

Appendix C – Summary of Written Feedback and Suggested Changes

Name/Organization	Comment/Concern	Response/Action
Algonquins of Ontario	Dear Mr. Grenke Thank you for providing the Algonquins of Ontario (AOO) with notice of the Town of Smiths Falls Draft Official Plan and the upcoming public meeting. (AOO File # 2026-0380) AOO has reviewed the Draft Official Plan and is generally supportive of its direction. In particular, we appreciate the Plan's recognition of Smiths Falls as being located on traditional Algonquin territory, as well as the policies respecting Indigenous relationships and engagement, archaeological and cultural heritage resources, natural heritage, and water resources. We note, however, that AOO appears to have received notice of the Official Plan process through the Town's general public engagement process. The notice provided is an invitation to a public meeting and does not appear to distinguish engagement with Indigenous rights holders from participation by members of the general public. This is somewhat inconsistent with the direction of the Draft Official Plan itself, which contemplates early and meaningful engagement with Indigenous rights holders on matters that may affect their rights and interests. AOO also notes the wording in the Draft Official Plan that refers to engagement where "areas of Algonquin interest have been identified." In the context of Smiths Falls, this may be unnecessarily restrictive. The Town has a relatively small geographic footprint and is closely connected to the Rideau River, Canal, and associated waterways and natural heritage features. Schedule C illustrates the extent to which watercourses, wetlands, floodplain, significant woodlands, and other natural heritage features are distributed throughout the municipality. From AOO's perspective, it would be more appropriate to recognize that the municipality as a whole is an area of Algonquin interest for screening purposes, with the nature and extent of engagement then determined based on the specific proposal and its potential effects. This would avoid a situation where engagement only occurs after an area of Algonquin interest has already been identified, despite AOO not having been engaged in the process that would inform that determination. Other than the comment noted above regarding the identification of areas of Algonquin interest, AOO does not have substantive concerns with the Draft Official Plan at this time. Overall, AOO is supportive of the direction of the Plan and encourages the Town to carry forward the positive Indigenous engagement principles contained within it. We also encourage the Town to ensure that future engagement with AOO is undertaken directly and distinctly from opportunities provided for general public participation. Miigwetch, Sjoerd van der Wielen Lands and Resources Management Advisor Algonquins of Ontario Consultation Office Phone: 613-585-1893 Email: svanderwielen@tanakiwin.com General Inquiries: algonquins@tanakiwin.com Website: www.tanakiwin.com	Thank you for your comment. The language will be modified to recognize that all of Smiths Falls is an area of Algonquin interest and that level of engagement will be determined on a project-by-project basis.

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Maureen Page	I wanted to bring to your attention an incident that I witnessed on the fixed bridge in Smiths Falls; it has made me concerned about the future of pedestrian movement in our lovely town. The incident was on the sidewalk over the bridge; there was a motorised wheelchair heading in one direction and two motorised wheelchairs single file, heading in the opposite direction. Neither side could see the oncoming wheelchair until they had reached a spot close to the middle of the bridge. There is not enough room for the chairs to pass each other on the sidewalk and the curb is much too high to allow for leaving the sidewalk. I am sure you have heard many stories about this sort of issue and I wanted to add my voice to any others to bring attention to the problem. Hopefully there is something in the Official Plan which will allow for solutions to be found to address this issue.	Thank you; acknowledging receipt. Comment shared with TMP team.
Peter Sephton	P. Sephton of 119 Lorne Street inquired about road capacity in the boundary area with Montague; has anyone looked at the end of Lorne Street being used as expansion into Montague. P. Sephton said that 50% of the people leave town to go to work and outlined the three routes used to get out of town in the north. With the storms we are having lately we only have two routes that are useable because the Matheson Street subway becomes unpassable. The Plan looks to turn Lorne Street into a collector road. If the Matheson Street subway is improved, it would save people from having to go out (highway) 43 and around. He recognizes that the study is for Smiths Falls noting the tracks form half our boundary and appear to be the bottleneck areas. Sephton then asked if the group is working with Bill C15 that covers the expropriation of lands or is the intention of the master plan to work with residents involved to come to a collective agreement.	Acknowledging receipt; no action needed (question addressed at Statutory Public Meeting). Comment shared with TMP team. Acknowledging receipt; no action needed (question addressed at Statutory Public Meeting). Comment shared with TMP team.
Karen Lavoie	P. Sephton then asked if the existing uses will be grandfathered under the new plan if the zoning changes. K. Lavoie of 115 Lorne Street inquired about what the size of her property according to her deed and the value of her property in the example given where a strip of her property is taken for road widening. She is concerned that with the proposed new zoning for the area, if she tries to sell in the next couple of years, it will be a deterrent to the sale. She further inquired that if someone is going to buy her out, she would rather that happen sooner than later. K. Lavoie later inquired about a temporary water line put down on part of the street (Lorne). Will residents on wells in that area be made to use town water?	Acknowledging receipt; no action needed (question addressed at Statutory Public Meeting). Acknowledging receipt; no action needed (question addressed at Statutory Public Meeting). Acknowledging receipt; no action needed (question addressed at Statutory Public Meeting).

