

**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 **12<sup>th</sup> day of March 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>	SAUMURE REAL ESTATE HOLDINGS
<b>APPLICANT/AGENT</b>	FOTENN PLANNING + DESIGN C/O NOLAN ATTERBURY & JACOB BOLDUC
<b>MUNICIPAL ADDRESS</b>	361 QUEEN STREET
<b>LEGAL DESCRIPTION</b>	PT LT 27,28,29 & 30 CON 3 MONTAGUE PARTS 5 AND 6 PLAN 27R9498; S/T RS71110; SUBJECT TO AN EASEMENT OVER PT 6 PL 27R9498 IN FAVOUR OF PT LT 29 CON 2 MONTAGUE PT 1 PL 27R9880 AS IN LC112319; TOWN OF SMITHS FALLS

**PURPOSE AND EFFECT:** Application B26-01 proposes to sever a 2.02 ha (4.99 ac) parcel of land located at 361 Queen Street (formerly known as the Gallipeau Centre). The proposed severance would leave a retained lot of 145.88 ha that comprises the former Rideau Regional Centre complex and frame lands. At this time no new development or change of use is proposed on the retained lands. The proposed severed lands are currently vacant; however, the application is intended to facilitate the eventual development of a proposed four-storey 256-bed long-term care facility on the severed parcel. That development would be subject to subsequent approvals under the Planning Act.

The subject property has split designations: the parcel to be severed is designated Highway Commercial, while the remainder is designated Specific Policy Area 3 – Gallipeau Centre and Gallipeau Centre Mixed-Use in the Official Plan. The subject lands are not regulated by the Comprehensive Zoning Bylaw but are governed instead by Development Permit By-law 8825-2015. The parcel proposed for severance is identified as Highway Commercial on Schedule A – Development Permit Area of the Bylaw.

***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>.

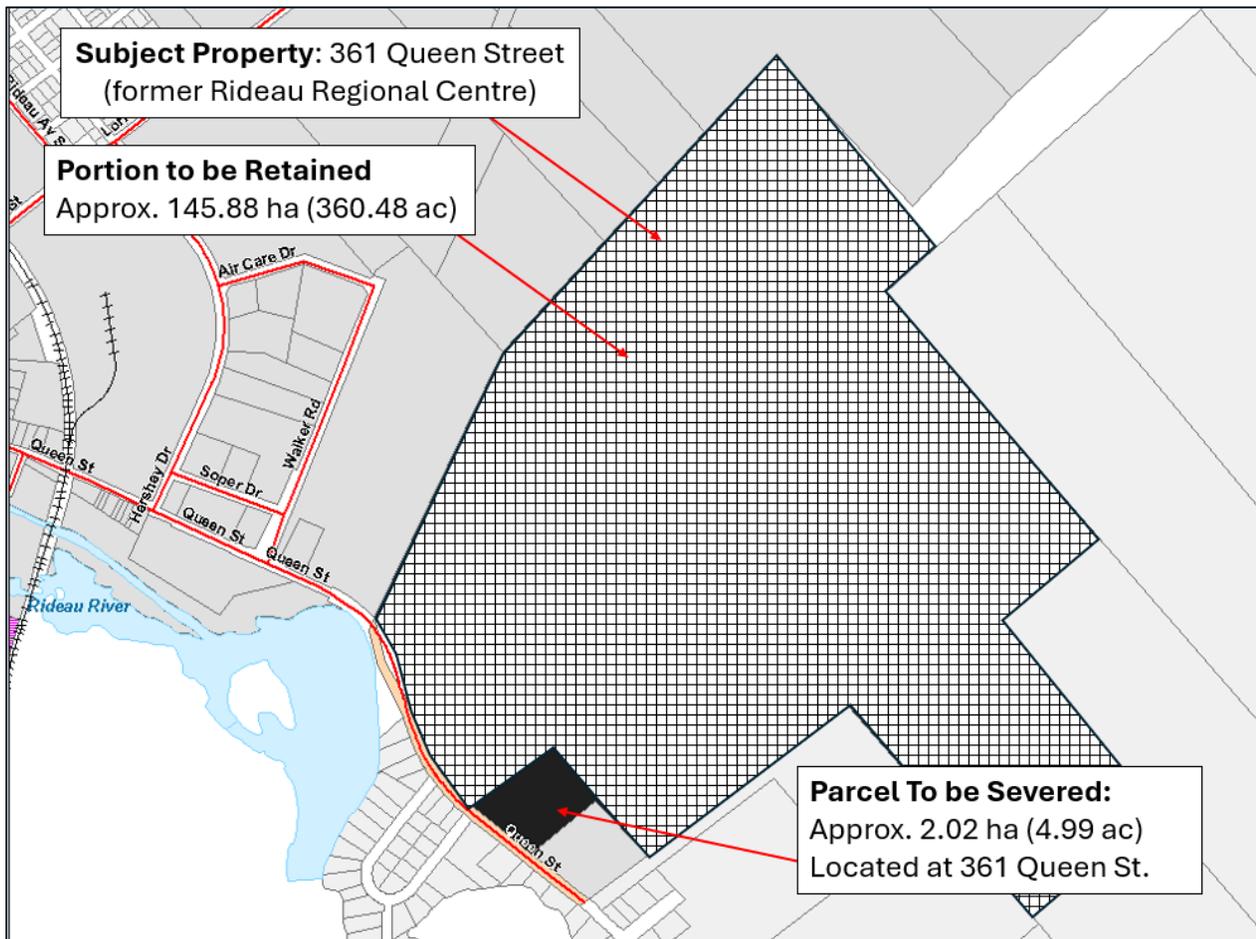
**DATED AT THE TOWN OF SMITHS FALLS, THE 25<sup>TH</sup> DAY OF FEBRUARY 2026**

