

Corporation of the Town of Smiths Falls

**NOTICE OF PUBLIC MEETING
PROPOSED MINOR VARIANCE**
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 **11th day of June 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: TOWN OF SMITHS FALLS
APPLICANT: INTEGRATED DESIGN ENGINEERING +
ARCHITECTURE C/O CHRIS WARNER-SMITH
MUNICIPAL ADDRESS: 11 AIR CARE DRIVE
DESCRIPTION: CON 3 PT LOT 29 RP 27R1699; PARTS 4 TO 7

PURPOSE AND EFFECT: The applicant is requesting relief from **Section 4.28.8 (Ingress and Egress)** to permit the development of a new municipal Public Works facility consisting of two primary buildings: a 1,729 m² single-storey heated cargo garage with a 185 m² mezzanine, including repair bays and office space, and a 472 m² single-storey cold storage garage for indoor storage of road maintenance equipment. The requested variance specifically seeks to increase the maximum permitted driveway width from **9 m to 57.1 m** to accommodate a widened ingress and egress point providing direct access to the cargo facility from Walker Road. This access is intended to support the safe and efficient movement of large municipal vehicles and equipment.

The subject lands are currently developed as the Town's Public Works Yard, containing a mix of office, warehouse, and maintenance uses supporting municipal operations. The proposed development will consolidate Public Works and Utilities operations and administration into a single complex. The existing salt and sand storage dome will be retained, and the new buildings will replace the current public works structures on the property.

The subject property is zoned **Light Industrial (M2)** and is designated **Industrial** in the Town's Official Plan.

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: N/A

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>.

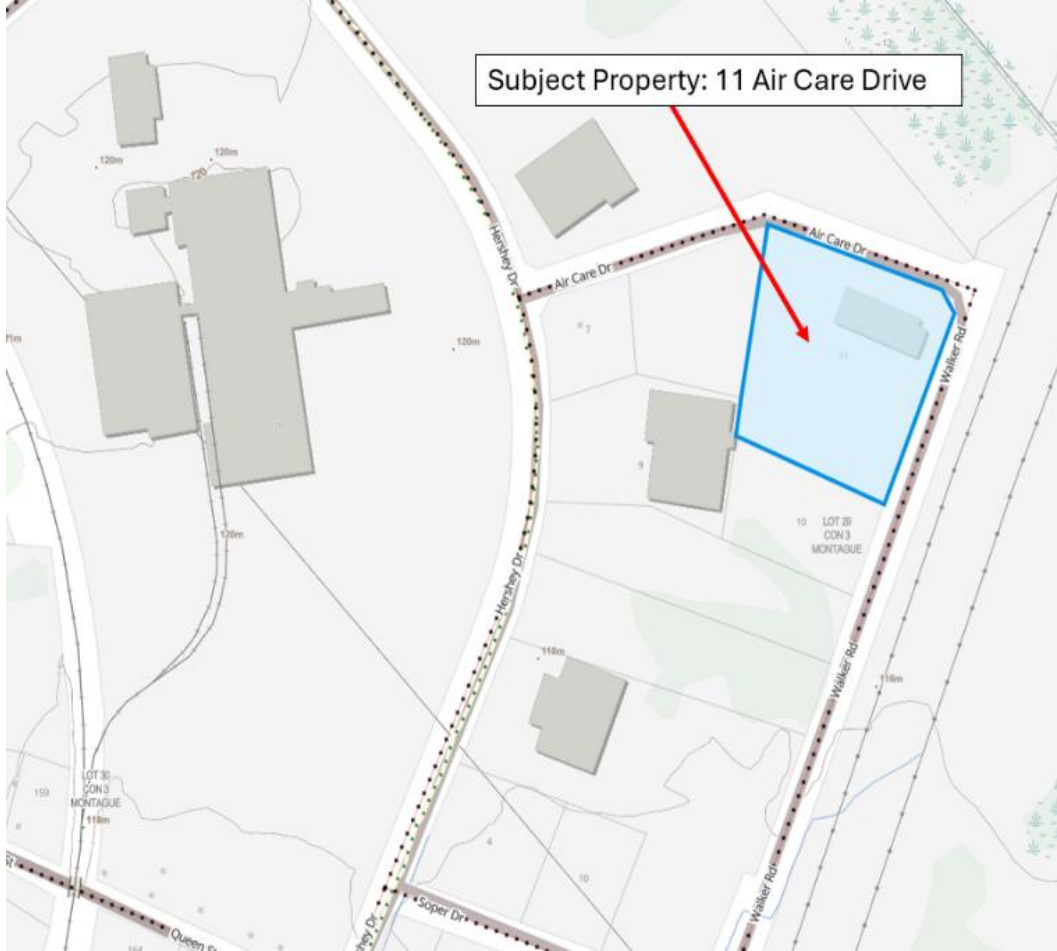
Public Meeting documents will be available at the following link 3 days before the Public Meeting is scheduled to take place: <https://calendars.smithsfalls.ca/meetings>.

