

TOWN OF SMOOTH ROCK FALLS

NOTICE OF PUBLIC HEARING concerning a proposed **MINOR VARIANCE** under **SECTION 45(1)** of the **PLANNING ACT**, R.S.O 1990, Chapter p.13

APPLICANT	Shannon & Trevor Piper
AGENT	N/A
SUBJECT LANDS	27 Dupont Street, Smooth Rock Falls, ON
LEGAL DESCRIPTION	Part 6, RP CR 572, and Part 2, RP CR1500
SUBJECT APPLICATION NO.	MV2025-01
CONCURRENT APPLICATIONS	N/A

The Committee of Adjustment will hear the application on:

The hearing will be held at Town Hall: 142 First Avenue, PO Box 249, Smooth Rock Falls, ON P0L 2B0



May 20, 2025 at 6:30 pm



Via:

Zoom Webinar / In Person

PURPOSE & EFFECT: The applicant and/or their agent(s) on their behalf, have requested the following **Minor Variance(s)** to **Zoning By-law 2016-14, as amended**, to facilitate **the construction of an accessory garage** having an increase in the permitted building height.

Provision of Zoning By-law 2016-14	By-law Requirement	Requested
Section 3.1(b)	Maximum Building Height 5.5 m /18 ft	6.1 m / 20 ft



Additional information is available by contacting: Nathalie Vachon
Email : nathalie.vachon@townsrf.ca Phone: 705-338-2717 ext7

PUBLIC PARTICIPATION



Public participation is encouraged, and all members of the public are welcome to submit comments in writing via email to nathalie.vachon@townsrf.ca or phone 705-338-2717 ext. 7 in advance of the hearing, or in attendance at the hearing.

Individuals who make written submissions should be aware that their submission and any personal information in their correspondence will become part of the public record and made available to the Applicant, Committee and Council.

NOTICE OF DECISION AND APPEAL



If you would like to be notified of the decision of the Committee of Adjustment on the proposed application(s), you must make a written request to the Town of Smooth Rock Falls on behalf of the Secretary-Treasurer for the Committee of Adjustment.

Only the applicant, the Minister, a specified person (being a utility and transportation company) or public body that has an interest in the matter may within 20 days of the making of the decision appeal to the Tribunal against the decision of the Committee by filing with the Secretary-Treasurer of the Committee a notice of appeal setting out the objection to the decision and the reasons in support of the objection. Appeals must be accompanied by payment of the fee charged by the Tribunal as payable on an appeal from a Committee of Adjustment decision to the Tribunal. For more information, please visit the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/>

DATED on April 25th, 2025

Nathalie Vachon, Secretary-Treasurer
(705) 338-2717 ext. 7



