

Attachment A – Report CD 25-025
Development Application Overview

**295 Queensway West,
Urban Area of Simcoe**

Application File Numbers: OPNPL2025228 and ZNPL2025226

Applicant: Queensway West Holdings Ltd.

Statutory Public Hearing

Date: September 3, 2025

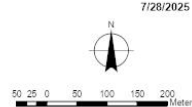
Site Context: OPNPL2025228 & ZNPL2025226

MAP A
CONTEXT MAP
Urban Area of SIMCOE

OPNPL2025228
ZNPL2025226



Legend
Subject Lands
2020 Air Photo



Site Characteristics:

- 1.24 hectares (3.07 acres)
- Commercial lot with frontage on the north side of Queensway West
- Located within the Urban Area of Simcoe
- Property contains a commercial building (former Peavey Mart location)

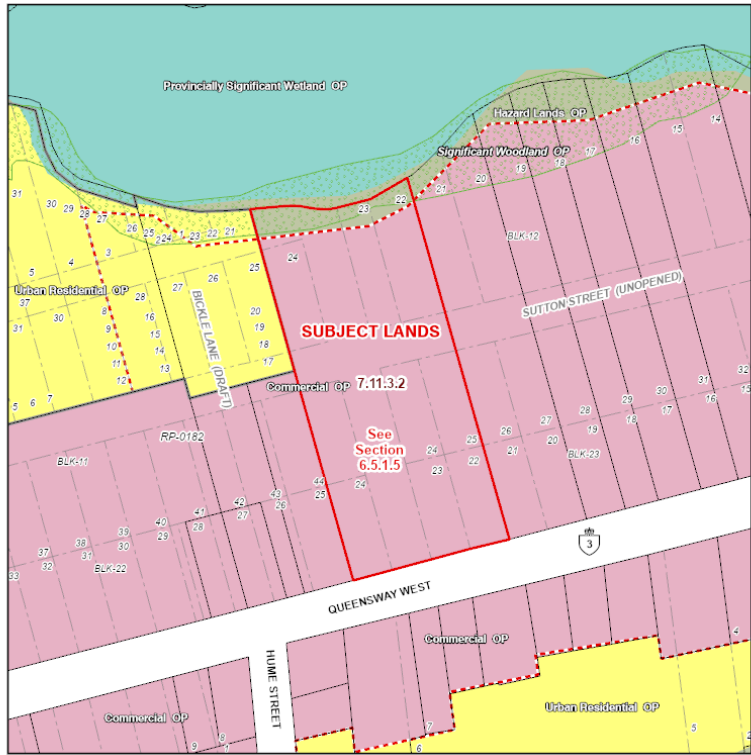
Surrounding Land Uses:

Primarily commercial

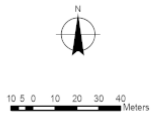
Site Context: OPNPL2025228 & ZNPL2025226

MAP B
PROPOSED OFFICIAL PLAN AMENDMENT MAP
Urban Area of SIMCOE

OPNPL2025228
ZNPL2025226

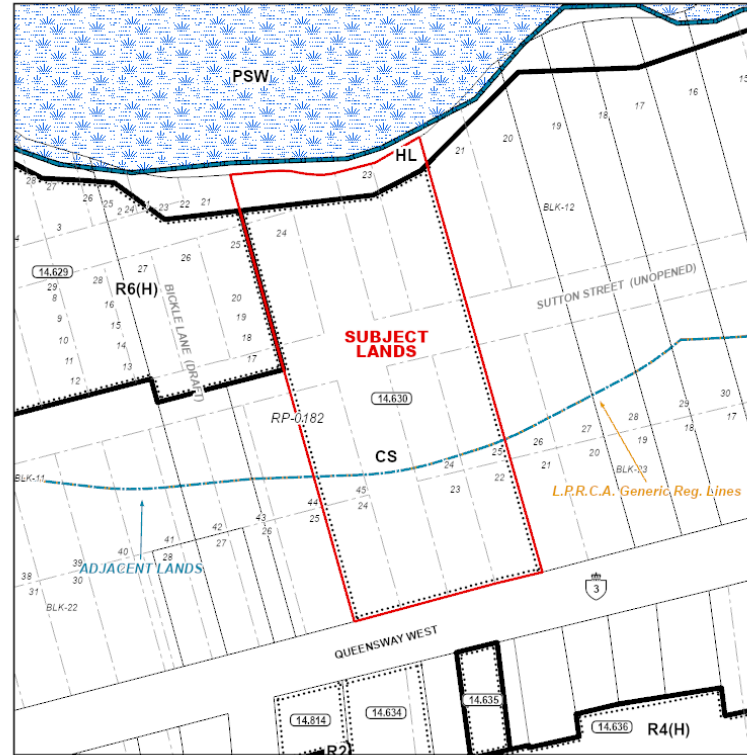


- Legend**
- Official Plan Designations
 - Hazard Lands
 - Provincially Significant Wetland
 - Urban Residential
 - Commercial
 - Special Policy Area
 - Urban Area Boundary
 - Significant Woodland
 - Subject Lands

