

Attachment A - Report CDS 25-078  
**Development Application Overview**

# 129 Queensway East, Simcoe

Application File Number: ZNPL2025179

Applicant: 2650243 Ontario Ltd and Burtch Recycling Inc.

Agent: Brimage Law Group c/o Nathan Kolomaya

**Statutory Public Hearing**

Date: November 4<sup>th</sup>, 2025

# Site Context

MAP A  
CONTEXT MAP  
In the Urban Area of SIMCOE

ZNPL2025179



Legend  
Subject Lands  
2020 Air Photo

9/15/2025

## Site Characteristics:

- Approximately 3.7 hectares (9.15 ac) lot area.
- Interior lot located on the north side of Queensway East.
- Former location of Zellers
- Located within the Shopping Centre Commercial OP designation.
- Existing lot zoned Shopping Centre Commercial (CSC) with special provision 14.611 allowing only a department store.

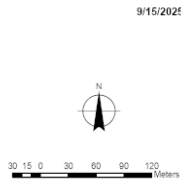
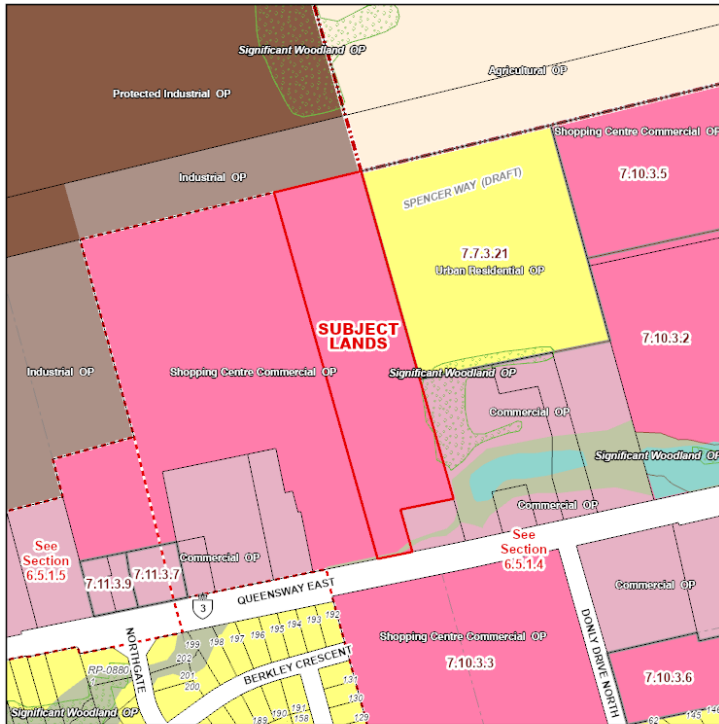
**Surrounding Land Use:** The subject lands are surrounded to the north with General Industrial (MG) zone, to the east with commercial and residential zones (CS, R6 and R1-B) and to the south and west with commercial zones (CS and CSC)

