

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 **8th day of January 2026 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: 12105152 Canada Inc. C/O Lindsay Blair

APPLICANT: RJH ARCHITECTURE + PLANNING C/O Mirja Reid

MUNICIPAL ADDRESS: 19 MONTAGUE STREET

DESCRIPTION: PT LT 44 E/S MONTAGUE ST PL 13884 LANARK S MONTAGUE; PT LT 45 E/S MONTAGUE ST PL 13884 LANARK S MONTAGUE PT 1; 27R2915; TOWN OF SMITHS FALLS

PURPOSE AND EFFECT: The applicant is requesting relief from the following provisions of the Town's Zoning By-law:

- **Section 7.2.1, Table 7-2** (Residential Type 2 Zone – Lot and Building Requirements) to permit eight (8) dwelling units on a lot, whereas the By-law permits a maximum of four (4) units; and to permit one (1) dwelling unit per 104.3 m² of lot area, whereas the By-law requires one (1) unit per 200 m².
- **Section 4.28.14** (Parking Area Location) to permit a reduced setback of 1.0 metre between the parking area and the lot line, whereas the By-law requires a minimum setback of 1.5 metres.

The applicant proposes to construct an eight-unit, two-storey residential building with eight on-site parking spaces. As proposed, there are no shared interior spaces, and each dwelling unit will have a separate outdoor entrance. The proposed dwelling is considered a multiple dwelling as defined by our Zoning Bylaw, which is permitted in the Residential Type 2 (R2) Zone.

The subject property is zoned Residential Type 2 (R2) and is designated Residential in the Town's Official Plan. The subject property is 834.6 m² (~9,000 ft²) in area and has 23.1 m (~76 ft) of frontage on Montague Street. The lot contains an existing single-detached dwelling and rear-yard shed. The applicants plan to demolish the existing dwelling to make way for the proposed development if approved.

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 application under the Planning Act.

File No. MV-25-07 – 19 Montague Avenue

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.

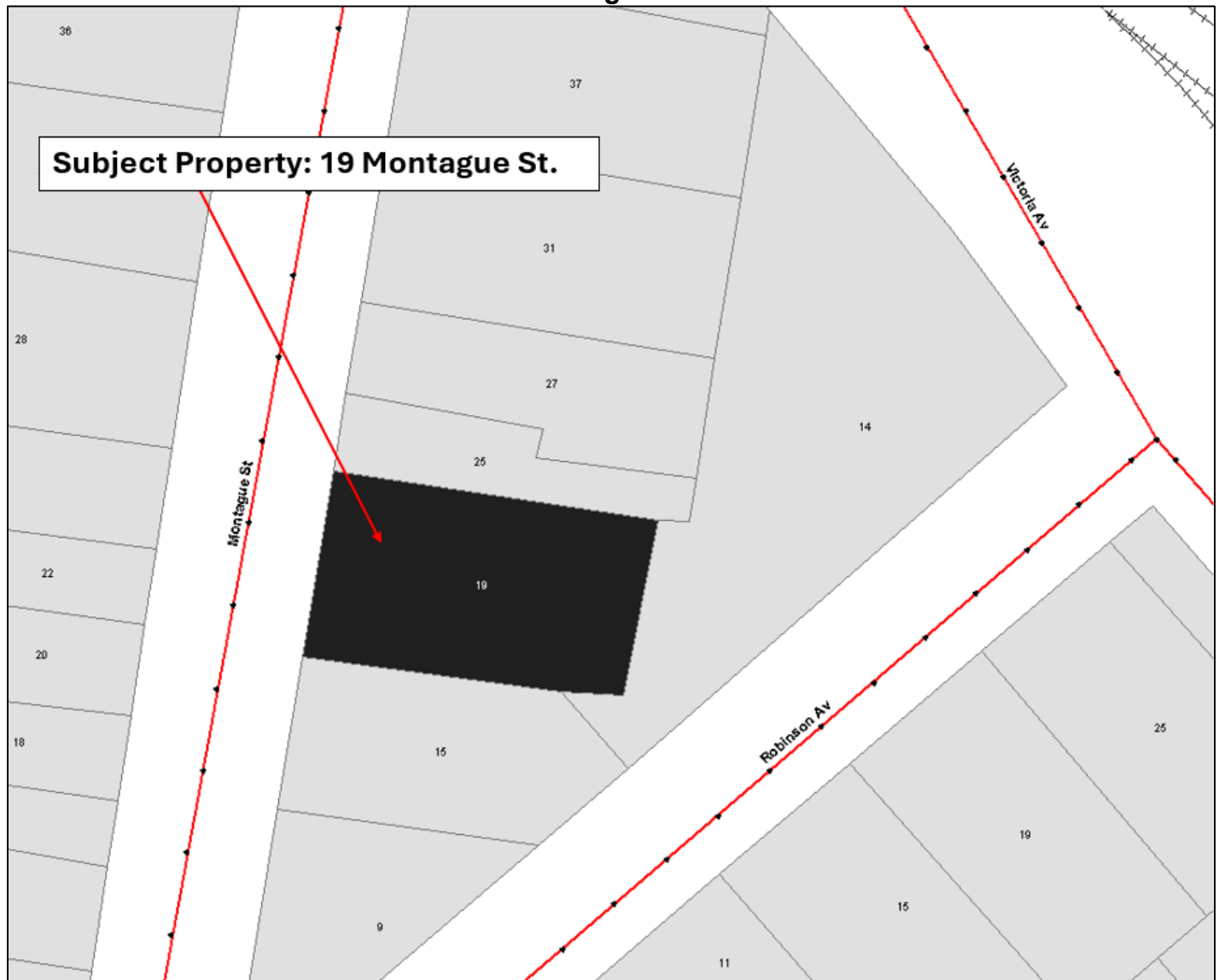
TAKE NOTICE: If you wish to observe only, the Public Meeting can be viewed live on the Town's YouTube channel <https://www.youtube.com/channel/UCIFXU6Sq9neiC5VU9QbmLtQ>.

