



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

APPLICANT	Eastern Engineering c/o Torben Ruddock
OWNER	1001361510 Ontario Inc c/o AJ Bennett
FILE NO.	Mv-26-02- 33 Lorne St.
ADDRESS	33 Lorne Street
PROPERTY DESCRIPTION	LT 42 S/S Lorne St PI 13884 Lanark S Montague; Town of Smiths Falls

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 the Residential Type 2 (R2) Zone provisions respecting minimum lot frontage. The required frontage is 18.0 m, whereas the subject property has a frontage of 17.78 m, representing a deficiency of 0.22 m. The variance is sought to permit the redevelopment of the property into a multi-unit apartment building containing four residential units.

The proposal includes a bike rack, four on-site parking stalls, a 4.0 m wide driveway, and a 2.0 m wide walkway providing access to the proposed dwelling. The existing two-storey dwelling and accessory shed are proposed to be removed to facilitate the development. The effect of the variance is to recognize the existing lot frontage and accommodate the proposed development.

The subject property is zoned **Residential Type 2 (R2)** and is designated **Residential** 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-26-02**

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. 7.2.1 – Table 7-2 – Lot and Building Requirements for Permitted Medium-Density Residential Uses** subject to the following conditions:

1. *This decision grants relief from Section. 7.2.1 – Table 7-2 – Lot and Building Requirements for Permitted Medium-Density Residential Uses to permit the construction of a Multiple Dwelling on a lot with a frontage of 17.78 m, as indicated on the attached site plan dated May 25, 2026, attached to and forming part of this Decision.*
2. *The Applicant shall prepare and implement a Grading & Drainage plan and Stormwater Management brief, demonstrating zero-net runoff on neighbouring properties. The submission shall incorporate low-impact development (LID) measures, including French drains, roof leaders, and permeable pavers, and be completed to the satisfaction of the Public Works and Utilities Department. Implementation shall be secured through an agreement with the Town.*
3. *The Applicant shall, to the satisfaction of the Town, provide a revised site sketch demonstrating a parking layout with sufficient turning radius to support safe and functional vehicle maneuvering.*
4. *The Applicant shall confirm to the satisfaction of the Town that the new development is constructed as approved through an as-built survey.*
5. *The Applicant shall preserve existing mature trees on the subject property where feasible, to the satisfaction of the Town. Prior to the issuance of a building permit, the Owner shall submit a Plan with Landscape details. The Plan will show, to the satisfaction of the Town, a minimum of two shade trees, native to Eastern Ontario, planted within the municipal right-of-way in accordance with the Town's Tree Canopy Policy, and a privacy fence, 1.8 m in height, to be installed along interior and rear lot lines.*
6. *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 proposed 4-unit multi-unit dwelling is an appropriate form of infill development with minor impacts on the surrounding community, and that the reduced lot frontage of 17.78 m (0.22 m reduction) maintains the intent of the Residential Type 2 Zone for multi-unit dwellings.
2. The Committee concluded that the proposed multi-unit dwelling would have no adverse impacts on the subject or adjacent properties, provided that the functionality of the parking arrangement was confirmed. The scale, massing, lot functionality, and minor frontage reduction are considered appropriate.
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





