



Working together with our community

Public Hearings Committee – September 03, 2025

Subject: Applications OPNPL2025228 and ZNPL2025226 proposing to amend the Official Plan to revise Site Specific Policy Area 7.11.3.2 and amend the Zoning By-law to revise Special Provision 14.630 to permit a furniture store on the lands described as 295 Queensway West, Norfolk County.

Report Number: CD 25-025
Division: Community and Development Services
Department: Planning
Ward: Ward 5
Purpose: For Public Meeting

Recommendation(s):

That staff Report CDS-25-025 for development applications OPNPL2025228 and ZNPL2025226 be received for information; and

That any comments received as part of the statutory public meeting be considered in a future recommendation staff report.

Public Meeting Notification:

A public meeting is a statutory requirement in accordance with the Planning Act, and is intended to allow members of the public to submit written or oral comments in relation to the proposed development. Additionally, any person may make written submissions at any time prior to County Council making its final decision on the application.

Pursuant to the requirements of the Planning Act R.S.O. 1990, C. P. 13 (“Planning Act”), a notice of the statutory public meeting was posted 20 days in advance of the Public Meeting. Notifications were mailed to neighbors within 120 m of the subject lands; and a yellow notification sign was posted on the site on August 1, 2025.

Discussion:

The applicant is proposing an official plan amendment and zoning by-law amendment to facilitate the establishment of a furniture store.

An overview summary of the development applications that have been submitted for the subject property at 295 Queensway West is contained within Attachment A. This includes an outline of the site context, the applications and technical reports, any

technical or public feedback to date and overview of development considerations. The submitted or draft by-law amendments are included as Attachment C and D.

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Building Norfolk - Develop the infrastructure and supports needed to ensure complete communities

Explanation: Development that results from applications under consideration can help contribute to a vibrant community and for business.

Conclusion:

A recommendation report will be provided on this matter following review of the circulation, planning considerations and this statutory public hearing meeting regarding the submitted, “complete” development applications.

Attachments:

Attachment A Development Application Overview
Attachment B Existing Planning Policy and Zoning
Attachment C Technical Comments
Attachment D Proposed Official Plan Amendment
Attachment E Proposed Zoning Bylaw Amendment

Approval:

Approved By:
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Reviewed By:
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Director of Planning

Prepared By:
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