

105 Donly Drive South, Simcoe Proposed Official Plan & Zoning By-law Amendment

Application File Numbers: OPNPL2025201 and ZNPL2025202

Applicant: Annex Business Media Inc.

Agent: Nuno Francisco

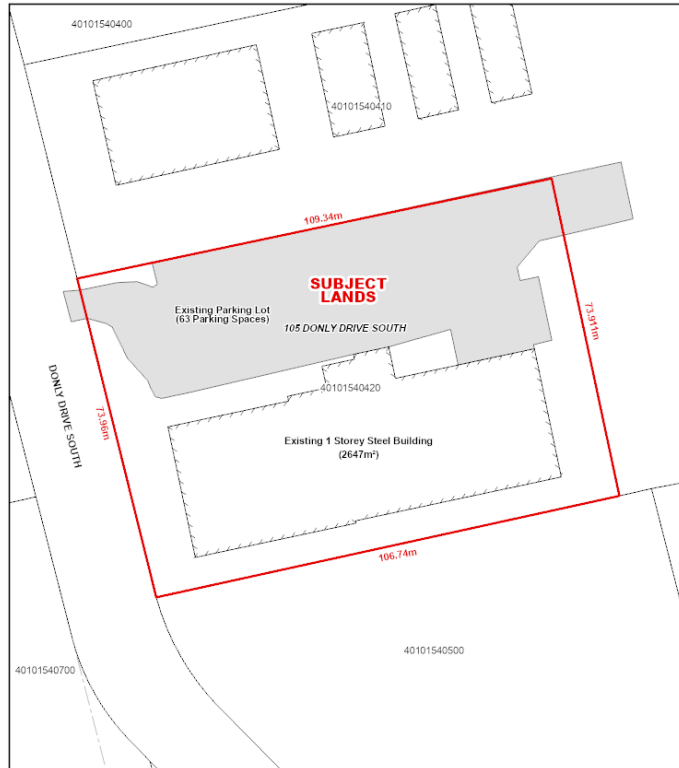
Statutory Public Hearing

Date: October 8, 2025

Site Context

LOCATION OF LANDS AFFECTED
CONCEPTUAL PLAN
Urban Area of SIMCOE

OPNPL2025201
ZNPL2025202



Legend
Subject Lands

Site Characteristics:

- Total land area approximately 0.80 Hectares (1.98 Acres)
- Located on Donly Drive South in Simcoe
- The subject land contains an industrial building

Surrounding Land Uses:

North – existing industrial land

South – vacant wooded area

East – existing industrial land

West – existing industrial land and wooded area

Other industrial and residential uses, as well as and Oakwood Cemetery, are in the vicinity of the subject lands.

Proposed Amendments

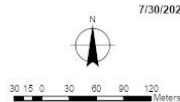
MAP A
CONTEXT MAP
Urban Area of SIMCOE

OPNPL2025201
ZNPL2025202



Legend

- Subject Lands
- 2020 Air Photo



Development Proposal

The subject property is designated Protected Industrial and zoned General Industrial (MG).

This application would add a site-specific policy to the Official Plan and a special provision to the Zoning By-law to allow a gymnastics club as a permitted use.

Proposed Amendments

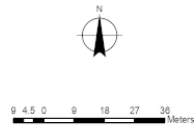
MAP B
 PROPOSED OFFICIAL PLAN AMENDMENT MAP
 Urban Area of SIMCOE

OPNPL2025201
 ZNPL2025202



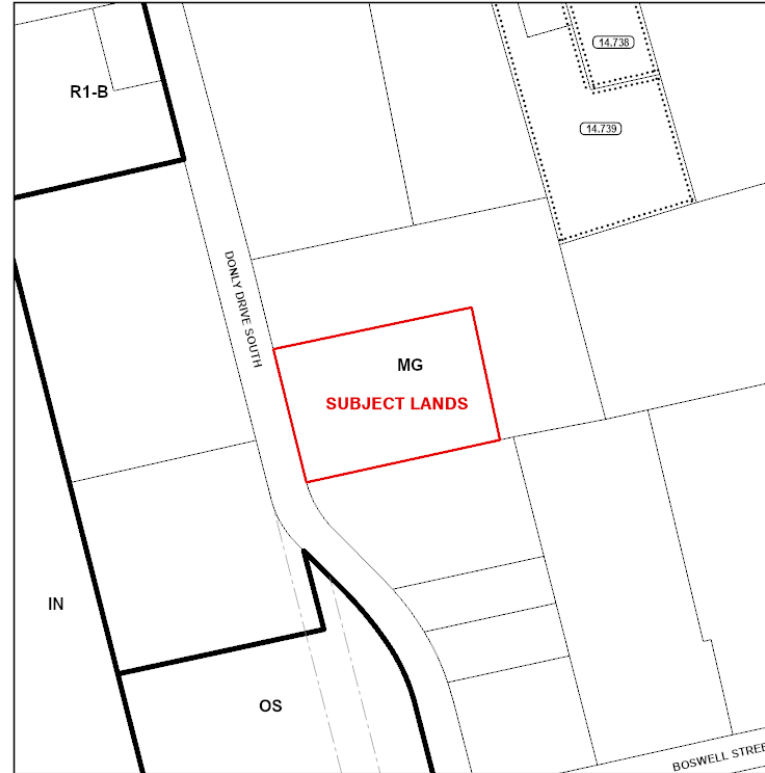
- Legend**
- Subject Lands
- Official Plan Designations**
- Protected Industrial
 - Parks & Open Space
 - Urban Area Boundary
 - Significant Woodland

7/30/2025



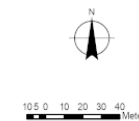
MAP C
 PROPOSED ZONING BY-LAW AMENDMENT MAP
 Urban Area of SIMCOE

OPNPL2025201
 ZNPL2025202



- LEGEND**
- Subject Lands
- ZONING BY-LAW 1-Z-2014**
- (H) - Holding
 - MG - General Industrial Zone
 - IN - Neighbourhood Institutional Zone
 - OS - Open Space Zone
 - R1-B - Residential R1-B Zone

7/30/2025



Preliminary Review

Technical Reports:

- No technical reports were required to be submitted



Technical Comments:

- Technical comments (provided to date) are included in Attachment C

Public Input

- No public input has been received to date

Preliminary Considerations

Key Items		Preliminary Review
Utilizing existing space		The gymnastics club intends to move into the warehouse portion of the building
Servicing		The building would be serviced by existing municipal services.

Next Steps & Recommendation

- Consideration of Public Hearing Input
- Review of all Technical Comments
- Recommendation Report

Public Hearing Committee Report Recommendation:

THAT staff Report CDS-25-062 for development application OPNPL2025201 and ZNPL2035202 be received for information;

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