

Corporation of the Town of Smiths Falls

**NOTICE OF PUBLIC MEETING
PROPOSED ZONING AMENDMENT**
Planning Act, R.S.O. 1990, cP. 13., S. 45 (5)



TAKE NOTICE that the Planning Advisory Committee of the Town of Smiths Falls will hold a public meeting on the **9th day of April 2026 at 5:00 p.m.** in the Council Chambers at Town Hall to consider a proposed Zoning Amendment application submitted under Section 34(1) of the *Planning Act*, as described below.

PROPERTY OWNER	1000008447 ONTARIO INC. C/O MTM CONSTRUCTION
APPLICANT/AGENT	TEGAN MACKEY
MUNICIPAL ADDRESS	16 JONES STREET
LEGAL DESCRIPTION	LT 121 W/S JONES ST PL 13884 LANARK S MONTAGUE; TOWN OF SMITHS FALLS

PURPOSE AND EFFECT: The applicant has filed a Zoning Bylaw Amendment application with the Town of Smiths Falls to permit a proposed 1-storey 4-unit residential dwelling on the subject lands. The proposed built form meets the Zoning Bylaw's definition of multiple dwelling, which is permitted in the Residential Type 3 (R3) zone. The property is currently occupied by a single-detached dwelling, which would be demolished to accommodate the proposed development, should the amendment be approved.

To facilitate the project, the applicant is requesting that the subject property be **rezoned from the Residential Type 2 (R2) zone to the Residential Type 3 (R3) zone**, with a **site-specific exception**. Specifically, the applicant is seeking:

- A **reduced minimum lot frontage of 16.13 m**, whereas the Zoning Bylaw requires a minimum frontage of 30 m; and
- A **reduced front yard setback of 3.5 m**, whereas the Zoning Bylaw requires a minimum setback of 6 m.

The proposed zoning amendment would allow the development to proceed with the reduced frontage and setback standards described above. The lands are designated Residential in the Town's Official Plan.

A key map showing the property and the proposed zoning is on the reverse of this Notice.

FAILURE TO ATTEND HEARING: If you do not attend this public hearing, 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 proceedings.

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 subject property is not subject to any other applications under the *Planning Act*

File No. ZA-26-01

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 20TH DAY OF MARCH 2026

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

Key Map - 16 Jones Street



Conceptual Site Sketch – 16 Jones Street