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>.

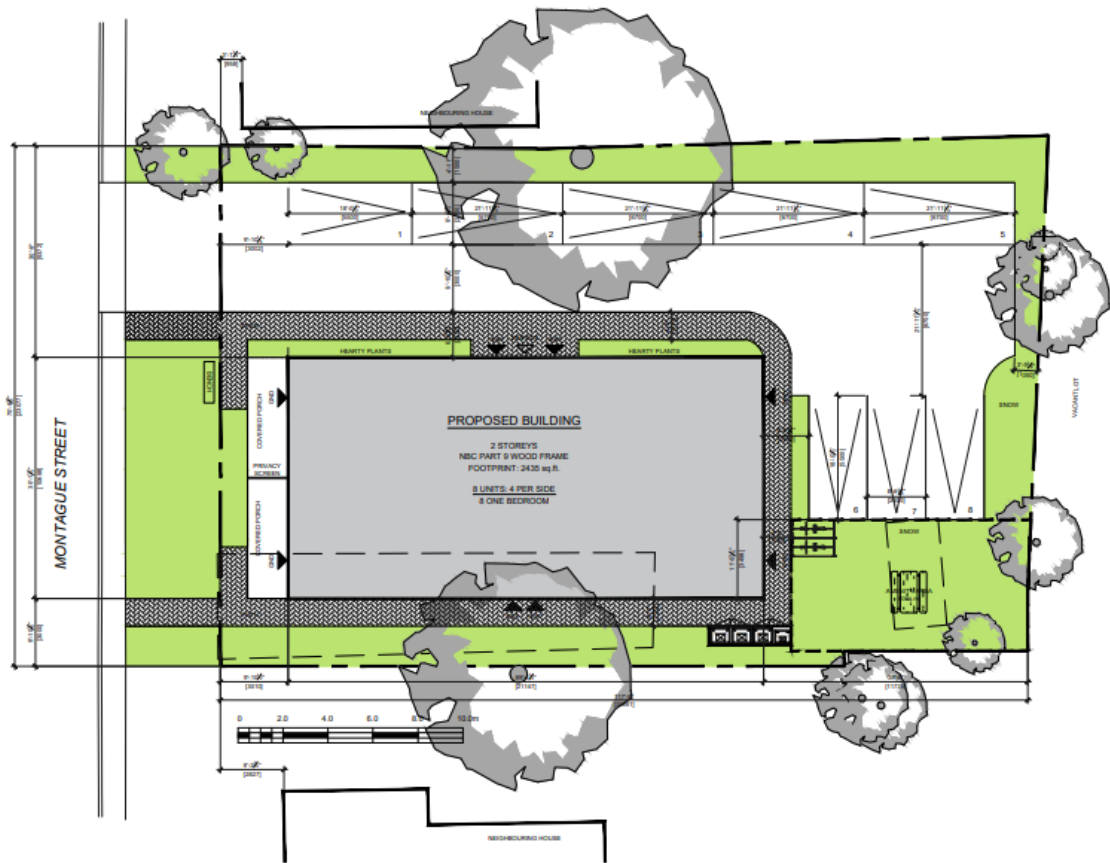
DATED AT THE TOWN OF SMITHS FALLS THIS 18th DAY OF December 2025

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

Key Map
19 Montague Street



19 Montague Ave Site Sketch



R2 ZONING DESIGNATION

APPROVALS REQUIRED TO PERMIT:

- INCREASE THE MAX. NUMBER OF UNITS TO 8
- INCREASE THE MAX. DENSITY TO 1 DU PER 104.3m²
- DECREASE IN MIN. DISTANCE BETWEEN A LOT LINE AND PARKING TO 1m

