



Notice of Decision of the Planning Advisory Committee
Respecting Application for Consent
Sec. 53 of Planning Act

RE AN APPLICATION BY: **FOTENN PLANNING + DESIGN C/O NOLAN ATTERBURY & JACOB BOLDOC**
OWNER: **SAUMURE REAL ESTATE HOLDINGS**
FILE NO.: **B26-01**
LOCATION OF PROPERTY **361 QUEEN STREET**
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

TAKE NOTICE that the Planning Advisory Committee of the Town of Smiths Falls held a public meeting on March 12th, 2026, to consider a proposed consent application under Section 53(1) of the *Planning Act* and made a decision on the application that same day, as outlined below.

PURPOSE OF APPLICATION: 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 Corridor 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 Bylaw 8825-2015. The parcel proposed for severance is identified as Highway Commercial on Schedule A – Development Permit Area of the Bylaw.

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 within 20 days of making a decision.

TAKE NOTICE that any appeal to the Local Planning Appeal Tribunal regarding the consent application 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 April 2026.**

If the e-file portal is down you can submit your appeal to the Town Clerk at kcostello@smithsfalls.ca or 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 proposed Consent application 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.



For more information on making an appeal, please visit: <https://olt.gov.on.ca/>

THE LAST DATE FOR FILING AN APPEAL IS APRIL 1ST, 2026.

RIGHT TO NOTIFICATION: The Planning Advisory Committee may, prior to the expiration date, change a condition(s) of consent. You will be entitled to receive notice of any changes to the conditions of the provisional consent if you have made a written request to be notified of such changes.

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

DATED AT THE TOWN OF SMITHS FALLS MARCH 12TH OF 2026

Marie Elmsley, 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. B26-01**

WE, the undersigned, in making the decision upon this application, have determined that a plan of subdivision is not necessary for the proper and orderly development of the municipality and that the proposal is consistent with the policy statements issued under subsection 3(1) of the *Planning Act*, and having considered to the matters under subsection 51(25) of the *Planning Act*,

CONCUR in the following decision and reasons for the decision made on the 12th day of March 2026.

DECISION: THAT the Planning Advisory Committee approve consent application B26-01, which proposes a 2.02 ha (4.99 ac) parcel severance from the subject property 361 Queen Street, subject to the following conditions:

1. *An acceptable reference plan (survey) of the severed and retained lands and the deed or Instrument conveying the severed lands shall be submitted to the Secretary/Treasurer of the Planning Advisory Committee for review and consent endorsement within a period of two years after the "Notice of Decision" is given under Section 53 (17) or (24) of the Planning Act.*
2. *The owner shall supply one digital copy of the deposited reference plan for the severed lands, as well as one digital copy of the deed or transfer document for the severed lands.*
3. *The balance of any outstanding taxes, including penalties and interest, shall be paid to the Town.*
4. *The Owner shall obtain appropriate Planning Act approvals to obtain relief from the maximum frontage requirements prescribed in the Development Permit System (DPS) Exception under DPS By-law No. 8825-2015.*
5. *Prior to any site alteration, vegetation removal, or clear-cutting on the severed lands, the Owner shall submit to the Town, for review and written acceptance, a preliminary Tree Assessment/Inventory prepared by a qualified professional.*

The Assessment shall identify and map all "Distinctive Trees" as defined in DPS By-law No. 8825-2015 and shall include a preliminary retention/removal plan; no clearing or tree removal shall occur unless and until the Town has accepted the Assessment and any required permissions/ approvals under DPS By-law No. 8825-2015 have been obtained.

EFFECT OF WRITTEN AND ORAL SUBMISSIONS: no objections noted

Signatures of all members concurring with this decision:

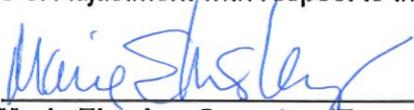
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CERTIFICATE

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 12th day of MARCH 2026
TOWN OF SMITHS FALLS
77 BECKWITH STREET NORTH
SMITHS FALLS ON K7A 2B8


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