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## Public Hearings Committee – November 04, 2025

Subject: Application ZNPL2025179 proposing to remove Special Provision 14.611 which restricts the uses within the CSC Zone for the lands described as 129 Queensway East, Simcoe.

Report Number: CDS 25-078  
Division: Community and Development Services  
Department: Planning  
Ward: Ward 5  
Purpose: For Public Meeting

### Recommendation(s):

That staff Report CDS-25-078 for development application ZNPL2025179 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 October 15, 2025.

### Discussion:

The applicant is proposing a Zoning By-law Amendment (ZBA) to facilitate the further development of the site for a fitness facility and a commercial plaza. The site is currently zoned Shopping Centre Commercial (CSC) with special provision 14.611 which restricts all CSC uses apart from department store. This ZBA would seek to remove this special provision in its entirety and revert to the full uses afforded to the CSC zone.

An overview summary of the development application that has been submitted for the subject property at 129 Queensway East, 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. The submitted or 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 applications under consideration can help contribute to a vibrant community and for business.

### **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 Considerations  
Attachment C Technical Comments  
Attachment D Public Comments  
Attachment E Proposed Zoning By-law Amendment

### **Approval:**

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

Reviewed By:  
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