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Maddy Dever	M. Dever of 2 McEwan Ave asked if an accessibility lens or if residents with mobility issues were consulted when looking at the active road network in the plan. It was noted that many intersections in town are not safe or useable by a person in a wheelchair, traffic lights are not set up to be pedestrian friendly, and you cannot get to the train station in winter by sidewalk. Many intersections do not have or cannot support curb cuts, so people do not use the sidewalks much in the wintertime. A. Pitz advised that the design of multi-use paths includes safety standards and minimums and that they try to separate active transportation from vehicular corridors as much as possible using buffered bike lanes or curb separation to make it safer for the most vulnerable users	Thank you for your feedback. An additional policy will be added to Section 7.9.1.2 as follows: "Ensure that traffic signal operations and timing are designed and maintained to support the safe, efficient and accessible movement of all road users. Signal timing shall provide adequate crossing time for pedestrians, including consideration of persons with disabilities, older adults and other pedestrians who may require additional time to cross. Where appropriate, consider pedestrian countdown signals, accessible pedestrian signals, leading pedestrian intervals and other signal treatments to improve pedestrian safety, accessibility and comfort."
	M. Dever asked if there is a list of where improvements are made annually	Acknowledging receipt; no action needed (question addressed at Statutory Public Meeting).
	C. Canning of RR2 Lombardy asked how the Official Plan update addresses climate resiliency and walkability in the downtown.	Thank you, we appreciate the feedback. The Official Plan already addresses these topics so it is helpful to know that the plan is aligned to your interests.

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MMAH	1. Comment #4 of MMAH's One-Window comment letter recommended that the population, employment and housing forecasts in Section 3.1 of the draft Official Plan be updated to reflect Ministry of Finance projections, as required by PPS 2.1.1 which states: "As informed by provincial guidance, planning authorities shall base population and employment growth forecasts on Ontario Population Projections published by the Ministry of Finance and may modify, as appropriate. While it is recognized that this policy section has been updated to reflect Ministry of Finance projections, the first paragraph of this section only acknowledges that the projections were derived from the "Land Needs Analysis (June 2023) and Land Needs Analysis Addendum (March 2026)." To ensure consistency with Section 2.1.1 of the PPS, 2024, it is recommended for the first sentence of the 1st paragraph of Section 3.1- Population, Employment, and Growth to be revised to read as follows: "The Population, Housing and Employment Projections – Land Needs Analysis (June 2023) and Lands Needs Analysis Addendum (March 2026) projected a population of 13,767 in 2051, which was also informed by Ministry of Finance projections." 2. It is noted that the portion of MMAH's Comment #4 applying to consistency with PPS 2.1.4(a) and 2.1.4(b) was not addressed. MSOE staff recommend that a new paragraph be inserted at the end of Section 3.1- Population, Employment and Growth which reads as follows: "To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents, the Town shall maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development. The Town shall also maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans." 3. Comment #33 of MMAH's One-Window comment letter recommended that the Town revise the draft Official Plan to include an affordable housing target to be consistent with PPS 2.2.1(a) which states: "Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing units." It is noted that policy LU-1.23 in the Policies-Affordable Housing section states that a minimum of 30% of new residential units shall be planned for housing forms other than single detached and semi-detached dwellings, for development on sites greater than 2 hectares. Although this policy addresses increasing the variety of housing options, it does not specifically address an "affordable housing target" in accordance with section 2.2.1(a) of the PPS, 2024, and the PPS 2024 definition of affordable housing. It is recommended that a policy be inserted in the Policies-Affordable Housing section of the Official Plan (Page 85) that specifies an affordable housing target that the Town will seek to implement over the horizon of the Official Plan. For consideration, the Town may	The recommended change to the first sentence in Section 3.1 shall be made. The recommended new paragraph in Section 3.1 shall be added. The following additional policy will be added to the OP: The Town will aim to achieve an overall minimum target of 30% for all new housing units to be affordable to low- and moderate-income households. Note that the average is 25% however, Smiths Falls has a higher percentage of low-income households as in the 2026 Affordable and Inclusive Housing Plan. We note that this target is aspirational as the municipality has limited enforcement and regulatory tools.

wish to review similar-sized municipalities, such as the Town of Prescott Official Plan and Municipality of Brighton Official Plan which each contain an affordable housing target of 25%, where it is specified that its affordable housing as defined by the PPS.

4. Further to the comments we shared last week (e-mail of September 4th), upon further review of Draft 2 of the proposed new Official Plan for the Town of Smiths Falls, we have one additional comment for your consideration. The suggested edits are represented with deletions in strikethrough and insertions in bold text.

The recommended sentence shall be replaced in Section 7.7.1.

Comment #42 of MMAH's One-Window comment letter requested that either Section 7.7.1 of the Official Plan be deleted until such time that discussion involving the Ontario Heritage Trust (OHT) conservation easement applying to the property is resolved; or that additional policies be incorporated in this section of the Official Plan to reflect the property's heritage status. The Town has made revisions to the draft Official Plan to incorporate policies reflecting the property's heritage status. MSOE staff reviewed the proposed policies and would like to offer the following.

It is recommended the second sentence of the 3rd paragraph of Section 7.7.1 of the Official Plan be deleted and replaced as follows:

The Town has sought to develop these lands for some time but has been restricted due to the heritage conservation easement on the lands. It is recognized that this property is a protected heritage property subject to an easement by the Ontario Heritage Trust, where any potential re-development of the site shall be subject to the applicable policies of this Official Plan, Ontario Heritage Trust processes, and applicable legislation and regulations.

