

Corporation of the Town of Smiths Falls

**NOTICE OF PUBLIC MEETING
PROPOSED MINOR VARIANCE**
Planning Act, R.S.O. 1990, c.P.13, S. 45 (5)



TAKE NOTICE that the Planning Advisory Committee of the Town of Smiths Falls will hold a public meeting on the **11th day of June 2026 at 5:00 p.m. in the Council Chambers at Town Hall**, 77 Beckwith Street North, to consider one Minor Variance application submitted under Section 45(1) of the *Planning Act*, as described below.

PROPERTY OWNER: 1001361510 ONTARIO INC C/O AJ BENNETT
APPLICANT: EASTERN ENGINEERING C/O TORBEN RUDDOCK
MUNICIPAL ADDRESS: 33 LORNE STREET
DESCRIPTION: LT 42 S/S LORNE ST PL 13884 LANARK S MONTAGUE; TOWN OF SMITHS FALLS

PURPOSE AND EFFECT: The applicant is requesting relief from the Residential Type 2 (R2) Zone provisions respecting minimum lot frontage for a “Multiple Dwelling” house from 18 m (59 ft) to 17.78 m (58.3 ft). The purpose of the application is to permit the development of a “Multiple Dwelling” house containing four residential units on the existing lot. A “Multiple Dwelling” house with four units is permitted in the R2 Zone; however, the frontage relief of 0.22 m is required in order to accommodate it based on the dimensions of the existing lot.

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 single dwelling and accessory shed are proposed to be removed to facilitate the development.

The subject property is designated **Residential** in the Town’s Official Plan.

A key map showing the property and its surroundings is on the reverse of this Notice.

FAILURE TO ATTEND HEARING: If you do not attend this public meeting, 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 proceeding.

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 property is not subject to any other application under the Planning Act.

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 29TH DAY OF MAY 2026

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

Key Map
33 Lorne Street



33 Lorne Street Site Sketch

