



APPLICATION FOR ZONING BY-LAW AMENDMENT

Corporation of The Town of Smiths Falls
77 Beckwith Street N, ON K7A 2B8, P.O. Box 695
Phone: 613.283.4124 Fax: 613.283.4764

Information Sheet

1. Completion of Application

All applicable information, including supporting studies, requested throughout any pre-consultation must be provided to conduct an initial review. The initial review of the application will determine if any other information is required.

Note: Prior to submitting this application, applicants are required to pre-consult with the Town's Planning Department to discuss application and project requirements.

2. Statutory Declaration

The application requires a Statutory Declaration which must be declared in the presence of a Commissioner for taking affidavits. The Declaration can be found on page 9.

3. Planning Rationale

The application must be accompanied by a written rationale which provides a complete explanation of the requested amendment within context of the Town's Official Plan, Zoning By-law and Provincial Policy Statement (2020).

4. Required fee

The cost of a Zoning By-law Amendment application is \$2000, payable to the Town of Smiths Falls by cash, debit or certified cheque. The fee is required upon submission of the application.

5. External Agencies

External agencies will be circulated on the application as part of the technical review process. This may result in additional incurred costs beyond the application fee. These agencies will invoice owners/applicants directly for services rendered.

The Rideau Valley Conservation Authority (RVCA) requires an initial fee of \$425, payable by certified cheque to the Rideau Valley Conservation Authority. The RVCA review fee, must be submitted with the application to the Town of Smiths Falls. Should the RVCA incur costs beyond the initial review fee which are associated with the application, the costs may be invoiced to the applicant.

6. Submission

The applicant must forward two (2) physical copies and an electronic version of the application and all supporting documentation to the Planning Department.

Corporation of The Town of Smiths Falls, 77 Beckwith Street N, ON K7A 2B8, P.O. Box 695
Phone: 613.283.4124, Fax: 613.283.474
www.smithsfalls.ca

More information can be found at www.Ontario.on.ca – "Citizen's Guide to Land Use Planning – Zoning By-laws"

APPLICATION FOR ZONING BY-LAW AMENDMENT

(Sec 34, Planning Act RSO 1990)

Office
Use

File #

Date Received:

Complete Date:

Fee Paid/Date:

The undersigned hereby applies to the Council of the Corporation of the Town of Smiths Falls for an amendment to the Town's Zoning By-law under section 34 of the *Planning Act* in respect of the lands hereinafter described, as outlined in this application and supporting documents. The undersigned hereby acknowledges that the filing of this application alone does not necessarily constitute fulfilling all the requirements of either the Town or the *Planning Act*.

1. Ownership Information

Registered Owner's Name(s): LittleLeaf Development (George) Inc.

Mailing Address:

427 Gilmour Street Ottawa, Ontario K2P 0R5

Telephone - Main: 613-868-5408

Alternate:

Email: Hadi.Shureih@gmail.com

Date Property Acquired by the Current Owner (if known): November 2, 2021

Copy of the deed must be submitted with the application.

2. Applicant Information

Applicant/Agent Name: Z Developments Inc. Zeyad Hassan

Note: If Applicant/Agent is different than Property Owner, the Owner's Authorization is required (see last page). Where indicated, the Applicant/Agent will receive all communications relating to this application.

Mailing Address:

343 Preston St, Ottawa - 11th Floor K1S 1N4

Telephone - Main: 613-501-5122

Alternate:

Email: Zeyad.Hassan@zgroups.ca

Please Contact

☐

Owner

☐

Agent

☒

Both

**APPLICATION FOR AMENDMENTS TO THE OFFICIAL PLAN
AND ZONING BY-LAW**
(Sec 22 and 34, Planning Act RSO 1990)

3. Interest in the Subject Property

Please provide the names and addresses of any mortgages, charges or other encumbrance holders on the property:

4. Description of Subject Lands

Geographic Twp: Elmsley Lot(s): 1 Concession(s): 4

Reg. Plan: 13884 Lot/Block: _____ Ref. Plan: _____ Part(s): _____

Street Address: 1-5 George St Roll Number: 0904
0100151050000000 9040100151050100000
09040100152610000000 09040100152830000000
09040100152630000000

Frontage: 36.8 (m) Depth: Irregular (m) Area: 1900m2 (m²)

Type of Access: (check appropriate box)

- ☐ Provincial Highway/Connecting Link (Lombard and Cornelia St)
☐ Municipal Road (maintained year around)
☐ Right-of-way (private road)
☐ Municipal Road (seasonally maintained)
☐ Water Access Only (Specify parking/docking facilities) _____
☐ Other (explain): William St W and Main Street W

Is there any easements or covenants currently restricting this property: ☒ Yes ☐ No

