



PLANNING RATIONALE

Zoning By-law Amendment

1-5 George Street North, 44/48 Main Street West
and 35 William Street West
Smiths Falls, Ontario

Prepared for	LittleLeaf Development (George) Inc.
Prepared by	Z Developments
Application	Zoning By-law Amendment
Date	October 16, 2026

Prepared in support of the revised mixed-use redevelopment concept shown on the October 15, 2026 site plan.

Contents

- 1.0 Introduction
- 2.0 Subject Property and Existing Conditions
- 3.0 Surrounding Land Uses
- 4.0 Proposed Development
- 5.0 Development Statistics
- 6.0 Planning Policy Framework
- 7.0 Planning Act
- 8.0 Provincial Planning Statement, 2024
- 9.0 Town of Smiths Falls Official Plan
- 10.0 Zoning By-law Analysis
- 11.0 Site Design and Compatibility
- 12.0 Public Consultation Strategy
- 13.0 Planning Opinion and Conclusion
- 14.0 References

Application overview

The revised proposal contains 26 residential units, including six at ground level, and one ground-floor commercial unit. This reduces the former commercial program from two spaces to one. The proposal uses a 1,900 m² site area, yielding an indicative residential density of 136.8 units per hectare. The former affordability-based density-bonus request is removed.

1.0 Introduction

This Planning Rationale has been prepared by Z Developments for LittleLeaf Development (George) Inc. in support of a Zoning By-law Amendment for the lands known municipally as 1-5 George Street North, 44/48 Main Street West and 35 William Street West in Smiths Falls. It assesses the revised mixed-use concept and explains the requested changes to the current site-specific zoning.

The revised proposal reduces the residential program from 36 to 26 units and the ground-floor commercial program from two spaces to one. The revised site plan shows six residential units at ground level. The revised application no longer relies on an affordability-based density bonus as a condition of lifting the holding provision.

The rationale is based on the October 15, 2026 revised site plan, the Town planner's September 28, 2026 email, the Town Official Plan currently in force and the Town's current zoning information. The site plan is a development concept and will be subject to detailed municipal review.

2.0 Subject Property and Existing Conditions

The subject lands comprise approximately 1,900 square metres and include 1-5 George Street North, 44/48 Main Street West and 35 William Street West. The lands are located near the intersection of Main Street West and George Street North and extend to William Street West. The legal description shown on the submitted site plan is Part Lots 85 and 118 and Part Lot 84, Plan 13884.

The earlier planning materials describe a townhouse, a dwelling and vacant land on the assembled lands. The existing buildings are intended to be removed to permit redevelopment. The property is within the serviced settlement area and has frontage on three public streets.



Figure 1. Aerial view of the subject lands and surrounding streets. Parcel outline reproduced from prior municipal mapping.

3.0 Surrounding Land Uses

The surrounding area transitions between the Downtown Core and established residential neighbourhoods. Commercial and mixed-use activities are located along Main Street West and toward the downtown. Residential uses of varying forms and densities are located to the north and west. St. John's Anglican Church is near the site at Main Street West and George Street North. A mix of residential, commercial and community uses is found to the south and east, including the Rideau River area.

The revised concept retains one street-facing commercial unit on Main Street West, locates parking within the site and provides residential units at grade and above. This arrangement continues a commercial presence along Main Street while reducing the residential unit count from the former concept.

4.0 Proposed Development

The revised concept comprises a mixed-use building with 26 residential units and one ground-floor commercial unit. Six residential units are shown at ground level in the revised concept. The site plan also shows vehicle and bicycle parking, electric vehicle-ready spaces, landscaping, pedestrian areas and internal vehicle circulation.

The change retains a commercial use facing Main Street West while allowing the ground-floor layout to respond to the revised residential program. The 26-unit concept is ten residential units fewer than the earlier proposal.

5.0 Development Statistics

Item	Revised concept
Site area	Approximately 1,900 m ²
Residential units	26
Ground-floor commercial units	1
Ground-floor residential units	6
Vehicle parking shown	37 spaces
Vehicle parking identified as required on plan	32 spaces: 26 residential, 2 visitor and 4 commercial
Bicycle parking shown / identified as required	11 / 11 spaces
Electric vehicle-ready spaces shown	7 spaces
Maximum building height shown	Not more than 15 m

The site plan identifies 32 vehicle spaces as required and shows 37. The plan also identifies 11 bicycle spaces as required and shows 11, and shows 7 electric vehicle-ready spaces. These figures are taken from the October 15, 2026 site plan and remain subject to the Town's detailed zoning and site plan review.