DATED AT THE TOWN OF SMITHS FALLS THE 29TH DAY OF MAY 2026

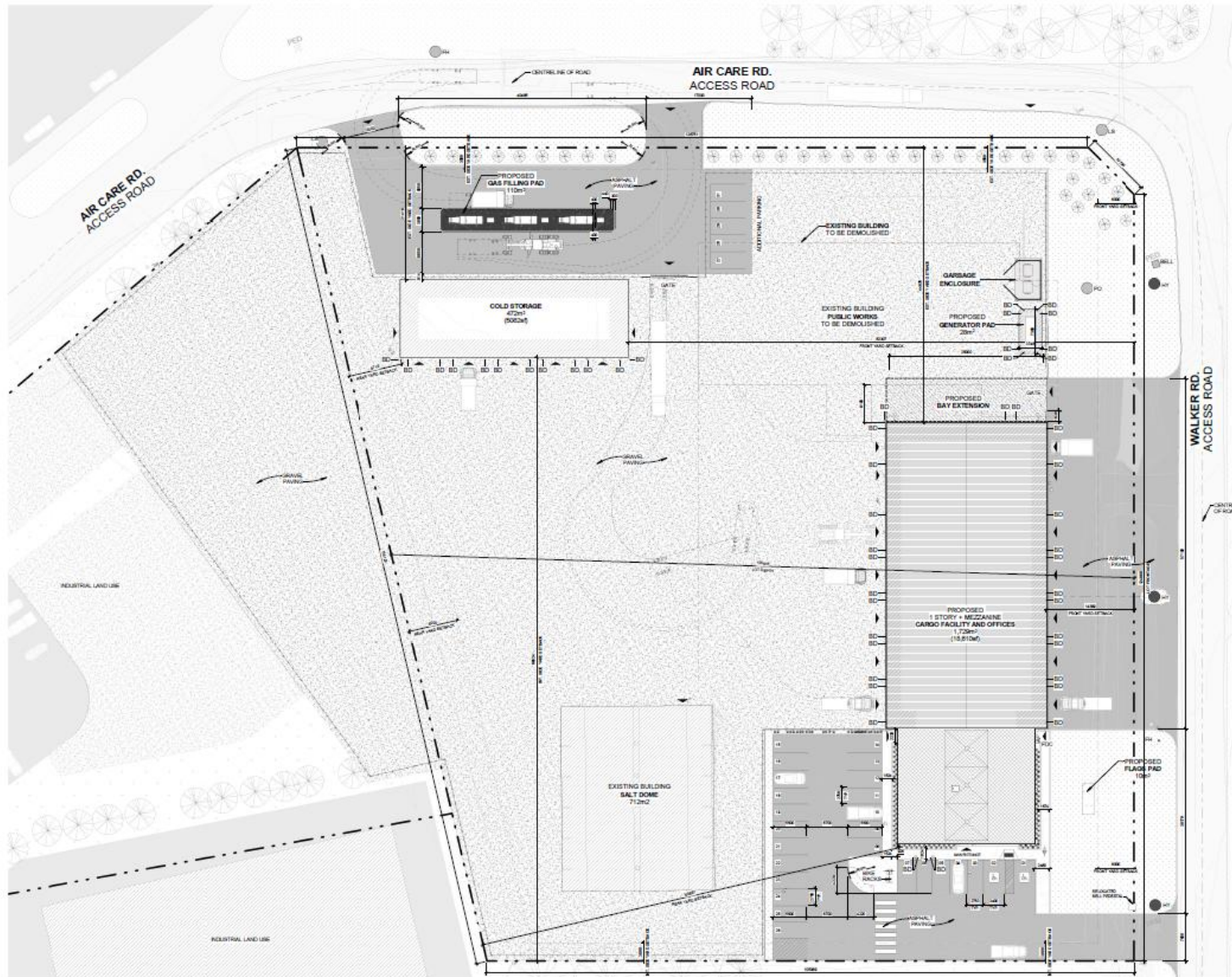
Marie Elmsley
Secretary-Treasurer
613-283-4124, ext. 1136
melmsley@smithsfalls.ca

