



SMITHS FALLS

RISE AT THE FALLS

Report # 2026-057

To: Mayor and Council
From: Richard Grant, Planner I
Date: April 23, 2026
Committee of the Whole Date: April 27, 2026

- For Direction
- For Information
- For Adoption
- Attachment _10_ pages

Title: 16 Jones Street Zoning Bylaw Amendment application

Recommendation: THAT Council approve the Zoning Bylaw Amendment application submitted for 16 Jones Street; and adopt a Bylaw amending the zoning of the subject property from Residential Type 2 to a new Residential Type 3, Special Exception Zone.

Purpose: To seek Council's direction on the zoning amendment application submitted by 1000008447 ONTARIO INC. c/o MTM Construction to permit a proposed four-unit residential development at 16 Jones Street.

Background: In March 2026, the Town received a Zoning Bylaw Amendment application to permit a multiple dwelling consisting of a one-storey, four-unit residential building on the subject lands.

The applicant is seeking to rezone the property from the Residential Type 2 (R2) Zone to a site-specific Residential Type 3 (R3-x) Zone. The application includes requests for the following site-specific zoning relief, which would comprise the "special exception":

- A reduced minimum lot frontage of 16.13 metres, whereas the Zoning By-law requires a minimum frontage of 30 metres; and
- A reduced minimum front yard setback of 3.5 metres, whereas the Zoning By-law requires a minimum setback of 6.0 metres.

Based on a preliminary review of the development concept, staff advised that a Zoning Bylaw Amendment is the appropriate tool to evaluate the proposal. While multi-unit residential development is permitted in both the Residential Type 2 (R2) and Residential Type 3 (R3) zones, staff identified that the R3 zone provides a more suitable framework for assessing the proposal, including the use of an improved amenity area as an alternative to providing individual rear yards for each unit with a depth of 6 m.

On this basis, the applicant is seeking to rezone the property to a site-specific R3 zone to facilitate a functional site layout and assess the proposed development against the applicable performance standards and planning considerations. If approved, the existing single-detached dwelling would be removed to accommodate the proposed redevelopment.

Development Concept

The subject lands are a trapezoid-shaped lot with a 16.13 frontage along Jones Street. Vehicular access is proposed to be provided via a 3.1 m wide driveway along the interior side yard, leading to a rear parking area that would contain four parking spaces, one for each unit. An Improved Amenity Area, representing approx. 5.4 % of the lot area (48.1 m²; approximate dimensions 4.32 m × 10.26 m), is located at the farthest rear corner of the site.

The proposed development consists of a one-storey, four-unit multiple dwelling arranged in a linear, rectangular building configuration. Based on the submitted floor plan, each unit contains an open-concept kitchen, living, and dining area, bathroom, and bedroom spaces, with an approximate interior floor area of 600 sq. ft. The four units are organized in two mirrored pairs, separated by an interior room used as a mechanical room. No rear entrances are proposed, and access to each unit is provided solely from the side facing the parking and driving area. The end units are both two bedroom units, and the two interior units are one bedroom.

As proposed, the building is positioned approximately 3.5 m from the front lot line, reflecting the applicant's request for a reduced front yard setback. The concept also reflects an interior side yard setback of approximately 1.65 m on one side and 6.0 m on the other. The building has a proposed height of 3.45 m.

The architectural elevations identify exterior finishes that include vertical vinyl board-and-batten siding, stone or masonry accenting, and a standing-seam steel roof.

The proposed site plan and elevations are attached to as Appendix D –Site Plan & Elevations

Rezoning Application Details

The following zoning table outlines the proposed site-specific performance standards within the Residential Type 3 (R3) Zone highlighted below:

R3 Zoning Provisions – Multiple Dwelling	Required	Proposed
<i>Min. Lot Area per Dwelling</i>	200 m ² (800 m ² required for 4 units)	897 m ²
<i>Min. Lot Frontage</i>	30 m	16.13 m
<i>Min. Front Yard</i>	6 m	3.5 m
<i>Min. Exterior Yard</i>	6 m	N/A
<i>Min. Interior Side Yard</i>	3 m on one side, 4.2 m aggregate; 1.2 m where a garage/carport is attached	1.65 m + 6 m = 7.65 m
<i>Min. Rear Yard</i>	8 m	17.2 m
<i>Max. Lot Coverage</i>	35%	27.8 %
<i>Max Height</i>	11 m	3.45 m

<i>Min. Setback Between Improved Amenity Area and Ground-Floor Habitable-Room Window</i>	6 m	12.9 m
<i>Min. Improved Amenity Area (Required Portion of Lot Area)</i>	4% (35.88 m ²)	5.4% (48.1 m ²)
<i>4.28.2 Minimum Parking Requirements for Residential Lots</i>	1 per unit	1 per unit
<i>4.28.7 Parking Space Requirements Residential Lots</i>	2.75 m X 5.5 m	2.75 m X 5.7 m
<i>4.28.8 Ingress and Egress for Residential Lots</i>	Min.3 – Max. 6	3.1 m
<i>4.28.10 Min. Aisle Width for Parking Stalls Angled Wider than 75 degrees</i>	6.7 m	8 m
<i>4.28.14 Min. Setback Between Parking Area and Ground-Floor Habitable-Room Window</i>	2 m	2 m

Land Use Context

The subject property is located within a residential neighbourhood along Jones Street, a short local street connecting Bourke Street and Queen Street. The existing single-detached dwelling is situated deep within the interior of the lot, approximately 40 metres from the front lot line, accompanied by two small accessory sheds located along the interior side lot line—one near the front of the dwelling and the other positioned behind it. The remainder of the property consists of a large open yard area, with two mature trees framing the driveway entrance and contributing to the established streetscape.

The broader area along Jones Street exhibits a mix of low- to medium-density residential development, while the immediate streetscape is characterized predominantly by low-density housing forms. Single-detached dwellings with paved driveways and detached garages remain the predominant built form along this short connector street. The applicable Official Plan policies for the area, however, also contemplate modest forms of residential infill and intensification, provided new development is compatible with the surrounding neighbourhood.