# Site Context

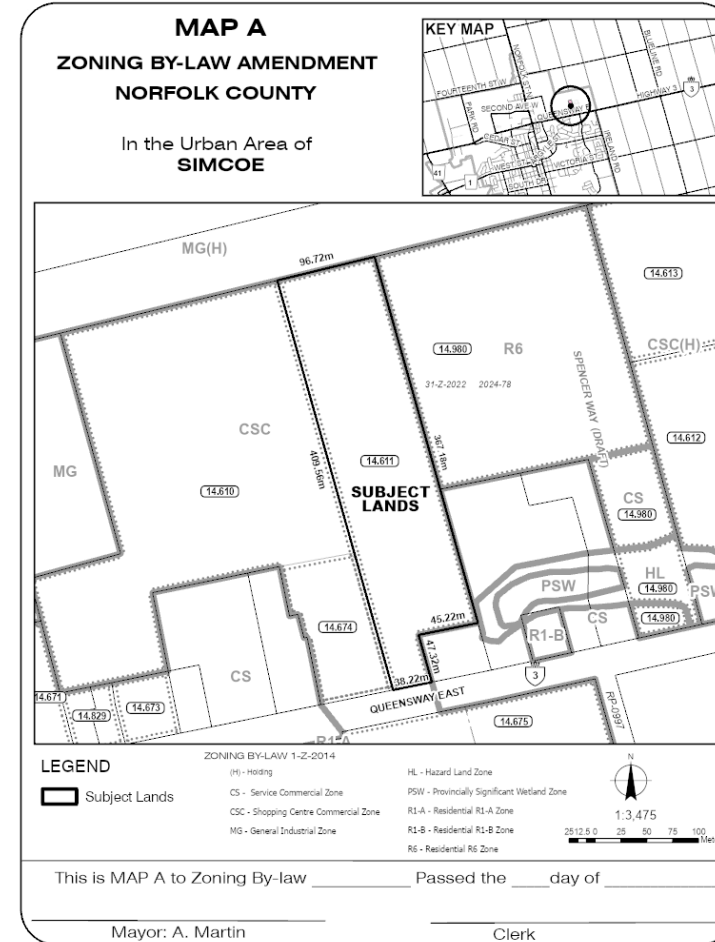
## Official Plan Map

**MAP B**  
OFFICIAL PLAN MAP  
In the Urban Area of SIMCOE

ZNPL2025179



## Proposed Zoning By-law Amendment Map

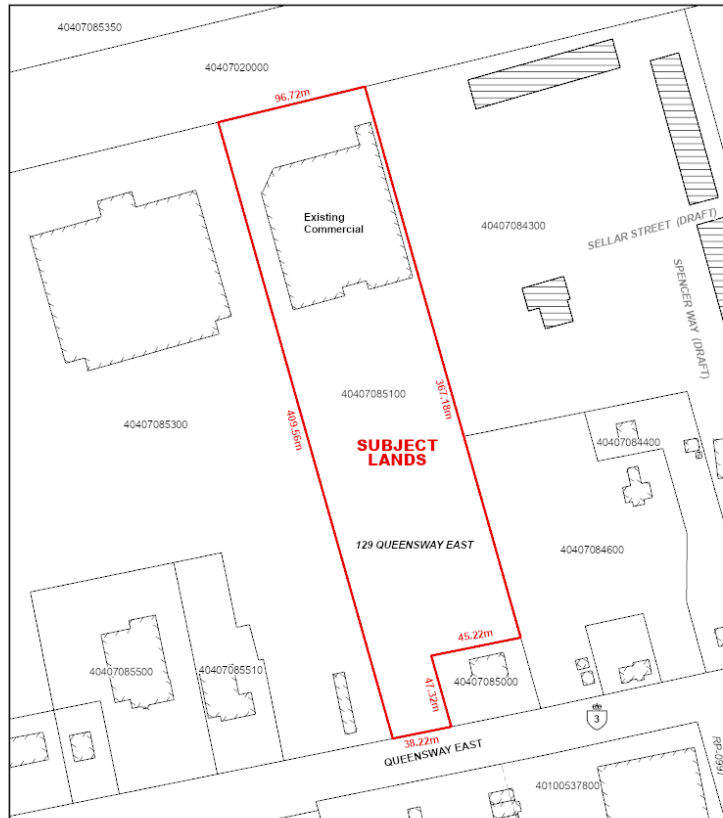


# Development Proposal

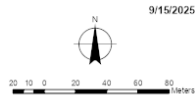
## Concept Plan

MAP D  
CONCEPTUAL PLAN  
In the Urban Area of SIMCOE

ZNPL2025179



Legend  
Subject Lands



## Key Features:

### Development Proposal:

- The Development being proposed is to allow for the use of the land for a gym, restaurant, car wash and retail.
- Site Plan has already been carried out for both the former Zellers building and a new plaza to the south.

### Proposed Zoning Amendment:

- The land would be changed from Shopping Centre Commercial (CSC) with Special Provision 14.611 to Shopping Centre Commercial (CSC).
- It is proposed to remove the restrictive Special Provision 14.611 which was added in 1997. Please see Attachment B – Existing Policies and Zoning Considerations for history of this provision.
- Removal of this Special Provision would allow for all uses within the CSC Zone to be in force and effect.

# Preliminary Review

## Technical Reports:

- None

## Technical Comments:

Technical comments are provided in Attachment C to report CDS-25-078

## Public Input:

No public comments have been received at time of submission of this report and presentation. Staff will update Committee on this should any comments be received prior to the meeting.

# Preliminary Considerations

Key Items		Preliminary Review
Economy/Business		The proposal would increase the variety of business that can take place on this site, thereby supporting the local economy and making use of a site which has been vacant for some time.

# Next Steps & Recommendation

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

## Public Hearing Committee Report Recommendation:

*THAT staff Report CDS-25-078 for development application ZNPL2025179 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.*