



NOTICE OF DECISION OF THE PLANNING ADVISORY COMMITTEE
Respecting Application for Minor Variance
Sec. 45(8.1) of *Planning Act*

APPLICANT	Integrated Design Engineering + Architecture c/o Chris Warner-Smith
OWNER	Town of Smiths Falls
FILE NO.	MV-26-01- 11 Air Care Dr.
ADDRESS	11 Air Care Drive
PROPERTY DESCRIPTION	Con 3 PT Lot 29 RP 27R1699; Parts 4 To 7

TAKE NOTICE that the Planning Advisory Committee of the Town of Smiths Falls held a public meeting on the **11th day of June 2026**, to consider a proposed minor variance application under Section 45(3) of the *Planning Act* and made a decision on the application that same day, as outlined below.

PURPOSE OF APPLICATION: 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.

YOUR RIGHT TO APPEAL: The applicant, the Minister or specified person or public body that has an interest in this matter may appeal the decision of the Planning Advisory Committee (acting as the Committee of Adjustment) to the Ontario Land Tribunal (formerly the Local Planning Appeal Tribunal) within **20 days** of the making of the decision.

An appeal to the Local Planning Appeal Tribunal regarding the Notice of Decision must be filed with the Clerk of the Town of Smiths Falls either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting "Smiths Falls (Town of) Clerk & Secretary-Treasurer" as the Approval Authority or by mail no later than **4:30 p.m. on the 1st day of July 2026**. If the e-file portal is down, you can submit your appeal to the Clerk at kcostello@smithsfalls.ca or the Secretary-Treasurer at melmsley@smithsfalls.ca.

Note that a notice of appeal must set out the reasons for the appeal and the specific part of the Notice of Decision to which the appeal applies. A notice of appeal must be accompanied by the fee required by the OLT, which can be paid online through e-file or by certified cheque/money order to the Ministry of Finance, Province of Ontario.

MORE INFORMATION: For further information on this application, please contact the Secretary-Treasurer during regular office hours, Monday through Friday, 8:30 a.m. to 4:30 p.m.

DATED AT THE TOWN OF SMITHS FALLS THIS 11th day of June 2026.

Marie Elmsley
Planning Clerk/Secretary-Treasurer
Town of Smiths Falls
Telephone: 613-283-4124 ext. 1136
Email: melmsley@smithsfalls.ca



DECISION OF THE TOWN OF SMITHS FALLS PLANNING ADVISORY COMMITTEE
RESPECTING APPLICATION FILE NO. MV-26-01

WE, the undersigned, in making the decision upon this application, have considered whether or not the variance requested was minor and desirable for the appropriate development and use of the land and that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained, or in the case of a change in use of property which is lawfully non-conforming under the by-law, as to whether or not this application has met the requirements of subsection 45(2) of the Planning Act.

CONCUR in the following decision and reasons for the decision made on the 11th day of June 2026

DECISION: Approve variance to **Section 4.28.8 (Ingress and Egress)** subject to the following conditions:

1. *This decision grants relief from Section 4.28.8 – Ingress and Egress to permit a maximum driveway width of 57.1 m, as indicated on the attached site plan dated May 20, 2026, attached and forming part of this Decision.*
2. *The Applicant shall provide and implement a Grading & Drainage plan and Stormwater Management brief to the satisfaction of Public Works and Utilities Department, ensuring zero-net runoff on neighbouring properties. To mitigate stormwater runoff, the Applicant must incorporate low-impact development techniques, suitable for industrial uses including subsurface drainage systems or managed roof drainage.*
3. *The Applicant shall confirm to the satisfaction of the Town that the new development is constructed as approved through an as-built survey.*
4. *Prior to building permit issuance, the Applicant shall submit a Landscape Plan, to the satisfaction of the Town, demonstrating appropriate landscaping for an industrial setting, with priority tree planting along Air Care Drive and additional plantings along Walker Road where feasible, recognizing access constraints. Landscaping shall include shade-tolerant, salt-resistant trees and hardy plantings consistent with the Town's Tree Canopy Policy, to enhance the public realm, provide buffering, and support long-term canopy cover.*
5. *The decision outlined above is valid for two years from the date the decision is issued, at which time a building permit must be obtained.*

REASONS FOR DECISION:

1. The Committee determined that the requested variance to increase the maximum permitted driveway width from 9 m to 57.1 m is appropriate to accommodate a widened ingress and egress providing direct access to the proposed cargo facility from Walker Road, supporting the safe and efficient movement of large municipal vehicles and equipment, and maintains the intent of the Light Industrial (M2) Zone.
2. The Committee concluded that the widened access along Walker Road enables the development of the site, provides for safe ingress and egress, and will not result in adverse impacts on neighbouring properties or the function of the surrounding industrial uses.
3. The Committee felt the application meets the Four Tests outlined in the Planning Act.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS:

None received

Signatures of all members concurring with this decision

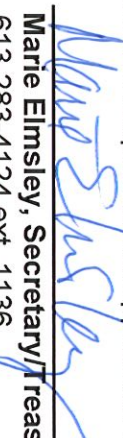
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CERTIFICATE

I, Marie Elmsley, Secretary/Treasurer of the Planning Advisory Committee of the Town of Smiths Falls, certify that the above is a true copy of the decision of the Committee of Adjustment with respect to the application recorded therein.

Date of Decision, this 11th day of June 2026

TOWN OF SMITHS FALLS
77 BECKWITH STREET NORTH
SMITHS FALLS ON K7A 2B8


Marie Elmsley, Secretary/Treasurer
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