



Council Meeting – October 28, 2025

Subject: Applications OPNPL2025201 and ZNPL2025202 to amend the Zoning By-law and Official Plan to add a special provision to the current designation and zoning of 105 Donly Drive, Simcoe

Report Number: CDS-25-073

Division: Community Development

Department: Planning

Ward: Ward 5

Purpose: For Decision

Recommendation(s):

That application OPNPL2025201, affecting the lands described WDH CON 5 PT LOT 3 RP 37R199 PT PART 1, Norfolk County, to amend the Norfolk County Official Plan to allow a variety of recreational uses as permitted uses in the Protected Industrial Designation, **be approved**, as shown in Attachment D to Report CDS-25-073 and;

That application ZNPL2025202, affecting the lands described as WDH CON 5 PT LOT 3 RP 37R199 PT PART 1, Norfolk County, to amend the Norfolk County Zoning By-Law 1-Z-2014 to permit a Place of Sports and Recreation as a permitted use in the General Industrial Zone, **be approved**, as shown in Attachment E to Report CDS – 25-073 and;

Further That all public input received for this application was considered as part of the decision, as outlined in staff report CDS-25-073.

Executive Summary:

Purpose of the Report: The purpose of this report is to provide Council with a recommendation concerning the proposed Official Plan amendment and Zoning By-law amendment applications.

Background and Context: Proposed Official Plan amendment to amend the Norfolk County Official Plan by adding a place of sports and recreation (gymnastics gym) as a permitted use in the Protected Industrial Designation and proposed Zoning By-law amendment to amend the Norfolk County Zoning By-Law 1-Z-2014 to allow a place of sports and recreation as a permitted use within the General Industrial Zone with special provision 14.1107.

Key Findings and Analysis: The approval would allow for the Simcoe Gliders Gymnastics Club to move into the warehouse portion of the Annex Business Media

Building. It would also allow for other types of fitness and recreational activities to take place in the warehouse portion of the building.

Options: To approve or refuse the proposed Official Plan and Zoning By-law Amendments.

Conclusions: Planning staff is recommending approval.

Discussion -

The purpose of this report is to provide Council with a recommendation concerning the proposed Official Plan amendment and Zoning By-law amendment applications.

The applicant is proposing to amend the Official Plan (OP) and Zoning By-law to allow a variety of recreational and fitness uses to be permitted in an existing industrial building. The Simcoe Gliders Gymnastics Club is proposing to use the former warehouse portion of the Annex Business Media Building. All of the permitted uses will remain for potential reuse of the space for industrial purposes in the future.

Site Context:

The site is generally flat. It is surrounded by other industrial properties along with residential properties within the vicinity. Please see Figure 1 below for the existing site plan on the subject lands.

Figure 1: Previously approved site plan for 105 Donly Drive

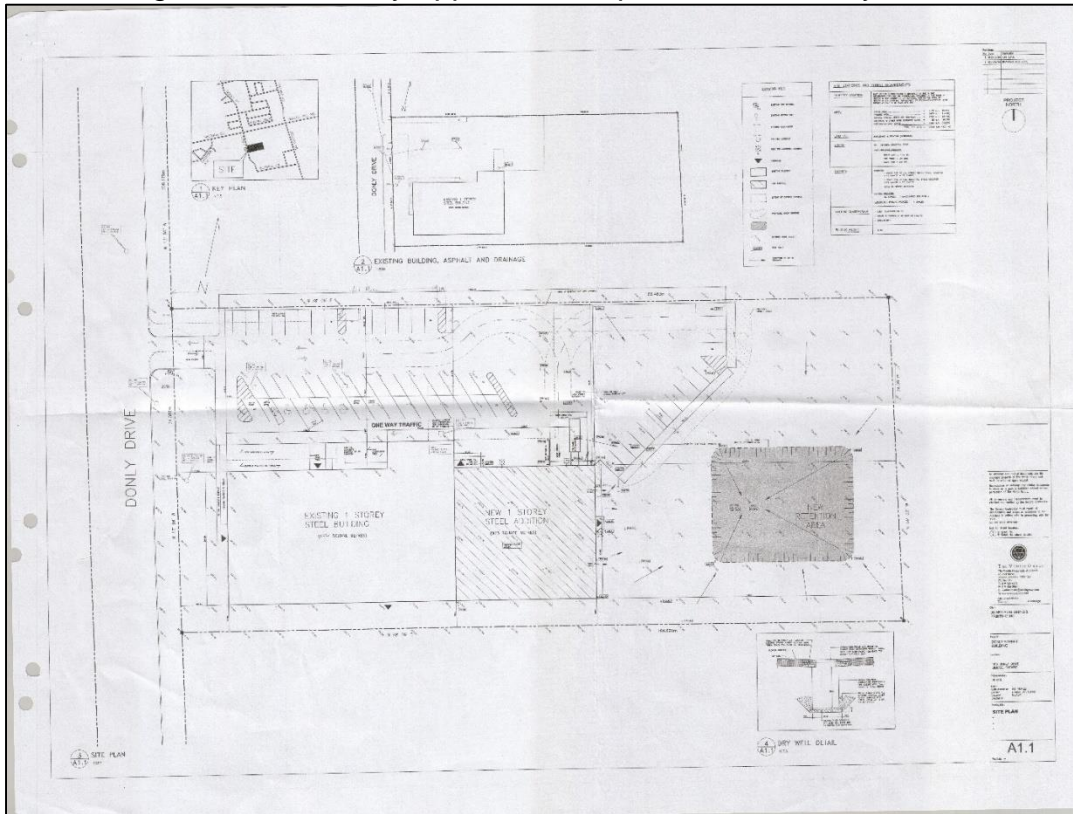
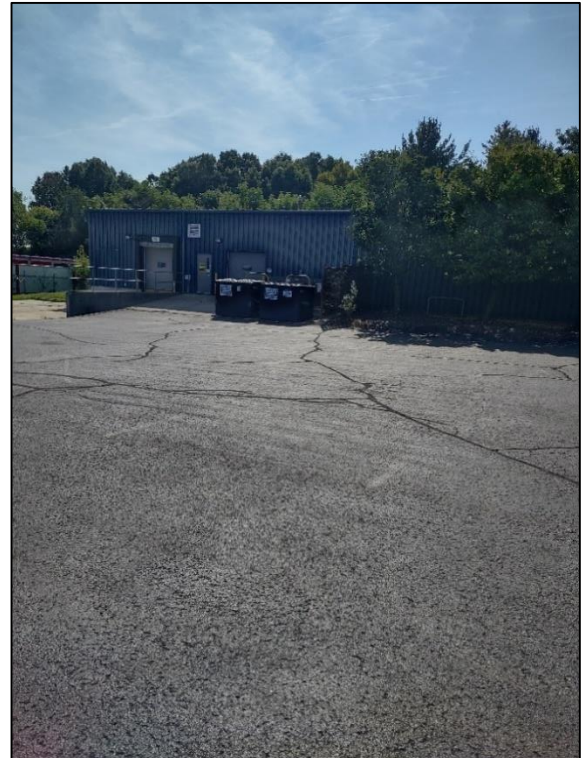