Planning Advisory Committee Review

At its meeting of April 9, 2026, the Planning Advisory Committee (PAC) considered the application, reviewed an information report prepared by staff, and heard public feedback. Following its review, the Committee passed a motion in support of the proposed development as presented.

Public feedback focused primarily on whether the proposed development was appropriate within the neighborhood at the subject property. While residents spoke positively about the developer and acknowledged the quality of their previous projects, those who addressed the Planning Advisory Committee expressed concern about the suitability of a four-unit development on this site. Concerns raised related to potential privacy impacts for adjacent properties, particularly given the site’s gradual slope and potential views into neighbouring rear yards, as well as matters related to drainage and on-site snow storage.

Overall, those who spoke were not supportive of the proposal as presented. Staff note that the concerns raised through the public process relate to site-specific impacts and how the proposed development may function within its immediate context, rather than to opposition to multi-unit residential development in principle.

In staff's opinion, PAC's motion in support reflected a general consensus that the concerns raised through the public process, while important, did not outweigh the broader planning merits of the proposal. The Committee was satisfied that the development represented a modest form of residential intensification and that many of the issues raised were either outside the scope of the zoning review process or could be addressed through subsequent development stage.

For a review of the draft (unadopted) minutes from the April 9th PAC meeting, please see Appendix E – April 9th Unadopted PAC Minutes

Analysis and Options: In considering the requested Zoning Bylaw Amendment, Council is required to balance the concerns raised through the public process with the broader planning objectives set out in the Official Plan and the Town's Zoning Bylaw. This section summarizes the key planning considerations for Council, with reference to the applicable Provincial and Official Plan policy direction and the Town's Zoning Bylaw.

Key Planning Considerations

- Whether the proposed four-unit, single-storey built form can be accommodated in a manner that is compatible with the surrounding neighbourhood character.
- Whether the intensity of development is appropriate in context, including consideration of the Official Plan's infill and intensification direction.
- Whether servicing and site-function matters raised through the review process (including stormwater/drainage, privacy mitigation, and on-site snow storage) can be addressed through design and subsequent approvals.
- Whether the requested zoning framework and site-specific relief (R3-x zoning, reduced frontage, and reduced front yard setback to facilitate an improved amenity area) are appropriate for the site.

Alternatives Considered: The option of reducing the number of units or adjusting the building's location on the lot were raised as a potential way to address site configuration and compatibility concerns. Council may consider those alternatives; however, staff's analysis below addresses whether the proposed four-unit development and the requested zoning framework can be supported in principle, with site-design matters to be refined through subsequent approvals.

Provincial Planning Statement (PPS) (2024)

The Provincial Planning Statement (PPS) provides overarching land-use policy direction for Ontario, and municipal decisions must be consistent with its policies. More specifically, PPS 2024 directs planning authorities to provide for an appropriate range and mix of housing options and densities to meet the needs of current and future residents (Chapter 2, Section 2.1 – Planning for People and Homes, Policy 2.1.4) and includes further policy direction respecting housing and settlement areas (Chapter 2, Sections 2.2 and 2.3). The PPS 2024 also addresses the coordination of development with infrastructure and public service facilities (Chapter 3, Section 3.1).

In staff's opinion, the proposed four-unit development represents a small-scale form of residential intensification within an established residential area.

Official Plan Policies

The Town's Official Plan policies provide the framework for evaluating whether the proposal is appropriate in principle, compatible in built form, and can be supported by municipal services. The discussion that follows addresses the four planning considerations described above.

Neighbourhood Compatibility and Built Form

Concerns raised through the public process included the compatibility and fit of a multi-unit development on this portion of Jones Street, particularly in relation to the street's prevailing low-density character.

The proposed building is arranged in a linear form that responds to the lot's narrow, irregular geometry and is oriented primarily toward the interior of the site (facing northwest), rather than directly toward Jones Street. Accordingly, the development's presence along Jones Street is largely defined by the exterior side elevation of Unit 4, which maintains a low-profile, single-storey scale along this short connector street. Façade design and materiality are relevant considerations in assessing built form; however, the key planning considerations are the building's orientation on site, massing and relationship to Jones Street.

From a zoning perspective, both the R2 and R3 zones accommodate low- to medium-density residential uses; however, the R3 zone also provides additional development formats and introduces the "improved amenity area" approach as an alternative to individual privacy yards. An Improved Amenity Area is a shared indoor or outdoor space intended for the communal use of residents and must include value-added features such as seating areas, gazebos, play features, or other furnished common-area elements. For developments that do not provide a separate privacy yard for the exclusive use of each dwelling unit, the Zoning Bylaw requires that an improved amenity area be provided at a minimum of 4% of the lot area, be located a minimum of 6.0 metres from any ground-floor habitable-room window, and not be located in the front yard. In this case, the rezoning is being requested to apply this framework to a site where the trapezoidal shape and constrained frontage make conventional privacy yard provisions more difficult to achieve, while still meeting the intent of the performance standards for usable outdoor space and resident amenity. To guide the development process, the applicant will be required to demonstrate, through a revised site plan or landscape plan, that the improved amenity area includes defined, value-added features and is functional for communal use, consistent with the intent of the Zoning Bylaw.

In regard to concerns about the proposed façade and exterior design, such matters are not assessed as primary planning considerations through the zoning approvals process, which focuses instead on issues such as scale, massing, and density. While architectural design contributes to overall built form character, zoning approvals are intended to establish land use permissions and performance standards, with detailed design more appropriately addressed through subsequent approvals. Accordingly, this review is concerned with assessing the appropriateness of the proposed land use and development in principle.

In staff's opinion, the proposed four-unit, single-storey built form can be accommodated in a manner that is compatible with the surrounding neighbourhood character, given its low height, site-responsive orientation, and limited presence along Jones Street.

