



Council Meeting – September 23, 2025

Subject: OPNPL2025228 and ZNPL2025226 – 295 Queensway West
Report Number: CDS-25-038
Division: Community and Development Services
Department: Planning and Realty Services
Ward: Ward 5
Purpose: For Decision

Recommendation(s):

That application OPNPL2025228, affecting the lands described PL 182 BLK 11 LOT 24 BLK 12 LOTS 22 AND 23 BLK 22 LOTS 24 45 BLK 23 LOTS 22 TO 25 PT PINE ST PT SUTTON ST..NTE, known municipally as 295 Queensway West, Norfolk County, to amend the Norfolk County Official Plan site specific policy 7.11.3.2, **be approved**, as shown in Attachment A to Report CDS-25-038; and

That application ZNPL2025226, affecting the lands described as PL 182 BLK 11 LOT 24 BLK 12 LOTS 22 AND 23 BLK 22 LOTS 24 45 BLK 23 LOTS 22 TO 25 PT PINE ST PT SUTTON ST..NTE, known municipally as 295 Queensway West, Norfolk County, to amend the Norfolk County Zoning By-Law 1-Z-2014 special provision 14.630, **be approved**, as shown in Attachment B to Report CDS-25-038; and

Further that no public input was received and therefore was not considered as part of the decision, as outlined in staff report CDS-25-038.

Executive Summary:

The applicant is proposing an Official Plan amendment to amend the site specific policy and Zoning By-law amendment to amend the special provision on the subject lands to permit the establishment of a furniture store. This application would facilitate the relocation of Leon's from its current location at 24 Norfolk Street North, Simcoe, to 295 Queensway West, Simcoe.

Discussion -

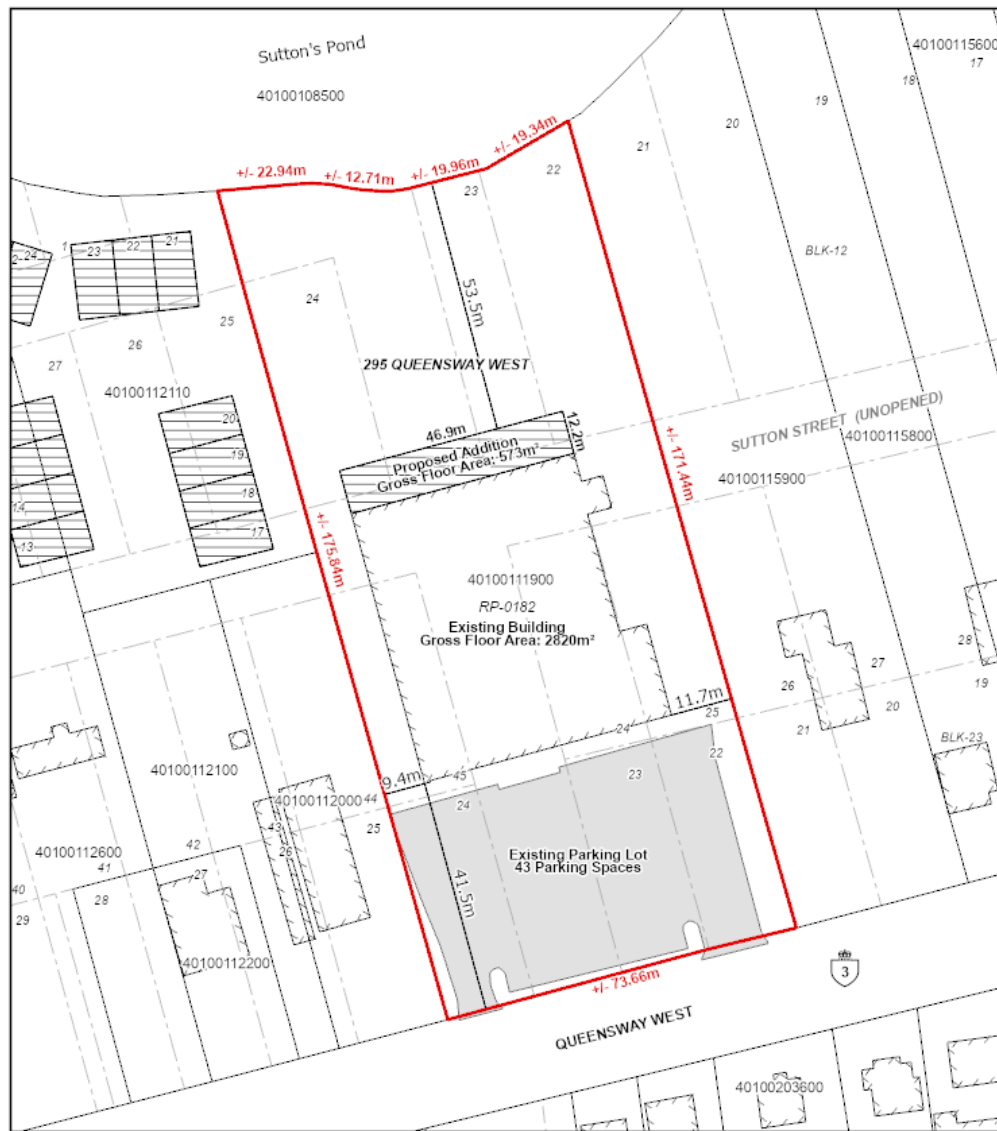
See Public Hearing Committee report CDS-25-025 (link found [here](#)) for additional background information on the site, proposal and context.