6.0 Planning Policy Framework

The application is reviewed under the Planning Act, the Provincial Planning Statement, 2024, the Town of Smiths Falls Official Plan currently in force and Comprehensive Zoning By-law No. 10375-2022, as amended. The Town planner's September 28, 2026 email identifies the current site-specific zoning as Downtown Fringe Special Exception 6 Holding Provision (DF-6h).

The Town adopted a new Official Plan by By-law No. 10722-2026 on September 28, 2026. The Town's October 7, 2026 notice states that the new Plan comes into force only after approval by the Minister of Municipal Affairs and Housing. This rationale assesses the application against the Official Plan currently in force and notes the adopted Plan as pending approval.

7.0 Planning Act

The Planning Act establishes the framework for municipal planning decisions, including zoning by-law amendments, and identifies matters of provincial interest. Relevant considerations include orderly development, housing, efficient use of infrastructure, economic activity, public health and safety, and the design of communities.

The revised proposal has appropriate regard for these matters. It redevelops serviced lands within the Smiths Falls settlement area, adds 26 residential units, retains a commercial use on Main Street West and reduces the scale of the earlier concept. Detailed site plan review can address access, parking, landscaping, servicing and other implementation matters.

8.0 Provincial Planning Statement, 2024

The Provincial Planning Statement, 2024 supports the efficient use of land and infrastructure, a range and mix of housing, complete communities and economic activity. It took effect on October 20, 2024, replacing the 2020 Provincial Policy Statement.

The revised concept supports these directions by adding housing within the settlement area and using the established municipal services and street network. The retained ground-floor commercial unit continues an employment and service function along Main Street West. The reduced unit count lowers the scale compared with the former proposal while maintaining a compact, mixed-use form. The proposal is consistent with the applicable PPS directions, subject to detailed review of servicing and site design.

9.0 Town of Smiths Falls Official Plan

The Official Plan currently in force designates the subject lands partly Downtown Core and partly Residential. The lands are also partly within a Targeted Growth Area. The Downtown Core supports commercial, service and residential activity, while the Residential designation accommodates a range of housing forms and densities. The proposal retains housing on the subject lands and a commercial presence along Main Street West.

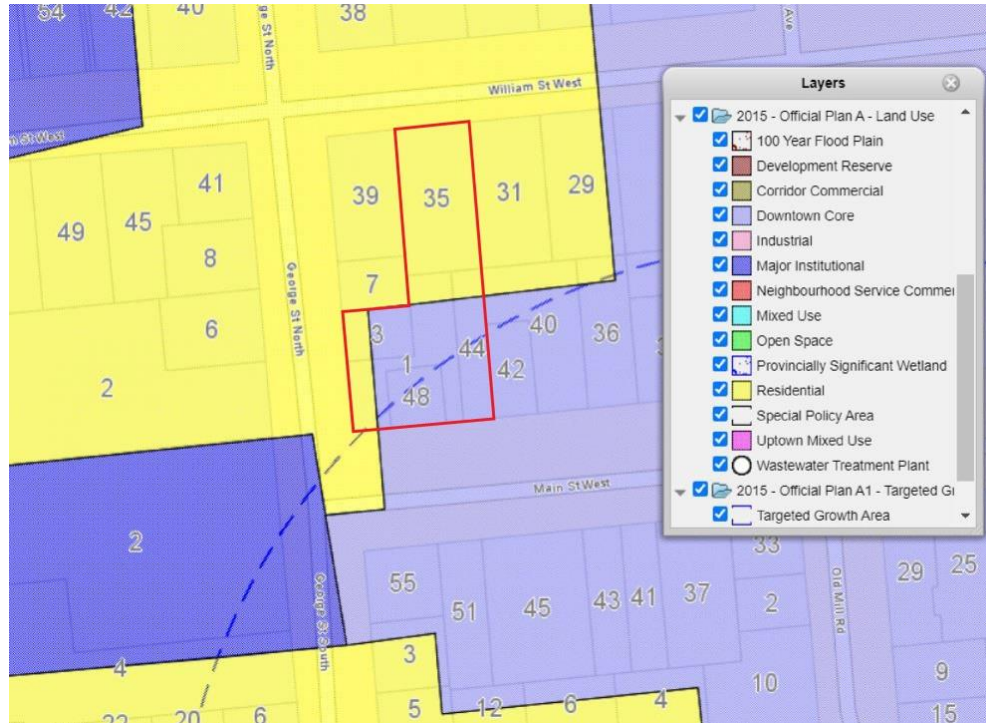


Figure 2. Official Plan Schedule A and targeted growth mapping reproduced from Town mapping. The property is outlined in red.