Residential Intensification and Neighbourhood Character

Residential policies (Sec. 6.3) of the Official Plan support a range and mix of housing forms and contemplate modest infill and intensification within established neighbourhoods, provided development remains compatible with its surrounding context. Public feedback on this application reflected concerns about the pace and location of change associated with additional units on Jones Street, and whether the proposal fits within the existing neighbourhood character.

In this case, the proposed development would introduce a four-unit multiple dwelling on a lot area of 897 m² (9,655 ft²), resulting in an estimated residential density of approximately 44.59 units per net hectare, compared to a calculated prevailing neighbourhood density of 53.93 units per net hectare. The Official Plan's infill and intensification policies (LU-2.6) indicate that infill density should generally be limited to 43 units per net hectare or the prevailing neighbourhood density, whichever is lower; accordingly, while the proposal is marginally above the Plan's numerical guideline, it does not exceed the prevailing neighbourhood density.

While residential density is an important policy consideration, it does not, on its own, determine whether a development is compatible with its surroundings. In this case, staff are satisfied that the proposed density is appropriate in context, given that it remains below the prevailing neighbourhood density and is supported by a low-profile built form, limited lot coverage, and a site layout that mitigates potential impacts, consistent with the intent of the Official Plan's infill and intensification policies.

The proposal is characterized by a low-profile, single-storey built form, lot coverage of 27.8%, and parking located to the rear, which helps reduce streetscape impacts and supports compatibility with the surrounding neighbourhood character. From a planning perspective, staff place greater weight on built form, scale, and site organization when assessing neighbourhood fit, and are satisfied that the design mitigates the typical impacts associated with higher density development.

In staff's opinion, although the proposed development exceeds the Official Plan's numerical infill density guideline, the resulting intensity remains below the prevailing neighbourhood density and is appropriate in this context given the low-profile built form, site layout, and mitigation of impacts, and is consistent with the intent of the Official Plan's infill and intensification policies.

For reference, the residential density calculation table and associated mapping are provided in Appendix "C" – Residential Density Calculation.

Servicing and Site Function

Official Plan servicing policies direct urban development to be supported by municipal water and sanitary sewer services. Municipal water and wastewater connections are available along Jones Street; however, while a stormwater basin exists at the top of the street, there is no municipal storm sewer directly fronting the subject property.

As a result, on-site stormwater management will be required, with detailed servicing design and any necessary revisions to be addressed to the satisfaction of the Town through

subsequent review at building permit stage. Public Works and Utilities have no objections in principle to the proposed residential use, with the understanding that detailed servicing and supporting drawings will be reviewed at subsequent approval stages.

Given the small scale of the proposed development, no traffic impacts are anticipated beyond typical residential use.

Staff further recommend that the site plan be revised to identify the proposed location for on-site snow storage for the purpose of a complete review of site function and potential impacts. It should be noted, however, that snow storage is typically addressed outside the scope of a rezoning application. With respect to privacy, staff are satisfied that mitigation measures, including a 1.8-metre privacy fence and/or additional landscaping, can be addressed through detailed design and subsequent approvals at building permit stage. The applicant may also explore additional privacy measures through further dialogue with adjacent residents.

Improved Amenity Area

With respect to the required improved amenity area, the applicant has proposed an area comprising 5.4% of the lot, equivalent to 48.1 m², located at the rear of the property between the rear lot line and the proposed parking area. The amenity space is anticipated to be partially shaded by mature trees situated along the rear of the lot.

Staff are of the opinion that the proposed amenity area is functional and viable for its intended purpose, as it satisfies the Zoning Bylaw's performance standards, including being located more than 6.0 metres from a ground-floor habitable-room window and outside of the front yard. The amenity area is also provided as a single, contiguous, and generally rectangular space, which supports usability.

Notwithstanding the above, the applicant will need to be mindful, through detailed design, of ensuring that the configuration of the rear parking area and associated circulation does not compromise the functionality or usability of the improved amenity area, which will be assessed through subsequent review stages.

Zoning Framework and Requested Relief

The requested site-specific relief is assessed below in terms of whether it maintains the intent of the Zoning Bylaw's performance standards and supports a functional, compatible site layout.

Minimum Lot Frontage

In the R3 zone, a minimum lot frontage of 30 metres is required for multiple dwellings, a standard generally intended to ensure these developments are situated on parcels wide enough to support safe access, appropriate building placement, and functional separation from adjacent properties. In this case, the subject property has an existing frontage of 16.13 metres, which is reflective of the predominant parcel fabric, and the applicant is requesting site-specific relief to recognize the fixed, constrained frontage of the parcel.

The proposed development is classified as a multiple dwelling because all units are accessed from a shared front façade. Staff support the requested frontage reduction as it reflects the physical realities of the lot and enables a site-responsive layout that

accommodates required access, rear parking, and resident amenity space while maintaining the general intent of the R3 performance standards.

Minimum Front Yard

The Zoning Bylaw requires a 6-metre front yard setback for multi-dwelling units to ensure an appropriate relationship with the street, adequate space for landscaping, and a consistent streetscape character. The Bylaw also provides an alternative setback framework where the average setback along a block is less than 6-metres, subject to minimum setbacks of 3.0 metres for interior lots and 3.5 metres for corner lots. The requested 3.5-metre setback is below both the standard requirement and the applicant's estimated 5. to 8-metre setback range along Jones Street; however, that estimate was measured from the face of curb and is provided for general context only, as zoning setbacks are measured from the front lot line.

To assess the streetscape impact on a comparable basis, staff considered both the legal front yard setback and the effective setback as perceived from Jones Street. Based on the property survey, the distance from the face of curb to the front lot line ranges from approximately 4.61 to 5.11 metres due to the angled frontage. When combined with the proposed 3.5-metre front yard setback, the effective curb-to-building setback at the closest point is approximately 8.1 to 8.6 metres, with an average of roughly 8.4 metres. On this basis, the perceived setback is generally comparable to, and slightly exceeds, the prevailing 5.0- to 8.0-metre curb-to-wall range along Jones Street, notwithstanding the localized reduction in the legal front yard setback.