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

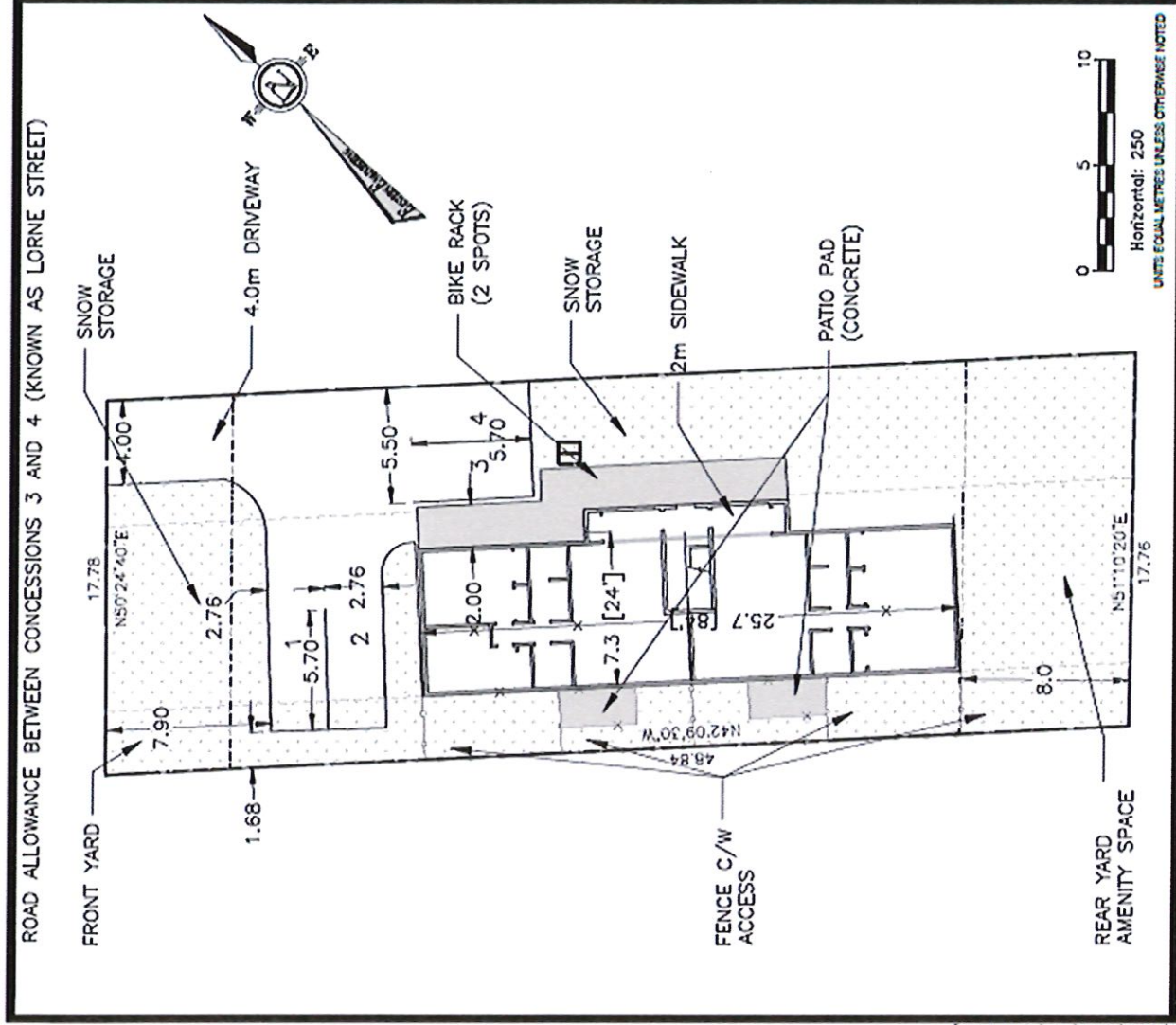


Marie Elmsley, Secretary/Treasurer
613-283-4124 ext. 1136
melmsley@smithsfalls.ca



SMITHS FALLS
REAL ESTATE INC.

MV-26-02 – 33 Lorne
Site Sketch – May 25, 2026



Project Title: 33 LORNE ST. SMITHS FALLS, ON		Drawn By: TSR		Checked: CAJ	
Drawing Title: CONCEPT 4 SITE PLAN AJ BENNETT CONSTRUCTION		Date: 2026-MAY-25		Project No.: 12573	
		Scale: AS SHOWN		Dep. No.: C2	
		File: 12573 C1.dwg			
EASTERN ENGINEERING GROUP INC. CONSULTING ENGINEERS Address: 207 - 100 Stronger Blvd. Telephone: (413) 345-0400 Brockville, Ont. K6V 2J9 Facsimile: (413) 345-0008 www.easteng.com					

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