Based on the stated site area of approximately 1,900 m² (0.19 hectares), 26 units represent approximately 136.8 residential units per hectare. The former 36-unit concept represented approximately 189.5 units per hectare. The Town's existing Official Plan identifies a maximum high-density residential density of 142.8 units per net hectare in the applicable policy framework cited in the prior site planning analysis. At 0.19 hectares, this equates to approximately 27 units. The revised 26-unit proposal is therefore below that benchmark, subject to confirmation of the net area and applicable policies for the split-designated site.

The former concept exceeded that density benchmark and relied on an affordability-based density bonus. The revised proposal is below the stated maximum and no longer seeks additional density through that bonus. Accordingly, the rationale does not rely on an affordability component or agreement as a condition to lift the holding symbol. This conclusion is limited to the density-bonus rationale; any independent Town requirement would be addressed through the applicable by-law or approval process.

10.0 Zoning By-law Analysis

The Town planner identifies the current zoning as DF-6h and requests that the new application address clauses (i) and (iv)(b), the change from two commercial spaces to one, and removal of the affordability provision as a condition of lifting the holding symbol. The revised concept retains one ground-floor commercial unit and shows six ground-floor residential units.

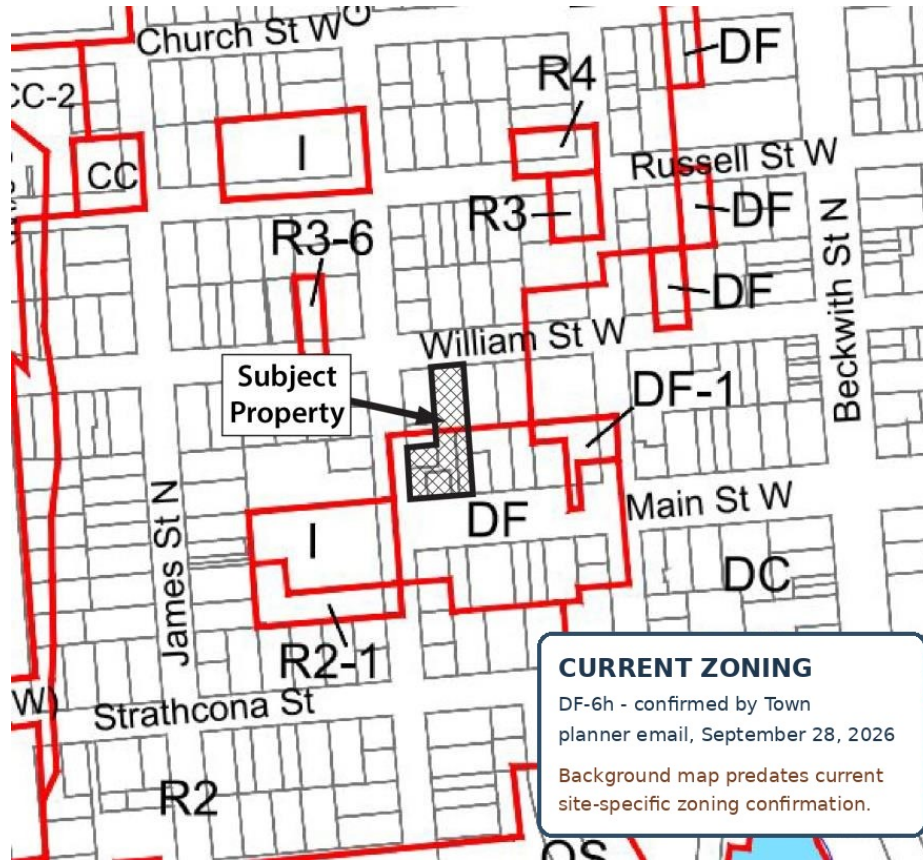


Figure 3. Zoning context from the earlier mapping, with current DF-6h designation confirmed by Town planner email dated September 28, 2026. The background zoning map predates that confirmation and is shown for geographic context only.

The site plan's zoning table compares the project design with the standards identified on that plan. The following summary reproduces those figures for the revised concept. Requirements and proposed values should be confirmed against the operative site-specific by-law and final plans during municipal review.