If yes, please describe: 3m easement for access from George Street benefiting 7 George Street

Are the lands within an area designated under provincial plan(s)? ☐ Yes ☒ No

If yes, please include an explanation in the Planning Rationale. ☐ Attached

APPLICATION FOR ZONING BY-LAW AMENDMENT

(Sec 34, Planning Act RSO 1990)

5. Existing Use of Land (give detailed description)

Existing uses include a mix of residential and commercial buildings, including a townhouse, mixed-u

Length of Time uses have continued (if known): Many Years

6. Present Zoning Category(ies)

Downtown Fringe Special Exception 6 Holding Provision (DF-6h)

7. Present Official Plan Designation(s)

Downtown Core and Residential

Note: The required planning rationale should assess how the proposed use complies with the Official Plan designation.

8. Detail of Proposed Zoning Amendment (check all that apply)

Please, describe the proposed use and the nature/extent of the proposed zoning amendment. Include any section(s) of the By-law proposed to be added, removed or changed.

☐ Mapping Change

☐ Text Change

☒ Both

The proposed development consists of a three-storey mixed-use building with 26 residential units: six units on the ground floor, ten on the second floor, and ten on the third floor. The proposal includes retaining one ground-floor commercial unit and converting the larger commercial space into two two-bedroom residential units, preferably with direct street access.

If applicable, proposed text changes must be included in the Rationale.

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9. Description of Existing Buildings/Structures (add a separate sheet if necessary)

Note: All measurements must be provided in meters.

1. Existing:

☐ Proposed for demolition

Building/Structure Use Townhouse(#1George) No. of Storeys 2
Date of Construction N/A Ground Floor Area _____ Gross Floor Area _____
Width 27.4 Length 9.1 Height ~8m
Setbacks: Side Yards (R) 0m (L) 2m Rear Yard 22m Front Yard 0m

2. Existing:

☐ Proposed for demolition

Building/Structure Use Residential/Commercial(#44Main) No. of Storeys 2
Date of Construction N/A Ground Floor Area _____ Gross Floor Area _____
Width 19.8m Length 6.1m Height _____
Setbacks: Side Yards (R) 0.2m (L) 29.7m Rear Yard N/A Front Yard 0m

3. Existing:

☐ Proposed for demolition

Building/Structure Use Residential Dwelling(#35William) No. of Storeys 2
Date of Construction N/A Ground Floor Area _____ Gross Floor Area _____
Width 6.5m Length 11.5m Height _____
Setbacks: Side Yards (R) 0.5m (L) 7.0m Rear Yard N/A Front Yard On Line

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(Sec 34, Planning Act RSO 1990)

10. Description of Proposed Building/Structure (add a separate sheet if necessary)

Note: All measurements must be provided in meters.

1. Proposed:

Building/Structure Use Mixed-Use Residential/Commercial No. of Storeys 3
Date of Construction Summer 2020 Ground Floor Area 557 m² Gross Floor Area 2020 m²
Width 33.75m Length _____ Height 11.23m
Setbacks: Side Yards (R) 1.4m (L) 1.6m Rear Yard 6m Front Yard 0.4/ 46.1m

2. Proposed:

Building/Structure Use _____ No. of Storeys _____
Date of Construction _____ Ground Floor Area _____ Gross Floor Area _____
Width _____ Length _____ Height _____
Setbacks: Side Yards (R) _____ (L) _____ Rear Yard _____ Front Yard _____

3. Proposed:

Building/Structure Use _____ No. of Storeys _____
Date of Construction _____ Ground Floor Area _____ Gross Floor Area _____
Width _____ Length _____ Height _____
Setbacks: Side Yards (R) _____ (L) _____ Rear Yard _____ Front Yard _____

11. Municipal Services/Storm Drainage

Water Supply:

☒

Water Available

☐

Connected

☒

Sanitary Sewer Available

☐

Connected

APPLICATION FOR ZONING BY-LAW AMENDMENT

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If requested amendment permits development on a privately owned and operated individual communal septic system, would more than 4,500 liters of effluent be produced per day as a result of the development being completed?

☐ Yes, servicing report or hydrogeological report attached ☐ No

Is the storm drainage provided by sewers, ditches, swales or other means? Please specify.

12. Application History

a) Is the subject property subject to any of the following applications?

Application	Yes	No	Unknown	File # and Status
Official Plan Amendment	☐	☐	☐	
Zoning By-law Amendment	☒	☐	☐	
Plan of Subdivision	☐	☐	☐	
Site Plan Control	☒	☐	☐	
Consent (Severance)	☐	☐	☐	
Minor Variance	☐	☐	☐	
Other (Please specify)	☐	☐	☐	

b) Has the subject land ever been the subject of an application for approval of a plan of subdivision under Sec. 51 of the *Planning Act* or a consent under Sec. 53 of the *Planning Act*?

