ABEL STREET



## 91 ABEL STREET - SITE SKETCH