MULTIPLE DWELLING (8 UNITS)

PERFORMANCE STANDARD	REQUIRED	PROVIDED	VAR. (Y/N)
MIN. LOT AREA [T.7-2(a)]	450m ²	834.8m ²	N
MIN. LOT FRONTAGE [T.7-2(b)]	18m	23.1m	N
MIN. FRONT YARD [S.4.29.1]	NEIGHBOURS AVG. (MIN. 3m)	3m	N
MIN. SIDE YARD SETBACK [T.7-2(e)]	TOTAL 9m, MIN. 3m	9.4m, 3m	N
MIN. REAR YARD SETBACK [T.7-2(e)]	8m	11.7m	N
MAX. LOT COVERAGE [T.7-2(g)]	35%	27.1%	N
MAX. BUILDING HEIGHT [T.7-2(h)]	11m	8.5m	N
MAX. DWELLING UNITS [T.7-2(i)]	4	8	Y
MAX. DENSITY [T.7-2(j)]	1 DU PER 200m ² OF LOT AREA (4.2)	1 DU PER 104.3m ²	Y
MIN. PARKING SPACES [T.4-3]	1 PER DU (8)	8	N
MIN. VISITOR PARKING SPACES [T.4-4]	NONE FOR 1st 10 DU	0	N
MIN. BICYCLE PARKING SPACES [T.4-7]	NONE	2	N
MIN. AMENITY AREA	NONE	60m ²	N

PARKING LOT & DRIVEWAY REQ'TS

PERFORMANCE STANDARD	REQUIRED	PROVIDED	VAR. (Y/N)
MIN. PARKING SPACE WIDTH [S.4.28.7(2)]	2.6m	2.6m	N
MIN. PARKING SPACE AREA [S.4.28.7(2)]	14.3m ²	14.3m ²	N
MIN. PARALLEL SPACE DIMS [S.4.28.7(4)]	2.75m x 8.7m	PROVIDED	N
MIN. DRIVEWAY WIDTH [S.4.28.8(1)]	3m	5.75m	N
MAX. DRIVEWAY WIDTH [S.4.28.8(1)]	6m	5.75m	N
MIN. AISLE WIDTH [T.4-5]	3m FOR PARALLEL SPACES 6.7m ANGLED 75+ DEGREES	3m, 6.7m	N
MIN. DISTANCE BETWEEN PARKING AND DRIVEWAYS, AND A HABITABLE ROOM WINDOW [T.4-6]	2m IN DISTANCE AND HEIGHT	2m	N
MIN. DISTANCE BETWEEN PARKING AND DRIVEWAYS, AND A LOT LINE [T.4-6]	1.5m	1m	Y

SCHEMATIC DESIGN CONSIDERATIONS:

1. TREES AND PRESERVATION REQUIREMENTS
2. SITE GRADING OR EXISTING OBSTRUCTIONS
3. OVERHEAD WIRES AND SETBACK REQUIREMENTS
4. ZONING REQUIREMENTS
5. OBC EXITING AND FIRE SAFETY REQUIREMENTS
6. ACCESSIBILITY
7. COMBUSTIBLE VS NON-COMBUSTIBLE SIDE WALLS
8. STORM WATER STORAGE AND ROOF DESIGN

9. STYLE PREFERENCES

10. MATERIAL PREFERENCES
11. BALCONIES, DECKS AND PATIOS
12. TARGET DEMOGRAPHIC AND UNIT SIZE
13. GARBAGE & RECYCLING
14. BICYCLE PARKING
15. CMHC MORTGAGE REQUIREMENTS
16. MECHANICAL SYSTEMS - SPECIAL REQUIREMENTS
17. TRANSFORMER - IN OR OUTDOORS
18. METERS AND ELECTRICAL PANEL - IN OR OUTDOORS
19. ELEVATOR

COMBUSTIBLE VS NON-COMBUSTIBLE SIDE WALLS:

NON-COMBUSTIBLE CONSTRUCTION USING STEEL STUDS CAN BE AVOIDED IF THE SIDE WALL OF EACH UNIT IS NOT TOO LARGE, AS IN THE FOLLOWING EXAMPLES:

COMBUSTIBLE CONSTRUCTION IS PERMITTED FOR A 3m x 6.66m SIDE WALL FIRE COMPARTMENT THAT IS 5' OR 1.5m FROM THE SIDE LOT LINE

COMBUSTIBLE CONSTRUCTION IS PERMITTED FOR A 3m x 17m SIDE WALL FIRE COMPARTMENT THAT IS 6.6' OR 2.0m FROM THE SIDE LOT LINE

RJH ARCHITECTURE
+ PLANNING

414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6
613-262-5480 info@rjhill.ca rjhill.ca

MONTAGUE

19 Montague Street, Smiths Falls, Ontario

DEC. 10 2025

SCALE: 1:200

SITE PLAN - 8 UNITS