File No. DPS + OPA 26-01 – 361 Queen (OMNI)

Corporation of the Town of Smiths Falls

NOTICE OF PUBLIC MEETING
PROPOSED CONCURRENT OFFICIAL PLAN AMENDMENT AND DEVELOPMENT PERMIT BY-LAW AMENDMENT

Planning Act, R.S.O. 1990, C. P. 13., S. 17 and 70.2

TAKE NOTICE that the Planning Advisory Committee of the Town of Smiths Falls will hold a public meeting on the **10th day of December 2026 at 5:00 p.m**. in the Council Chambers at Town Hall to consider a proposed Official Plan Amendment and Development Permit By-law Amendment application submitted under Section 17 and 70.2 of the *Planning Act,* as described below.

PROPERTY OWNER	Saumure Real Estate Holdings
APPLICANT/AGENT	Fotenn Planning + Design C/O OMNI Quality Living
MUNICIPAL ADDRESS	None (lot proposed to be severed from 361 Queen Street)

PURPOSE AND EFFECT: The applicant has filed concurrent Official Plan Amendment and Development Permit By-law Amendment applications with the Town of Smiths Falls to permit a four-storey, 256-bed long-term care home on a 2.02-hectare (5 acre) parcel. Provisional consent was granted on March 12, 2026, to sever this parcel from property municipally known as 361 Queen Street. The applications apply only to the proposed severed lands and do not affect the retained lands. The proposed development also includes outdoor amenity areas, surface parking, and stormwater management facilities.

The subject lands are currently designated Corridor Commercial in the 2014 Official Plan. The Official Plan Amendment (to the in-effect Plan) is a text and mapping amendment that would redesignate the subject lands to a site-specific policy area and add a long-term care home as a permitted use.

The subject lands are also designated Highway Commercial Lands under Development Permit By-law No. 8825-2015. The Development Permit By-law Amendment is a text and mapping amendment that would redesignate the subject lands to a Highway Commercial Lands- Special Exception designation and include the following land use and performance provisions:

- Include a long-term care home as a permitted use.
- Increase the maximum lot frontage from 40 metres to 115 metres.
- Increase the maximum front yard setback from 20 metres to 42 metres.
- Permit a maximum building height of 17.5 metres
- Permit up to 60 parking spaces within the front yard.
- Increase the maximum permitted area of accessory structures on a lot from 62 m² to 140m².
- Permit reduced parking space dimensions of 2.75 metres by 5.5 metres.

A key map showing the property and the lands subject to the proposed Official Plan Amendment and Development Permit Amendment application 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 where 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 Council's decision regarding this application, you must submit a written request to the Secretary-Treasurer.

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OTHER APPLICATIONS: The proposed development is subject to provisionally approved Consent application B26-01 under the Planning Act. If the amendments are approved, a Development Permit would need to be issued under By-law 8825-2015.

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.

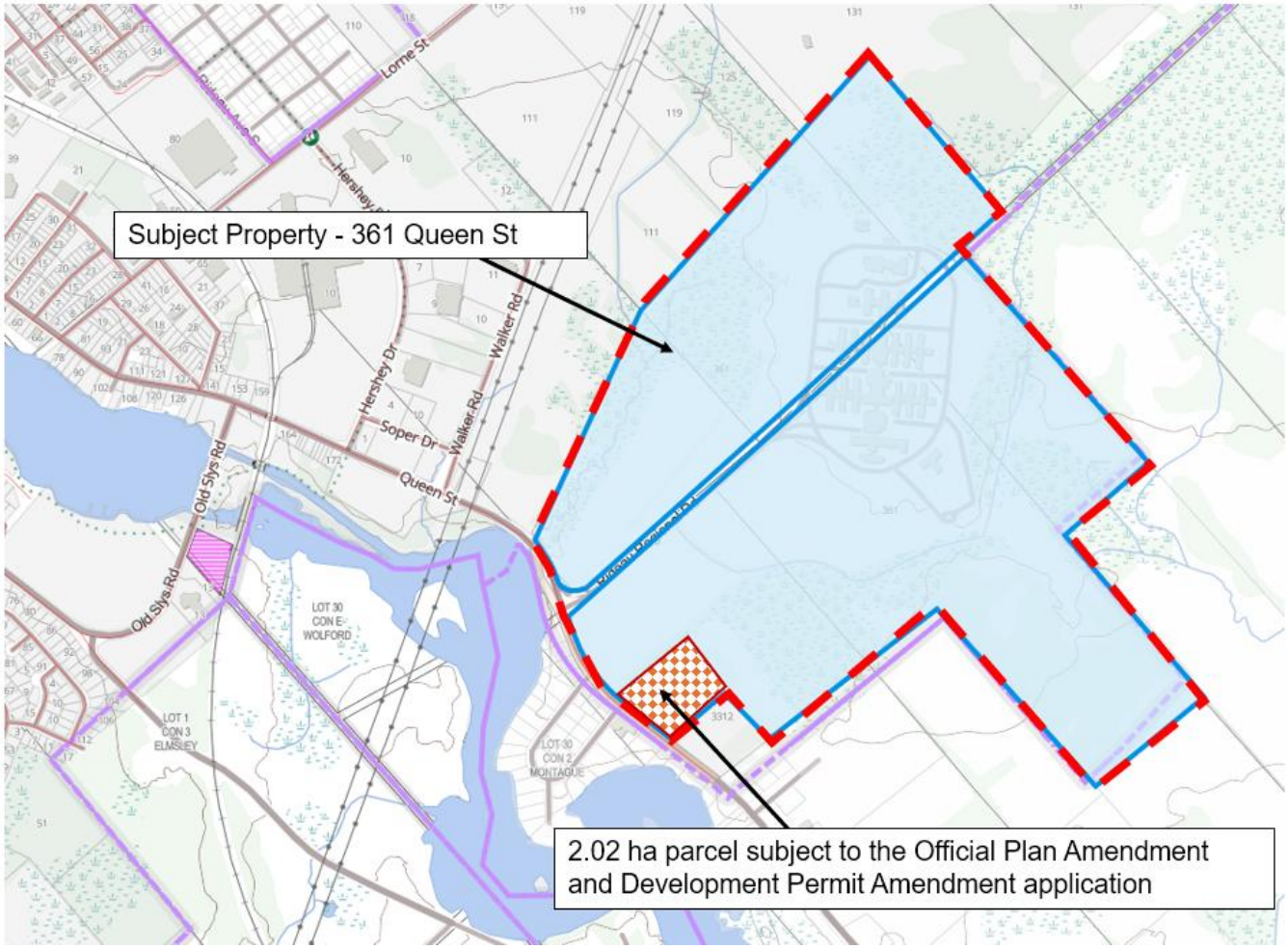
TAKE NOTICE: If you wish to observe only, the Public Meeting can be viewed live on the Town's YouTube channel https://www.youtube.com/channel/UCIFXU6Sq9neiC5VU9QbmLtQ .

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 13th DAY OF NOVEMBER 2026

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

Key Map



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Conceptual Site Sketch