Given the site's constrained frontage and irregular geometry, the 3.5-metre setback occurs only at the closest point to the front lot line and is not a consistent encroachment across the frontage. As shown on the site plan, the angled frontage and building orientation cause the front yard setback to increase along the length of the building, reaching approximately 7.3 metres at its widest point.

In staff's opinion, this configuration limits streetscape impacts, avoids a uniform reduction in front yard depth, and represents a balanced site-planning adjustment that enables functional rear parking and a usable 48.1 m² (5.4%) improved amenity area. On balance, staff support the reduced front yard setback as the better planning outcome for this constrained site while maintaining the general intent of the Zoning By-law.

Staff Recommendation

Based on the review of applicable policy, the zoning framework, the surrounding neighbourhood context, and the site-specific design considerations, staff are satisfied that the proposed development can be appropriately accommodated on the subject lands. The requested zoning relief, specifically the reduced frontage and front yard setback, reflects the physical conditions of the lot and the applicants' decision to employ a linear building form that maintains compatibility with the existing residential character along Jones Street.

The proposed R3-x zoning would permit a modestly scaled multi-unit dwelling that is consistent with the intent of the Residential designation in the Town's Official Plan, while the technical matters related to servicing, access, and outdoor improved amenity area can be addressed through subsequent approval stages.

On this basis and having regard for neighbourhood compatibility and the requested zoning framework, staff recommend approval of the Zoning Bylaw Amendment.

Options:

1. **THAT** Council approve the Zoning Bylaw Amendment application submitted for 16 Jones Street; and adopt a Bylaw amending the zoning of the subject property from Residential Type 2 to a new Residential Type 3, Special Exception Zone. (staff recommendation)
2. **THAT** Council deny the Zoning Bylaw Amendment application submitted for 16 Jones Street.

Budget/Financial Implications: Application Fees

Link to Strategic Plan: N/A

Existing Policy: Official Plan, and Zoning Bylaw

Consultations: Public Consultation pursuant to Planning Act, Planning Advisory Committee, Public Works and Utilities, Applicant/Agency,

Attachments:

- Appendix A – Key Map
- Appendix B – Zoning Map
- Appendix C – Residential Density Calculations
- Appendix D – Site Plan & Elevations
- Appendix E -- April 9th Unadopted PAC Minutes

Respectfully Submitted:
Original copy signed

Richard Grant, Planner I

Reviewed by:

Original copy signed

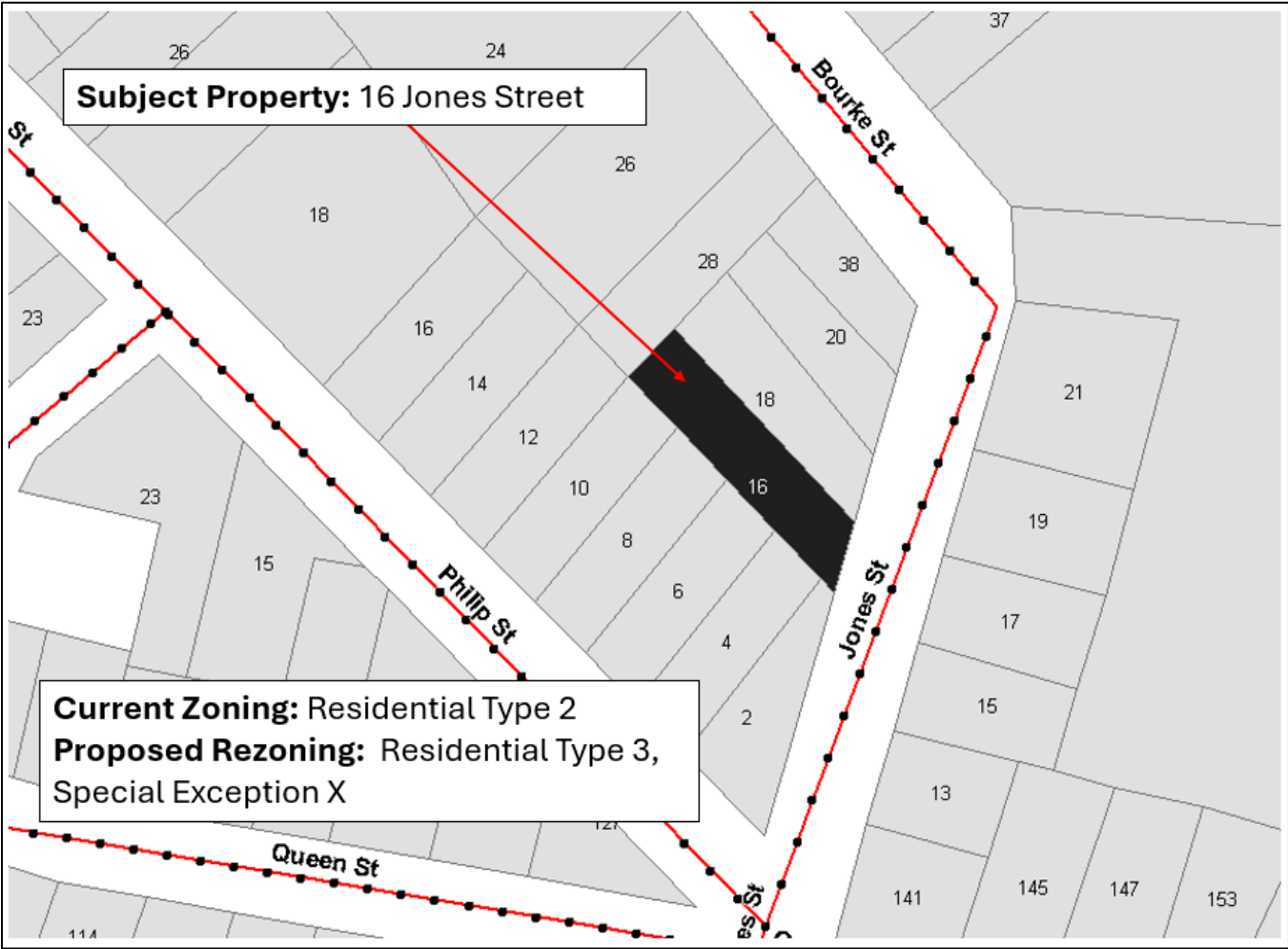
Karl Grenke, RPP,
Manager of Development
Services

