



Working together with our community

Public Hearings Committee – October 08, 2025

Subject: Application OPNPL2025201 to Amend the Official Plan to allow a Gymnastics Club as a permitted use in the Protected Industrial Designation and application ZNPL2025202 to amend Zoning By-law 1-Z-2014 as amended, to add a site specific provision to permit a gymnastics club as a permitted use in the General Industrial Zone, for property described as WDH CON 5 PT LOT 3 RP 37R199 PT PART 1 and civically as 105 Donly Drive, Simcoe Norfolk County

Report Number: CDS 25-062
Division: Community and Development Services
Department: Planning
Ward: Ward 5
Purpose: For Public Meeting

Recommendation(s):

That staff Report CDS-25-062 for development applications OPNPL2025201 and ZNPL2025202 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 September 15, 2025.

Discussion:

The Applicant is proposing to amend the Official Plan and the Zoning By-law to allow a gymnastics club as a permitted use in an existing building on lands designated Protected Industrial and Zoned General Industrial (MG). A site-specific policy and a

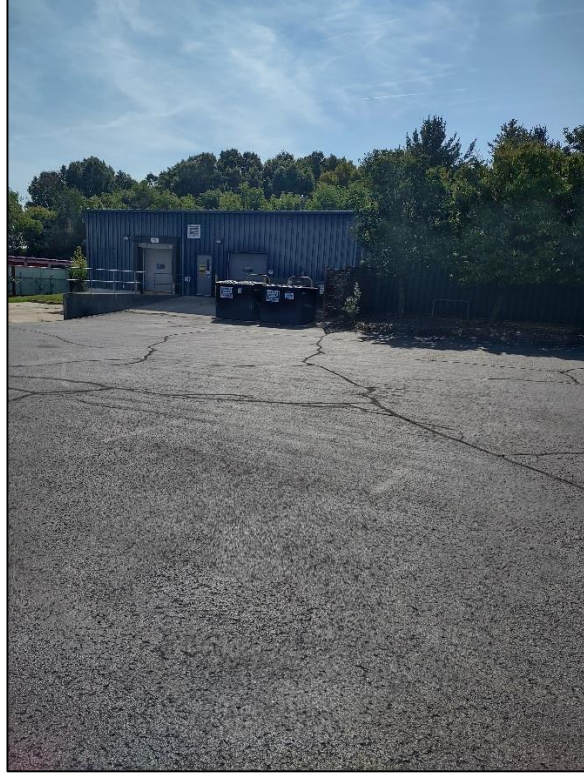


Figure 2: Subject lands



Figure 3: Alternate view of the subject lands

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.

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 – Public Comments
Attachment E – Proposed Zoning Bylaw Amendment
Attachment F – Proposed Official Plan Amendment

Approval:

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

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

Prepared By:
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