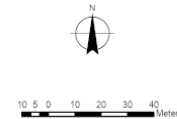


MAP C
PROPOSED ZONING BY-LAW AMENDMENT MAP
Urban Area of SIMCOE

OPNPL2025228
ZNPL2025226



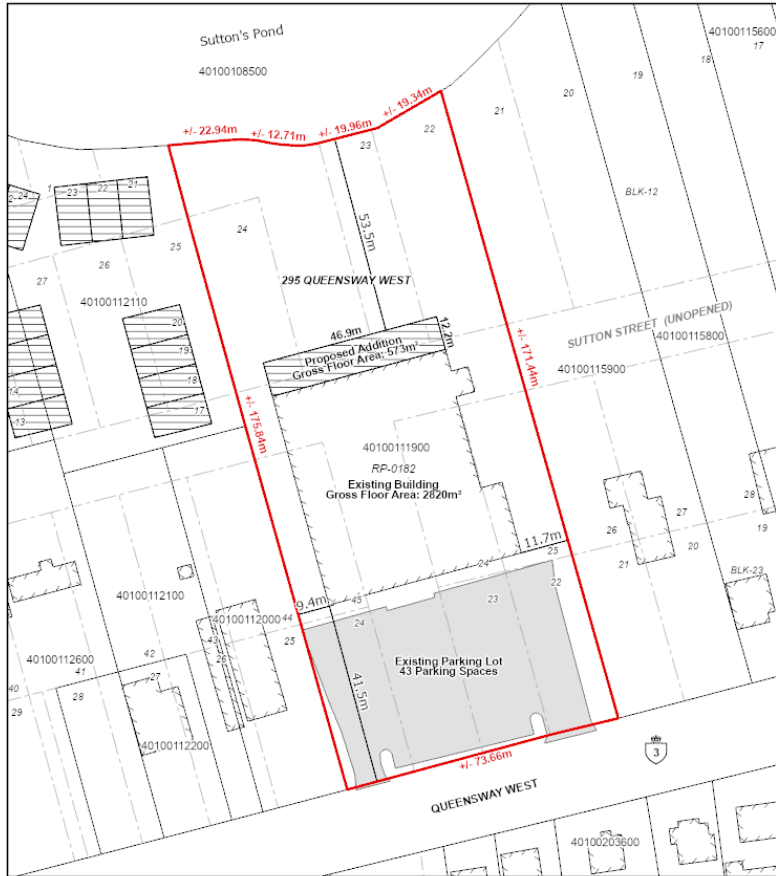
- LEGEND**
- Subject Lands
 - Adjacent Lands
 - Wetland
 - LPRCA Generic Reg Lines
- ZONING BY-LAW 1-Z-2014**
- (H) - Holding
 - CS - Service Commercial Zone
 - HL - Hazard Land Zone
 - PSW - Provincially Significant Wetland Zone
 - R2 - Residential R2 Zone
 - R4 - Residential R4 Zone
 - R6 - Residential R6 Zone



Development Proposal

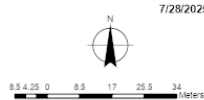
MAP D
CONCEPTUAL PLAN
Urban Area of SIMCOE

OPNPL2025228
ZNPL2025226



Legend

Subject Lands



Development Proposal:

- Permit a furniture store on the subject lands

Proposed Official Plan Amendment:

- Amending site specific policy area to permit a furniture store of a larger size than is currently permitted in the Commercial designation

Proposed Zoning Amendment:

- Amending existing special provision 14.630 on the subject lands to permit a furniture store

Preliminary Review

Technical Reports

- Planning Justification Report

Technical Comments

No major concerns are currently identified.

Public Input

No public input has been received at time of submission of this report and presentation.

Next Steps & Recommendation

- Consideration of public hearing input
- Review of all technical comments
- Policy analysis and formulation of recommendation

Public Hearings Committee Report Recommendation:

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.