**Approved for agenda by
CAO:**

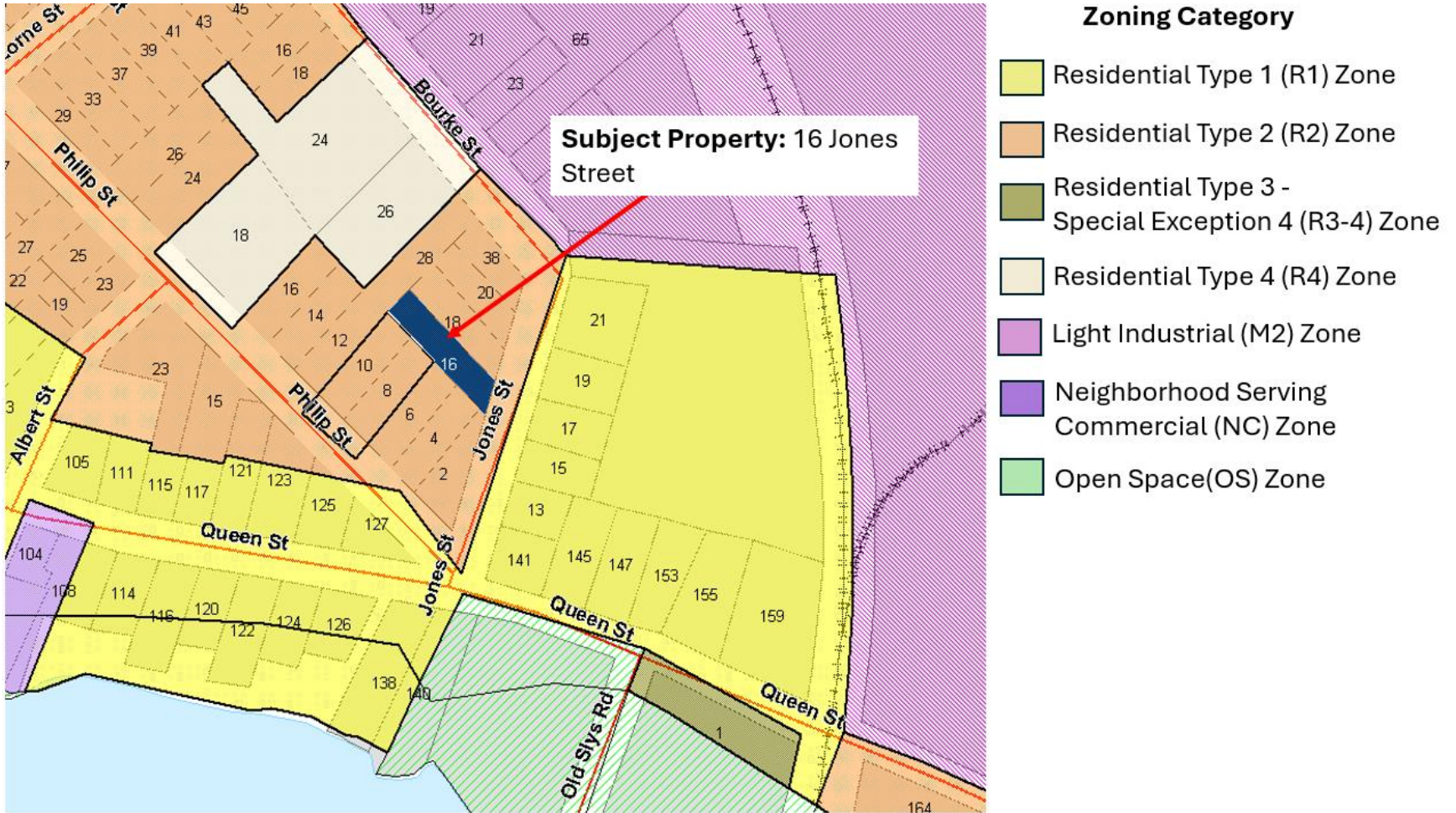
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Malcolm Morris, CMO

