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## Public Hearings Committee – October 08, 2025

Subject: Application ZNPL2025146 proposing to change the use of the lands from CN to R5 with special provision for the lands described as 215 Victoria Street, Simcoe.

Report Number: CDS 25-057

Division: Community and Development Services

Department: Planning

Ward: Ward 5

Purpose: For Public Meeting

### Recommendation(s):

That staff Report CDS-25-057 for development application ZNPL2025146 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 their 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 12<sup>th</sup>, 2025.

### Discussion:

The applicant is proposing a Zoning By-law amendment to facilitate the construction of a five-storey condominium building with 45 residential units (29 one bedroom and 24 two bedroom units) with a special provision to allow for reduced parking along with increased floor area ratio and parking between the building and the street line.

An overview summary of the development application that has been submitted for the subject property at 215 Victoria Street, Simcoe, 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.

Technical and Agency comments submitted to date on this proposal are provided in Attachment C of report CD-25-057. The draft by-law amendment is included as Attachment E.

### **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 application 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 By-law Amendment

### **Approval:**

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

Reviewed By:  
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Prepared By:  
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