Corporation of the Town of Smiths Falls

NOTICE OF PUBLIC MEETING
PROPOSED CLASS II DEVELOPMENT PERMIT APPLICATION
Planning Act, R.S.O. 1990, C. P. 13., S. 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 Class II Development Permit application submitted under Section 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 submitted a Class II Development Permit application to permit a four-storey, 256-bed long-term care home on a 2.02-hectare (5 acre) parcel. The purpose of the public meeting is to provide the public with an opportunity to discuss the site plan and design aspects of the development, such as landscaping treatments, driveway and parking layout, and overall design, in accordance with the Town's Development Permit By-law. The proposed development includes outdoor amenity areas, surface parking, and stormwater management facilities.

The subject lands are currently designated Corridor Commercial in the 2014 Official Plan and designated Highway Commercial Lands under Development Permit By-law No. 8825-2015 (see description of proposed amendments below).

OTHER APPLICATIONS: This is a second notice related to the subject lands. You may have previously received a Notice of Public Meeting for the concurrent Official Plan Amendment and Development Permit By-law Amendment application. Public meetings for both applications will be held on the 10th day of December 2026 at 5:00 p.m. in the Council Chambers at Town Hall. The two Amendment applications seek to allow a long-term care home as a permitted use on the property.

If these are approved, then Council can approve the design of the development through the issuance of the Class II Development Permit. While this public meeting will seek input on all three applications, separate decisions would need to be made on each application. Further, provisional consent was granted on March 12, 2026, to sever this parcel from the property municipally known as 361 Queen Street. These applications apply only to the proposed severed lands and do not affect the retained lands.

A key map showing the property and the lands subject to the proposed Class II Development Permit 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.

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.

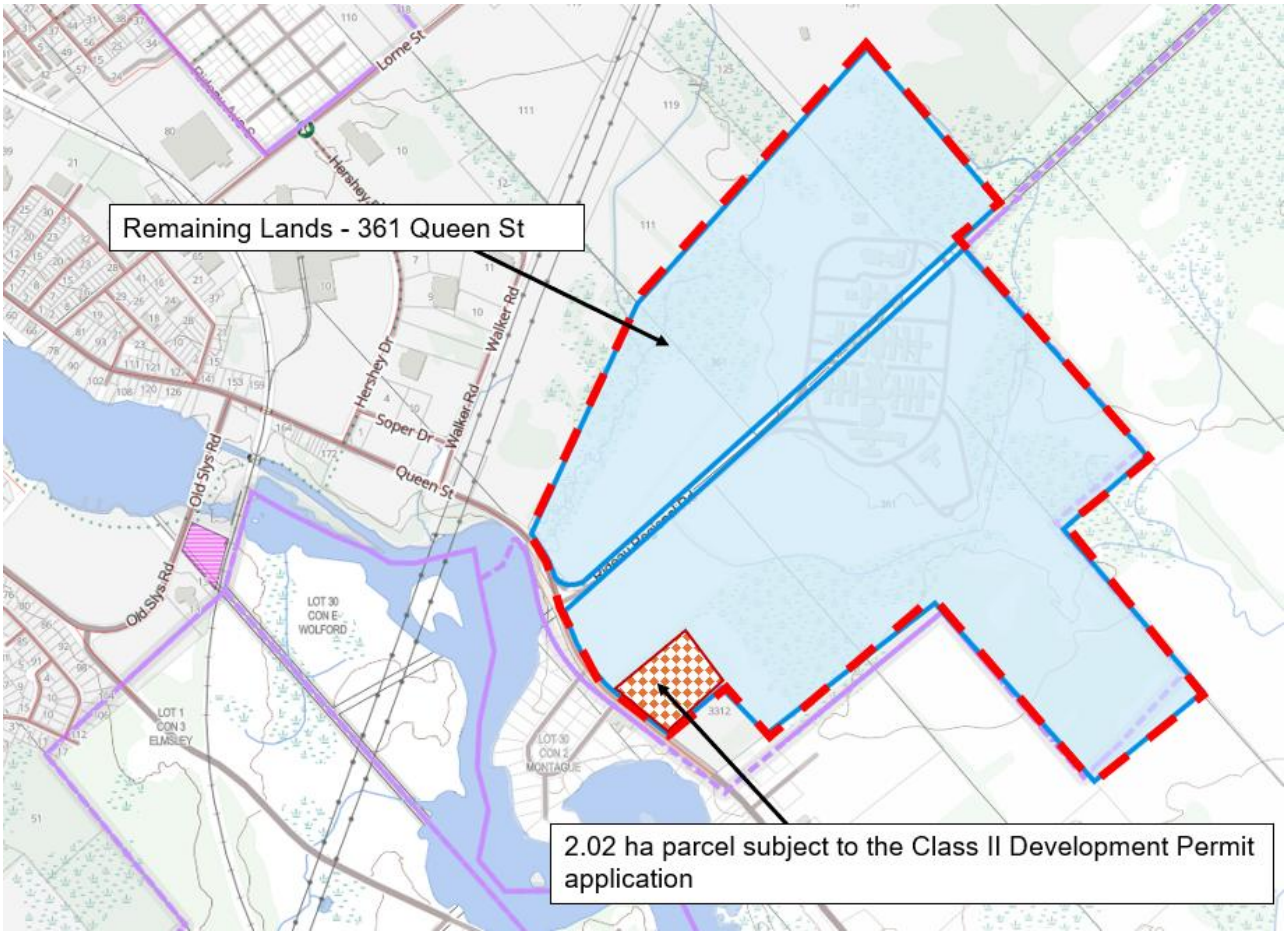
TAKE NOTICE: If you wish to observe only, the Public Meeting can be viewed live on the Town's YouTube channel https://www.youtube.com/channel/UCIFXU6Sq9neiC5VU9QbmLtQ .

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 25th DAY OF NOVEMBER 2026

Marie Elmsley, Secretary-Treasurer
613-283-4124, ext. 1136
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Key Map



Conceptual Site Sketch