Site Context:


The subject lands are 1.24 hectares (3.07 acres) in size and front onto the north side of Queensway West in the urban area of Simcoe. The lands contain a vacant commercial building, which formerly housed Peavey Mart. Surrounding land uses are primarily commercial in nature, with some residential uses as well. A naturalized area traversed by a river abuts the lands to the north.

LOCATION OF LANDS AFFECTED
CONCEPTUAL PLAN
Urban Area of SIMCOE

OPNPL2025228
ZNPL2025226



Legend

 Subject Lands

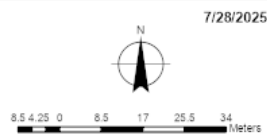


Figure 1: Location of Lands Affected



Figure 2: Subject Lands

Proposal Summary:

The applicant is proposing to establish a furniture store on the subject lands. The Commercial designation in the Official Plan permits a maximum usable floor area for this type of use of 3,000 square metres. The Zoning By-law does not permit furniture stores specifically and requires a parking rate of 1 space for every 30 square metres of gross floor area. The site specific policy in the Official Plan and the special provision in the Zoning By-law which apply to this property are proposed to be amended to accommodate the proposed use, along with a parking rate of 1 space for every 80 square metres. A planning justification report prepared by G. Douglas Vallee dated July 3, 2025 was submitted in support of this application.

Consultation(s) -

Technical Comments / Analysis:

No concerns were raised by any agencies through the circulation process. See Attachment D for the complete technical comments.

Regard for Public Input and Statutory Public Hearing Committee Meeting:

The Statutory Public Meeting for the development application(s) was held at the September 3, 2025 Public Hearings Committee (of Council). No public submissions were received.

Planning Considerations:

The subject application is consistent with the Provincial Planning Statement, 2024 (PPS), and conforms to the policies of the Official Plan (OP). Destination-oriented commercial uses are appropriate on the subject lands.

See Attachment C for a detailed review of the policy and zoning considerations and planning comments.

Finance Comments:

This application to amend the Official Plan site specific special provision to permit the establishment of a furniture store may result in incremental assessment growth and tax revenues based on the relative size and proposed use of the subject property. The amount of growth is dependent on the assessment of the property by the Municipal Property Assessment Corporation (MPAC).

Strategic Plan Linkage:

This report aligns with the 2022-2026 Council Strategic Priority Empowering Norfolk - Putting the tools and resources in place to ensure our business' and residents' success.

Explanation: This application will support the growth of a local business.

Conclusion:

The application proposes to add the permitted use of a large scale furniture store on the subject lands Attachment A contains the recommended Official Plan amendment. Attachment B contains the recommended Zoning By-law amendment.

Attachment(s):

Attachment A – Recommended Official Plan Amendment
Attachment B – Recommended Zoning By-law Amendment
Attachment C – Planning Consideration Review
Attachment D – Technical Comments

Approval:

Approved By:
Al Meneses, Chief Administrative Officer

Reviewed By:
Bill Cridland, General Manager, Community and Development Services

Prepared By:
Alisha Cull, BES, MCIP, RPP, Ec.D., Manager, Planning Services