**Marie Elmsley, Secretary-Treasurer**

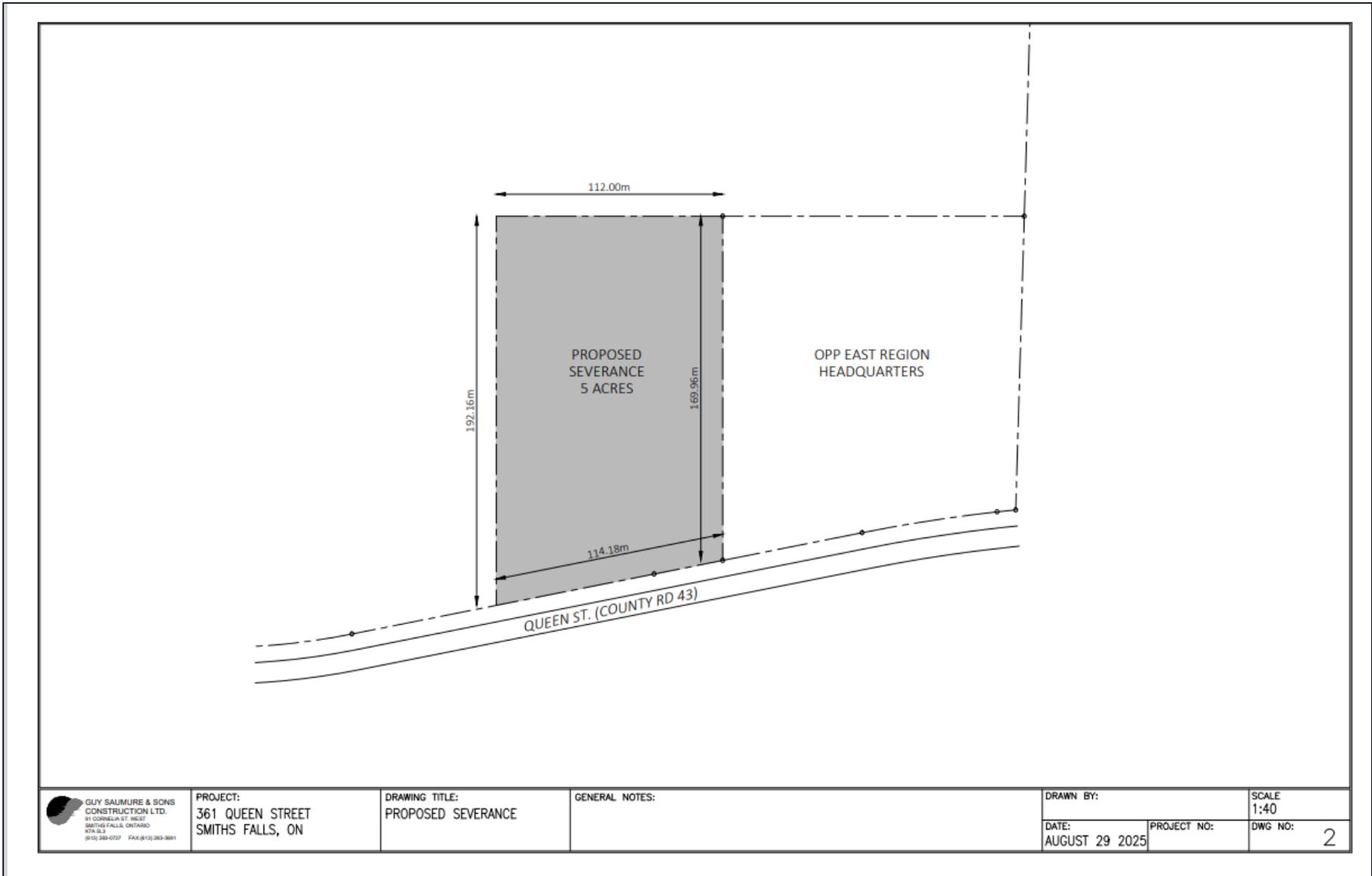
613-283-4124, ext. 1136

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

## KEY MAP – 361 QUEEN STREET



### 361 QUEEN STREET - SEVERANCE SKETCH (Lot to be Severed)



**GLY SAUMURE & SONS**  
CONSTRUCTION LTD.  
81 CORNELIA ST. WEST  
SMITHS FALLS, ONTARIO  
K7A 6L3  
(870) 383-0227 FAX: (813) 383-3884

**PROJECT:**  
361 QUEEN STREET  
SMITHS FALLS, ON

**DRAWING TITLE:**  
PROPOSED SEVERANCE

**GENERAL NOTES:**

**DRAWN BY:**

**DATE:**  
AUGUST 29 2025

**PROJECT NO:**

**SCALE**  
1:40

**DWG NO:**

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