

Corporation of the Town of Smiths Falls

**NOTICE OF PUBLIC MEETING
PROPOSED ZONING AMENDMENT**

Planning Act, R.S.O. 1990, C. P. 13., S. 45 (5)



TAKE NOTICE that the Planning Advisory Committee of the Town of Smiths Falls will hold a public meeting on the **12th day of November 2026 at 5:00 p.m.** in the Council Chambers at Town Hall to consider a proposed Zoning Amendment application submitted under Section 34(1) of the *Planning Act*, as described below.

PROPERTY OWNER	Littleleaf Development (George) Inc.
APPLICANT/AGENT	Z Developments Inc. c/o Zeyad Hassan
MUNICIPAL ADDRESS	44-48 Main Street West, 1-5 George Street North & 35 William Street West

PURPOSE AND EFFECT: The applicant has filed an application with the Town of Smiths Falls to amend the zoning for the lands noted on this application in order to accommodate a proposed mixed use development on the site. The current Downtown Fringe Special Exception 6 (Holding) Zone (DF-6h) was established in December 2023 and grants various performance requirements to accommodate a five-storey mixed use building with 36 residential units and 2 ground floor commercial units facing Main Street West. The applicants now propose a three-storey building with 26 residential units and one ground-floor commercial unit facing Main Street West.

This application is for a text change only, and seeks to amend the **Downtown Fringe – Special Exception 6 Holding Zone (DF-6h) zone** as follows:

- Allow for ground floor residential uses facing Main Street West; whereas ground floor residential uses are not currently permitted; and,
- Remove the requirement for 25% (nine) affordable residential units. This requirement was originally secured through the density bonusing provisions of the 2034 Official Plan in connection with the original proposal. The revised development concept that reduces the overall number of units now meets the Town's density requirements.

All other provisions of the DF-6h Zone would remain in effect. The subject lands is an amalgamation of several previously separate properties, on which is located a two-storey townhouse at 1-3 George Street North, a vacant residential building at 44 Main Street West, and a residential dwelling at 35 William Street West. All buildings are proposed to be demolished. The lands are designated Residential and Downtown Core in the Town's Official Plan.

A key map showing the property and the proposed zoning 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.

OTHER APPLICATIONS: The proposed development is subject to Site Plan Control approval.

File No. ZA-26-02

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 23rd DAY OF OCTOBER 2026

Marie Elmsley, Secretary-Treasurer

613-283-4124, ext. 1136

melmsely@smithsfalls.ca

Key Map

44-48 Main Street West, 1-5 George Street North & 35 William Street West