Key Map

11 Air Care Drive



11 Air Care Drive Site Sketch



LEGEND

- BREAK AREA
- ASPHALT PAVING
- CONCRETE WALKWAY
- GRAVEL PAVING
- FMS
- FENCING
- PROPERTY LINE
- INTERSECTING LINE
- CENTRE LINE
- FENCE LINE
- FIRE HYDRANT
- LIGHT STANDARD
- FIRE DEPARTMENT CONNECTION
- HYDRO POLE
- ROLLBACK

SITE DATA

LEGAL DESCRIPTION

1. ZONING REGULATIONS
 NO. LIGHT INDUSTRIAL ZONE

2. REQUIRED OR BUSINESS SERVICE OFFICE

REQUIRED SETBACK FRONT YARD (M)	5
ACTUAL	5.3
REAR YARD (M)	5
ACTUAL	5.8
INTERIOR SIDE YARD (M)	5.8
ACTUAL	5.9
EXTERIOR SIDE YARD (M)	1.5
ACTUAL	1.7
MAXIMUM BUILDING HEIGHT (M)	10
ACTUAL	8.9
MINIMUM LOT HEIGHTAGE (%)	NO MINIMUM
ACTUAL	NA
MINIMUM LOT AREA (M ²)	NO MINIMUM
ACTUAL	15,810
MINIMUM LANDSCAPED OPEN SPACE (%)	10
ACTUAL	10
MINIMUM LOT SPACES INDEX	1.5
ACTUAL	1.5

REQUIRED PARKING (MIN. # OF SPACES)
 OFFICE (1 SPACES/100 M² OF GFA)
 REQUIRED: 17
 ACTUAL: 17

WAREHOUSE (1 SPACES/100 M² OF GFA)
 REQUIRED: 14
 ACTUAL: 14

TOTAL
 REQUIRED: 31
 ACTUAL: 31

NUMBER OF ACCESSIBLE SPACES
 REQUIRED: 3
 ACTUAL: 3

RECYCLE PARKING (1% OF TOTAL OF SPACES)
 REQUIRED: 1
 ACTUAL: 1



NOT FOR CONSTRUCTION

ISSUANCE

NO.	DATE	ISSUE
1	2020-05-20	ISSUED FOR REVIEW
2	2020-05-20	ISSUED FOR MY APPLICATION



- GENERAL NOTES**
1. VERIFY SCALE OF DRAWING.
 2. NOT FOR CONSTRUCTION UNTIL APPROVED AND SIGNED BY THE ARCHITECT.
 3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND REPORT ALL VARIANCES IMMEDIATELY TO THE ARCHITECT.

PROJECT
 TOWN OF SMITH FALLS
PUBLIC WORKS OPERATIONS CENTRE

11 AIR CARE DR.
 SMITH FALLS, CAL. X3A USE

ISSUE NO. **25533** CLIENT #

DRAWN BY: **SP** CHECKED BY: **CWS**

DATE: **2020-05-20** SCALE: **As Indicated**

SHEET NAME: **SITE PLAN**