



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

| | |
|--------------------------|---|
| PROPERTY OWNER | DEBORAH ANN DONALDSON |
| APPLICANT/AGENT | DEBORAH ANN DONALDSON |
| FILE NO. | B26-02 |
| MUNICIPAL ADDRESS | 14-16 SMITHS FALLS AVENUE |
| LEGAL DESCRIPTION | LT 36 IN PK LTS 4 & 5 E/S SMITHS FALLS AVENUE, PL 13884 LANARK S MONTAGUE; TOWN OF SMITHS FALLS, COUNTY OF LANARK |

TAKE NOTICE that the Planning Advisory Committee of the Town of Smiths Falls held a public meeting on May 14th, 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 B26-02 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 m² (3,600 ft²). No changes to the existing building or site are proposed, and there are no proposed developments on either resulting lot.

The subject property is designated Residential in the Official Plan and is zoned Residential Type 2.

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 3rd day of June 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 Zoning By-law Amendment 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 June 3rd, 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 MAY 14TH 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. B26-02**

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 14th day of May 2026.

DECISION: THAT the Planning Advisory Committee approve consent application B26-02, which proposes to sever the subject property municipally known as 14–16 Smiths Falls Avenue, by dividing the lot along the dividing wall of the existing semi-detached dwelling to create two separate residential lots, 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) of the Planning Act.*
- 2. The owner shall supply one digital copy and paper copy of the deposited reference plan for the severed lands, as well as one digital and paper 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 applicant shall, to the satisfaction of the Department of Public Works and Utilities, service each lot with its own water and sanitary lateral services. The applicant is responsible for obtaining any permits required by the Town for this work. The applicant shall consult directly with the Department of Public Works and Utilities to determine the steps needed to fulfil this condition.*
- 5. The applicant shall demonstrate to the satisfaction of the Municipality that all existing structures on the severed and retained lands comply with applicable zoning provisions, or any relief granted thereto.*



EFFECT OF WRITTEN AND ORAL SUBMISSIONS: none

Signatures of all members concurring with this decision:

[Signature] [Signature] [Signature]

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 14th day of MAY 2026
TOWN OF SMITHS FALLS
77 BECKWITH STREET NORTH
SMITHS FALLS ON K7A 2B8

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