

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 **8th day of February 2024, beginning at 5:00 p.m. in the Council Chambers at Town Hall, 77 Beckwith Street North**, to consider a Consent application submitted under Section 53 (1) of the *Planning Act*, as described below. Virtual participation in this meeting may be accommodated by request to the Secretary-Treasurer of the Planning Advisory Committee.

PROPERTY OWNER: BRADLEY PLAUNT

APPLICANT: ANDREW HOWARD (HOWARD KELFORD & DuBOIS LLP)

MUNICIPAL ADDRESS: 241 BROCKVILLE STREET

DESCRIPTION: SOUTH ELMSLEY CON 3 PT LOT 3; PLAN 21548 PT LOT 16 LOT 17

PURPOSE AND EFFECT: The purpose of Consent Application B24-01 is to sever a 903 m² (9719.8 ft²) vacant parcel from the property municipally known as 241 Brockville Street. The parcel to be retained is 1,333 m² (14348.3 ft²) in size and contains a single-detached residential dwelling. The severed parcel is proposed to remain for residential use; however, no development concept has been finalized. No change of use or additional development is proposed for the retained parcel.

The subject property is designated Residential in accordance with the Town's Official Plan. The subject property is zoned Residential Type 2 (R2)

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.

If a person or public body has the ability to appeal the decision of the Planning Advisory Committee in respect of the proposed consent to the Ontario Land Tribunal but does not make written submissions to the Planning Advisory Committee before it gives or refuses to give a provisional consent, the Tribunal may dismiss the appeal.

OTHER APPLICATIONS: The subject property is not currently subject to any other application under the Planning Act.

MORE INFORMATION: Further information on this application is available electronically 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 25th DAY OF JANUARY, 2024.

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

Karl Grenke
Manager of Development Services
613-283-4124, ext. 1116
kgrenke@smithsfalls.ca

Key Map
241 Brockville Street