Figure 2: Subject Lands



Figure 3: Alternate View - Subject Lands



Proposal Summary:

The proposal is to amend the Zoning By-law and OP to allow for a variety of fitness and recreational uses to be permitted in the Protected Industrial Designation and General Industrial Zone. The OP is proposed to be amended to permit a variety of fitness and recreational activities in the Protected Industrial Designation. The Zoning Bylaw is proposed to be amended to permit a Place of Sport and Recreation as a permitted use in the General Industrial Zone. The special provision is proposed include the following:

- To permit a Place of Sports and Recreation as a permitted use in the General Industrial Zone

Consultation(s) -

The application was circulated to surrounding addresses within 120m of the subject lands. No public feedback was received at the public meeting.

Technical Comments / Analysis:

The Norfolk County Fire Department was the only one to provide technical comments. They are requesting a fire plan.

See Attachment A for the complete technical comments.

Regard for Public Input and Statutory Public Hearing Committee Meeting:

The Statutory Public Meeting for the development applications was held at the October 8, 2025 Public Hearings Committee (of Council).

There were no public submissions made at the public meeting. See Attachment B for the complete public comments.

Planning Considerations:

Consistency with the Provincial Planning Statement – 2024

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development, which is intended to be complemented by local policies addressing local interests. The PPS promotes healthy, livable and safe communities through the efficient use of land throughout the Province of Ontario.

The application is consistent with the PPS.

Norfolk County Official Plan

The OP provides the essential tool to direct future growth, development and change in the County and to create the community envisioned by Norfolk's residents. This Plan responds to the uncertain nature of the future with clear and resilient principles and policies. It ensures that the planning framework and processes are clearly identified to ensure that Norfolk County remains a healthy, safe and successful community with a rich agricultural base and a strong economy, a diverse natural environment, and a great place to live.

The subject lands are currently designated Protected Industrial, which does not permit the proposed development. Therefore, the Official Plan needs to be amended. A variety of recreational uses would be permitted under the Protected Industrial designation.

The application conforms to the overall intent of the Official Plan.

Zoning By-law 1-Z-2014 and Proposed Amendment

The subject lands are currently zoned General Industrial (MG) Zone. The applicant proposes to amend the Zoning By-law by adding a special provision to allow a place of sports and recreation as a permitted use in the MG zone.

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

Finance Comments:

This application to amend the Zoning By-law to permit use as a Place of Sport and Recreation, also recommends retaining the current designation as a General Industrial Zone thereby not prohibiting future industrial use. As such, there are deemed to be no direct financial implications associated with approving this zoning amendment.

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:

Planning staff are recommending approval of the proposed Official Plan and Zoning By-law amendments.

Attachments C and D contain the recommended Official Plan Amendment/Zoning By-law Amendment.

Attachment(s):

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

Approval:

Approved By:
Al Meneses, Chief Administrative Officer

Reviewed By:
Alisha Cull, BES, MCIP, RPP, Ec.D., Acting Director, Planning and Realty Services

Prepared By:
Josh Mueller BES, CPT, URPT, Planner