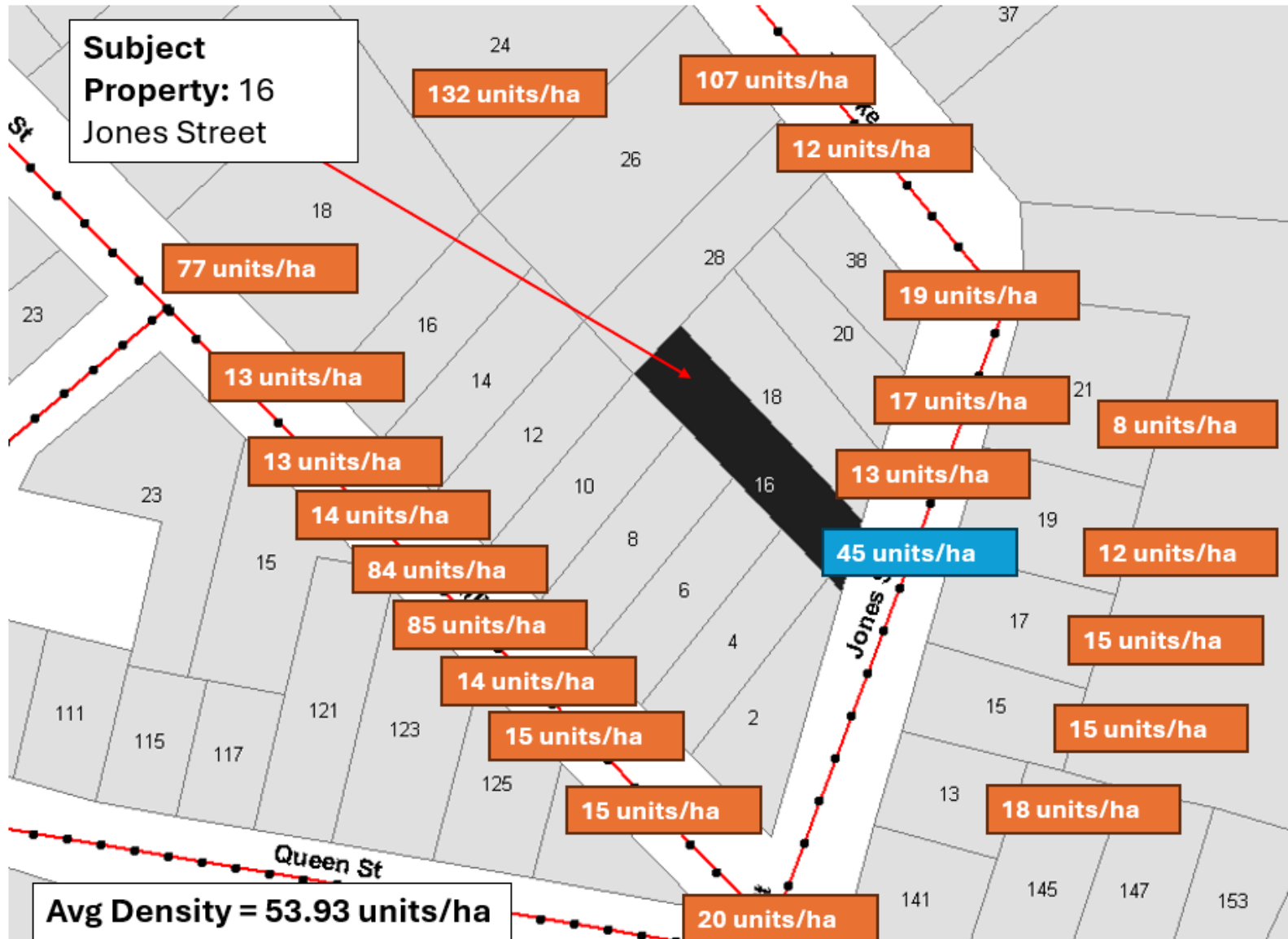
Appendix A – Key Map



Appendix B – Zoning Map



Appendix C – Residential Density Calculation



Address	# of Units	Lot Area (m²)	Density Calculation (unit/ha)	
<i>Philip</i>	18	18	2340.93	77
	16	1	770.31	13
	14	1	751.47	13
	12	1	726.13	14
	10	6	712.98	84
	8	6	709.28	85
	6	1	697.4	14
	4	1	666.32	15
	2	1	650.65	15
<i>Jones</i>	16	4	897	45
	18	1	747.47	13
	20	1	593.33	17
	38	1	522.7	19
	21	1	1188.93	8
	19	1	805.06	12
	17	1	688.45	15
	15	1	646.43	15
	13	1	556.74	18
<i>Bourke</i>	28	1	860.51	12
	26	20	1873.14	107
	24	45	3413.02	132
<i>Queen</i>	141	1	506.5	20
	Total	115	21324.8	53.927

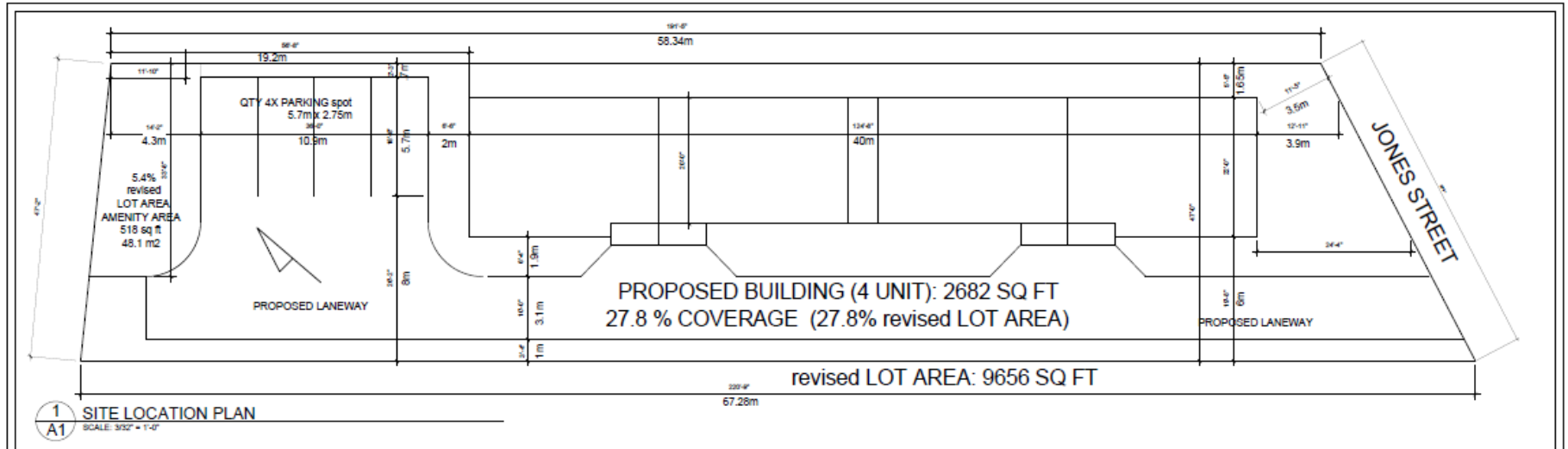
Note:

The prevailing residential density of 53.93 units per hectare is calculated using the Total Area Method, which divides the total number of dwelling units (115) by the total lot area converted to hectares (21,324.75 m² ÷ 10,000 = 2.13 ha).