☐ Yes ☒ No

If yes, please indicate the file number and status of the application:

File No. _____ Status _____

c) If a consent has been acquired for this property in the past, please indicate the date and name on the transfer and the uses of the severed land.

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13. Supplementary Information (to be attached to this application)

Planning Rationale: Report explaining the proposed Zoning By-law Amendment and reasons for the application. If applicable, include how the proposed Zoning By-law Amendment conforms with the Provincial Policy Statement (PPS) issued under subsection 3(1) of the Planning Act and the Town's Official Plan.

☒ Attached

Site Plan: Attach a to-scale sketch/drawing accurately displaying the below information for the subject lands:

- The boundaries and dimensions of the subject lands
- The boundaries and dimensions of abutting land owned by the same owner
- The location, size and type of all existing and proposed buildings and structures, indicating their distance from all property lines
- The approximate location of any natural or artificial features on the property or adjacent lands which may affect the application. Examples: railways, roads, watercourses, drainage, ditches, wetlands, treed, wells, septic tanks and municipal services
- The current uses on the adjacent lands
- The location, name and width of any road abutting or within the subject property
- The location and width of any rights-of-way or unopened road allowances abutting or within the subject lands
- The location and nature of any easements

☒ Attached

Other Approvals (if applicable): (a) Approval of water supply by Health Unit and/or Ministry of Environment; and (b) approval of sewage disposal facilities by Health Unit and/or Ministry of Environment.

☐ Attached

☒ N/A

Additional Information: Other supporting information that may be required to support this application, as outlined in the consultation.

☒ Copy of Transfer Document/Deed Attached

☒ Copy of Existing Survey or Plan, if applicable

☒ Proposed Public Consultation Strategy Attached

Please provide large plans folded instead of rolled.

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Statutory Declaration

I/We, Z Developments Inc. Zeyad Hassan of (the town/township) Manotick
in the country/district/region of Ontario solemnly declare that:

- i) All above statements and the information contained in this application and all of the additional information transmitted herewith are true, and I/we make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act;
- ii) The Corporation of the Town of Smiths Falls staff, committee members, councilors and their designates are authorized to enter the property for the purposes of assessing this application so long as the file remains open; and,
- iii) Should the Corporation of the Town of Smiths Falls incur professional or legal costs beyond the application fee which are associated with the application, I/we will be responsible for reimbursing such costs to the Town upon invoice.

Zeyad Hassan
Signature of Applicant

Zeyad Hassan
Signature of Applicant

Signed and sworn/declared before me, Manpreet Kaur, a Commissioner ETC and Notary Public, in Milton, Ontario, via video conference by Zeyad Hassan, stated as being located in, Ottawa, Ontario, on October 19, 2026, in accordance with O Reg 431/20, Administering Oath or Declaration Remotely.

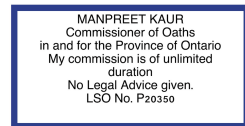


Declared before me at the town/township of
Milton

in the County/District/Region of Halton

This 19th **Day of** October , **20** 26

Manpreet Kaur
Commissioner of Oaths



*To be witnessed by a Commissioner for taking affidavits. If joint ownership, signature of each individual is required. If the applicant is a corporation, the application shall be signed by an Officer of the corporation and the corporation's seal shall be affixed to such signature.

Owner's Authorization for Agent to Make Application (Complete if Agent Appointed)

I/We, LittleLeaf Development (George) Inc. am/are the owner(s) of the land and that is subject of this application for amendment to the Zoning By-law; and,

I, We authorize Z Developments Inc. Zeyad Hassan
to make this application on my/our behalf.

Hadi Shureih
Signature of Owner(s)

Oct 16th, 2026
Date

Signature of Owner(s)

Date

261016_George&Main_Zoning By-law Amendment Application

Final Audit Report

2026-10-16

Created:	2026-10-16
By:	zeyad hassan (zeyad.d.hassan@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUFNgn3Y4xBbNgBoXjmspwDj3IIMoEaFv

"261016_George&Main_Zoning By-law Amendment Application" History



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Signer hadi.shureih@gmail.com entered name at signing as Hadi Shureih

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Document e-signed by Hadi Shureih (hadi.shureih@gmail.com)

Signature Date: 2026-10-16 - 4:22:43 PM GMT - Time Source: server- IP address: 209.29.171.206 - Signature Appearance Selected: MOBILE_TYPE



Agreement completed.

2026-10-16 - 4:22:43 PM GMT



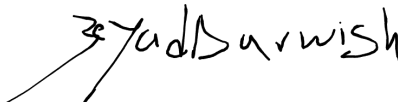
Adobe Acrobat Sign



Document Details

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Status	Completed

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