Standard	Required / plan benchmark	Proposed / shown
Minimum lot area	N/A	1,900 m ²
Minimum frontage	N/A	3.8 m and 18.3 m
Minimum front yard (Main Street)	6.0 m	0.4 m
Minimum exterior side yard (George Street)	3.5 m	1.6 m
Minimum side yard (east side)	3.0 m	1.4 m
Minimum rear yard	8.0 m	N/A
Maximum building height	15.0 m	Not more than 15.0 m
Maximum lot coverage	N/A	N/A
Vehicle parking	32 spaces	37 spaces
Bicycle parking	11 spaces	11 spaces
Electric vehicle-ready parking	20% of required vehicle spaces (7 as shown on plan)	7 spaces

The site plan identifies setback figures that are less than the listed benchmarks at the front yard and both side yards. The application should therefore request site-specific relief corresponding to the revised layout, including the Town-identified clauses (i) and (iv)(b), and any additional performance standard revisions confirmed by the Town. The rationale supports the revised mixed-use layout and makes the requested relief transparent for review.

The former affordability-based density-bonus rationale is removed. With 26 units on approximately 0.19 hectares, the proposal is approximately 136.8 units per hectare, below the 142.8 units per net hectare benchmark described above. The proposal therefore does not rely on additional density in exchange for an affordability agreement as a condition of lifting the holding provision.

11.0 Site Design and Compatibility

The concept maintains a commercial unit on Main Street West and places vehicle parking within the site. The plan shows pedestrian areas, bicycle parking, landscaping, fencing along residential abutting lands and a one-way internal vehicle circulation route. These features are intended to manage the visual and operational effects of parking and provide separation from nearby residential uses.

The 26-unit program is materially smaller than the former concept and remains an urban mixed-use form near downtown uses and services. The Town's detailed review will confirm building design, access, parking, landscaping, grading, servicing, accessibility and applicable site plan conditions.

12.0 Public Consultation Strategy

The applicant will support the Town's statutory circulation and public meeting process with a clear explanation of the revised concept. The approach will include:

- Provide the revised site plan and a plain-language summary of the requested zoning changes with the application materials.
- Use the Town's public meeting and application circulation process as the primary formal channel for public input.
- Provide an applicant or planning representative contact for questions and written comments during municipal review.

- Review comments received through the Town process and provide responses or clarifications as part of the application review.
- Explain that the concept contains 26 residential units, one ground-floor commercial unit and six ground-floor residential units, and no longer relies on an affordability condition to lift the hold.

The applicant will coordinate the timing and details of any additional outreach with Town staff so the approach complements the Town's statutory process.

13.0 Planning Opinion and Conclusion

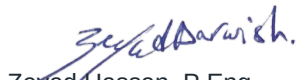
The revised concept is a reduced-density, mixed-use redevelopment of serviced lands near the Smiths Falls downtown. It provides 26 residential units, including six at ground level, and retains one ground-floor commercial unit on Main Street West. At approximately 136.8 units per hectare, the proposal is below the 142.8 units per net hectare density benchmark identified in the Official Plan policy framework cited above.

The proposal supports housing choice, downtown activity and efficient use of existing infrastructure. It responds to the Town planner's direction by addressing the ground-floor use change and removing the affordability provision as a condition of lifting the holding symbol. The updated zoning comparison identifies the site plan's standards and proposed dimensions, including the setbacks requiring site-specific review.

On this basis, the requested zoning amendment is supportable from a land use planning perspective, subject to confirmation of the final site-specific by-law wording, the applicable standards for the split-designated property and detailed review of the revised site plan by the Town.

Z Developments | Z Group of Companies

343 Preston St - 11th Floor | Ottawa | ON | Canada | K1S 1N4
343-291-1011 | www.zgroups.ca



Zeyad Hassan, P.Eng.
Z Developments

14.0 References

- [1] Planning Act, R.S.O. 1990, c. P.13, as amended.
- [2] Provincial Planning Statement, 2024, Ontario Ministry of Municipal Affairs and Housing, effective October 20, 2024.
- [3] Town of Smiths Falls, Official Plan currently in force, including Schedule A, Schedule A1 and Policy LU-2.6.
- [4] Town of Smiths Falls, Comprehensive Zoning By-law No. 10375-2022, as amended.
- [5] Town of Smiths Falls, Notice of Adoption of the New Official Plan, October 7, 2026; By-law No. 10722-2026 adopted September 28, 2026.
- [6] Town planner email, "1-5 George Street - Request for Meeting to Discuss Development Options," September 28, 2026.
- [7] Revised site plan for 1-5 George Street North, 44/48 Main Street West and 35 William Street West, Revision 02, dated October 15, 2026.