

**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 **14<sup>th</sup> day of May 2026 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.

<b>PROPERTY OWNER</b>	DEBORAH ANN DONALDSON
<b>APPLICANT/AGENT</b>	DEBORAH ANN DONALDSON
<b>MUNICIPAL ADDRESS</b>	14-16 SMITHS FALLS AVENUE
<b>LEGAL DESCRIPTION</b>	LT 36 IN PK LTS 4 & 5 E/S SMITHS FALLS AVENUE, PL 13884 LANARK S MONTAGUE; TOWN OF SMITHS FALLS, COUNTY OF LANARK

**PURPOSE AND EFFECT:** Application B26-02 proposes to sever the subject property municipally known as 14–16 Smiths Falls Avenue. The subject property contains a semi-detached dwelling in common ownership and the proposed severance would divide the lot along the dividing wall of the existing dwelling, to create two separate residential lots. Each proposed lot would have approximately 9.1 m (30 ft) of frontage on Smiths Falls Ave and be 36.6 m (120 ft) deep, with a total area of 335 m<sup>2</sup> (3,600 ft<sup>2</sup>). No changes to the existing building or site are proposed, and there are no proposed developments on either resulting lot.

The consent is intended to establish separate ownership for each half of the existing semi-detached dwelling. The subject property is designated Residential in the Official Plan and is zoned Residential Type 2.

***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 currently 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 24<sup>TH</sup> DAY OF APRIL 2026**

**Marie Elmsley, Secretary-Treasurer**

613-283-4124, ext. 1136

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

## KEY MAP – 14-16 SMITHS FALLS AVENUE



### 14-16 SMITHS FALLS AVE - SEVERANCE SKETCH

