

Corporation of the Town of Smiths Falls

**NOTICE OF PUBLIC MEETING
PROPOSED MINOR VARIANCE**

Planning Act, R.S.O. 1990, cP. 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 September 2023 beginning at 5:00 p.m. in the Council Chambers at Town Hall**, 77 Beckwith Street North, to consider a proposed Minor Variance Application submitted under Section 45(1) of the *Planning Act*, as described below. Virtual participation in this meeting will be accommodated by request to the Secretary-Treasurer of the Planning Advisory Committee.

APPLICANT/PROPERTY OWNER: 345511 ONTARIO LTD C/O DEREK HINTON

MUNICIPAL ADDRESS: 211 LOMBARD STREET

DESCRIPTION: CON 4 PT LOT 5 RP 27R4854; PART 2

PURPOSE AND EFFECT: The applicant is applying for a minor variance from Section 4.32 (Setbacks/ Buffers from Watercourses, Waterbodies, and Fish Habitat) of the Town's Comprehensive Zoning By-law 10375-2022 to accommodate 8,178 m² showroom proposed to be constructed as an addition to the existing commercial building on the subject property. The Zoning By-law requires a minimum setback of 30 m from the normal high-water mark of a watercourse for all new developments such as the proposed addition. The applicant is requesting relief of approximately 18 m from the setback requirements of the By-law for setback of approximately 11.96 m from the adjacent watercourse.

The subject property is zoned Corridor Commercial under the Town's Zoning By-law 10375-2022 and designated Highway Commercial in the Town's Official Plan. The Zoning By-law permits Automobile Sales in the Highway Commercial zone.

A key map showing the property and its surroundings is on the reverse of this Notice.

PUBLIC HEARING: You are entitled to attend this public hearing on your own or you may be represented by counsel or an agent to give evidence about this application. Signed, written submissions that relate to the application shall be accepted by the Secretary-Treasurer before the hearing of the application and shall be made available to any interested person for inspection by contacting the Secretary-Treasurer during regular office hours.

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 decision of the Planning Advisory Committee in respect of this application, you must submit a written request to the Secretary-Treasurer.

OTHER APPLICATIONS: This property is currently subject to a Site Plan Amendment Application SP-23-06 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-23-06

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 SEPTEMBER 2023.

Mary Remmig, Secretary-Treasurer
613-283-4124, ext. 1136
mremmig@smithsfalls.ca

Karl Grenke, MCIP, RPP, Senior Planner
613-283-4124, ext. 1116
kgrenke@smithsfalls.ca

Key Map
211 Lombard Street