Rather than treating each lot as equally important, this method weights contributions by lot size, meaning larger parcels have a greater influence on the final density because they occupy more of the study area.

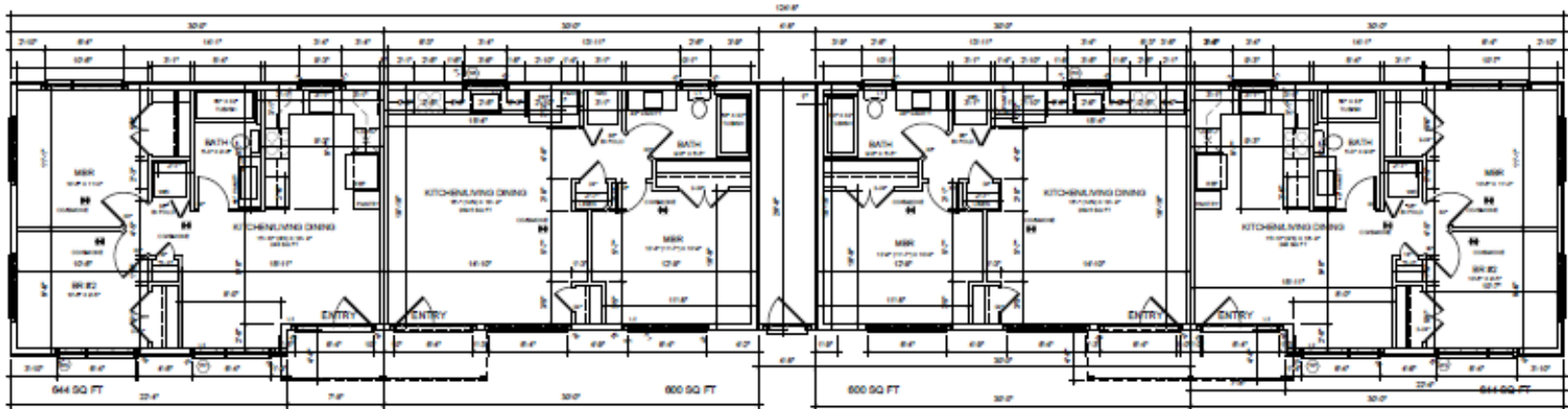
As a result, the Total Area Method provides a more accurate representation of overall development intensity for the 16 Jones redevelopment project, reflecting density at the neighbourhood scale of the broader study area rather than averaging individual lot densities without regard to parcel size.

Appendix D – Site Plan & Elevations

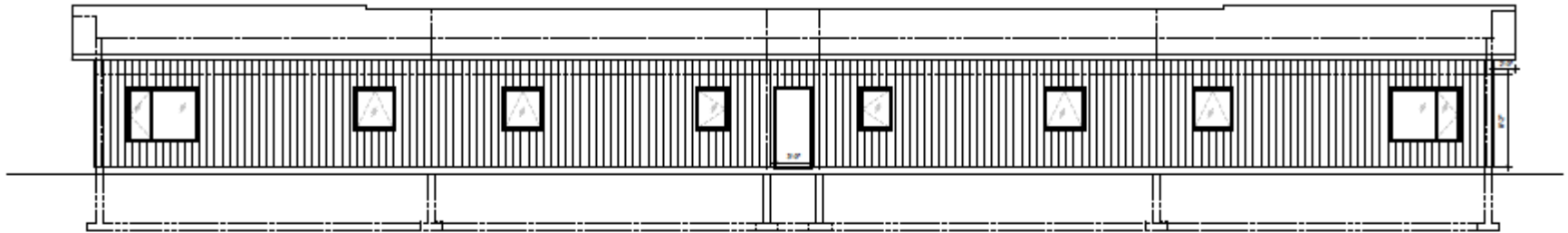




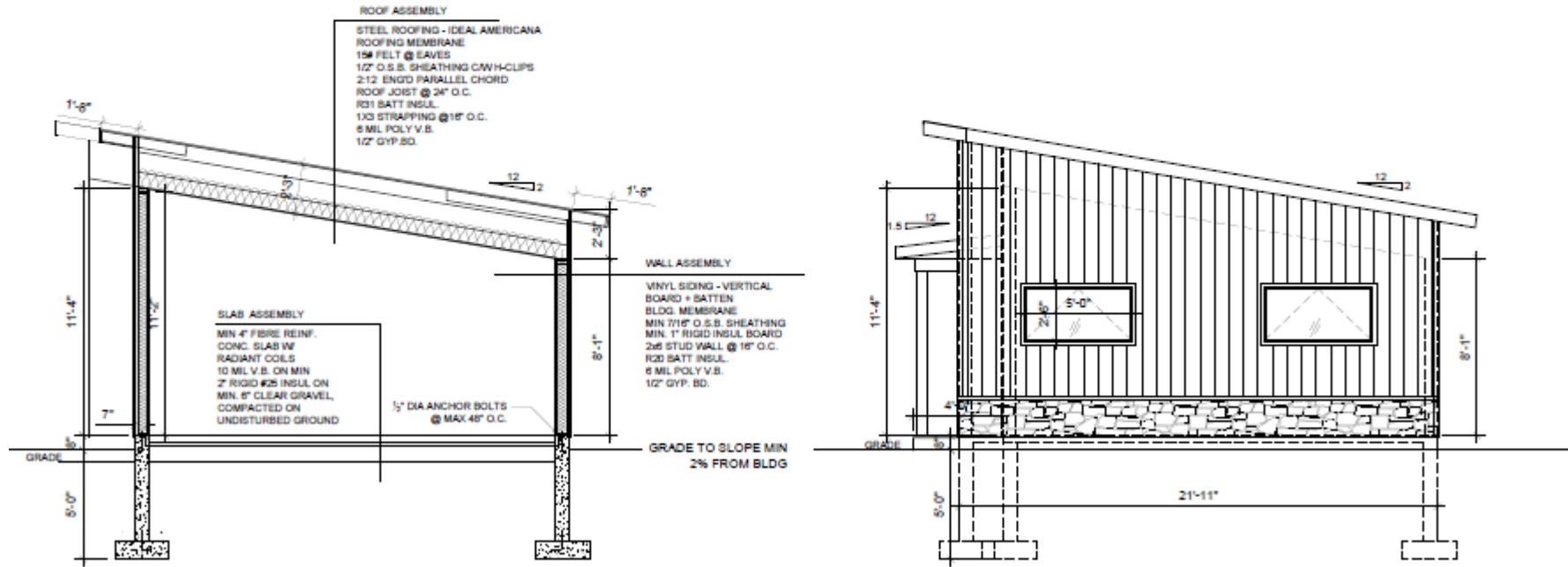
2 FRONT ELEVATION
A1 SCALE 1/8" = 1'-0"



3 FLOOR PLAN
A1 SCALE 1/8" = 1'-0"



1 REAR ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 SECTION
A1 SCALE: 1/4" = 1'-0"

3 JONES STREET ELEVATION
A1 SCALE: 1/4" = 1'-0"

Appendix E – April 9th Unadopted PAC Minutes



PLANNING ADVISORY COMMITTEE MINUTES

Thursday April 9, 2026 – 5:00 p.m.
Council Chambers – 77 Beckwith Street North, Smiths Falls

ATTENDANCE:

Members' Present: Chair, J. Grimes
Y. Robert
Councilor S. Robinson
K. Vandermeer (5:04 pm)
M. Remmig
Councilor J. Brennan (remote)

Regrets:

Staff Present: Richard Grant, Planner I
Marie Elmsley, Planning Clerk

Guests: Dan Bouldon, Eldon White, Jeanette Cross, Robert Brennan, Lisa Berrigan, Adam Berrigan, Hali Mackey (on behalf of the applicants)

1. CALL TO ORDER & LAND ACKNOWLEDGMENT

Call to order at 5:01 p.m.
A quorum was present.

2. APPROVAL OF AGENDA

The agenda was approved as presented.
Moved: Y. Robert
Second: S. Robinson
CARRIED (5-0)

3. ADOPTION OF MINUTES

The minutes of March 12, 2026, were approved as presented.
Moved: M. Remmig
Second: J. Brennan
CARRIED: (5-0)

4. DISCLOSURE OF MONETARY INTEREST

J. Grimes declared a conflict of interest. Vice Chair Y. Robert took over the meeting at this point while J. Grimes left the room.

5. **PUBLIC MEETING**

Vice- Chair Y. Robert called the Public Meeting to order.

- i) Report # PAC 2026-04, Zoning By-law Amendment Application ZBL 2026-01 – 16 Jones Street

R grant gave his report.

R. Brennan sought clarification for the number of bedrooms in each of the four separate units. The applicant responded that there are 2 x 2 bedrooms, 2 x 1 bedrooms and a mechanical room in the middle.

L. Berrigan stated that the four units would face directly into her back yard. Her concerns centre around resale value of her property, drainage, increased traffic and emissions, increased noise, capacity of infrastructure, no privacy in her backyard, and a view directly into her house from the four units. Access to parking is right along her fence, where will snow go? She would like the town to consider allowing higher fencing up to 8 ft fence with additional 2 ft lattice, and that the developer be responsible for supplying and installing the fence. In addition, 8-10 Philip is immediately next door, and construction started when they moved in. Now with the proposed development it is eroding the reason why they bought in a quiet neighbourhood.

J. Cross asked if this would set a precedence that other properties on the street can now take down single-family homes and build multi-residential properties. R. Grant advised if someone is proposing four or more units it would be a similar process to the one today. Her concern is that there are two more houses in the same situation where they could become multiple dwelling units, and she believes that the single-family properties will decrease in value, and as previously stated there will be increased traffic, noise etc. The character of the neighbourhood is changing, and this is not the spot for multi-residential properties.

K. Brandford (not signed in) has a problem with the front footage reduction, not pleasing the eye, no sidewalk, no room for snow removal, poor visibility with children playing in the area. He suggested building three units instead of allowing the setback.

E. White stated that 8-10 Philip Street is not finished and a disgrace to the neighbourhood. What standards will be put in place to ensure it is a nice property?

D. Boulden was concerned that the reduced setback would create a less attractive neighbourhood, three units would be better suited, so no encroachment required.

The committee then discussed the proposed development, noting that the developers have built several buildings in town, and they are known for working with their neighbours and developing properties that suit the neighbourhood. Fencing was discussed and the applicant noted that they are open to putting in a higher fence, drainage will be addressed. The applicant indicated a willingness to consider fencing and added that their developments usually increase property value. It was noted that there is a provision in the Zoning By-law where staff can measure setbacks of other

structures in the vicinity to get an average setback in the neighbourhood and include that in the report to Council.

“THAT the Planning Advisory Committee hereby recommends that Council approve Zoning By-law Amendment application ZBL-26-01 for 16 Jones Street as submitted, thereby rezoning the subject lands from Residential Type 2 (R2) to Residential Type 3 – Special Exception (R3-7), acknowledging the comments arising from the general public in attendance and that those comments to be included in the staff report, which shall be presented to Council for consideration”.

Moved by: J. Brennan

Seconded by: S. Robinson

Carried: (4:1)

6. **PRIORITY ISSUES**

J. Grimes returned to the room and continued to chair the meeting from this point.

7. **ROUNDTABLE**

8. **NEXT MEETING**

Thursday May 14, 2026, at 5:00 p.m.

9. **ADJOURNMENT**

THAT, the Planning Advisory Committee adjourn its proceedings at 5:28 p.m. and stand so adjourned until the next duly called Committee meeting.

Motioned by: K. Vandermeer

Seconded by: S. Robinson

Carried: (6:0)