



Working together with our community

Page 1 of 2

Public Hearings Committee – September 03, 2025

Subject: Applications OPNPL2025228 and ZNPL2025226 proposing to amend the Official Plan to revise Site Specific Policy Area 7.11.3.2 and amend the Zoning By-law to revise Special Provision 14.630 to permit a furniture store on the lands described as 295 Queensway West, Norfolk County.

Report Number: CD 25-025
Division: Community and Development Services
Department: Planning
Ward: Ward 5
Purpose: For Public Meeting

Recommendation(s):

That staff Report CDS-25-025 for development applications OPNPL2025228 and ZNPL2025226 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 August 1, 2025.

Discussion:

The applicant is proposing an official plan amendment and zoning by-law amendment to facilitate the establishment of a furniture store.

An overview summary of the development applications that have been submitted for the subject property at 295 Queensway West 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 amendments are included as Attachment C and D.

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
Attachment C Technical Comments
Attachment D Proposed Official Plan Amendment
Attachment E Proposed Zoning Bylaw Amendment

Approval:

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

Reviewed By:
Bohdan Wynnnyckyj, MCIP, RPP
Director of Planning

Prepared By:
Alisha Cull, BES, MCIP, RPP, Ec.D.
Manager, Planning Services

Attachment A – Report CD 25-025
Development Application Overview

295 Queensway West, Urban Area of Simcoe

Application File Numbers: OPNPL2025228 and ZNPL2025226

Applicant: Queensway West Holdings Ltd.

Statutory Public Hearing

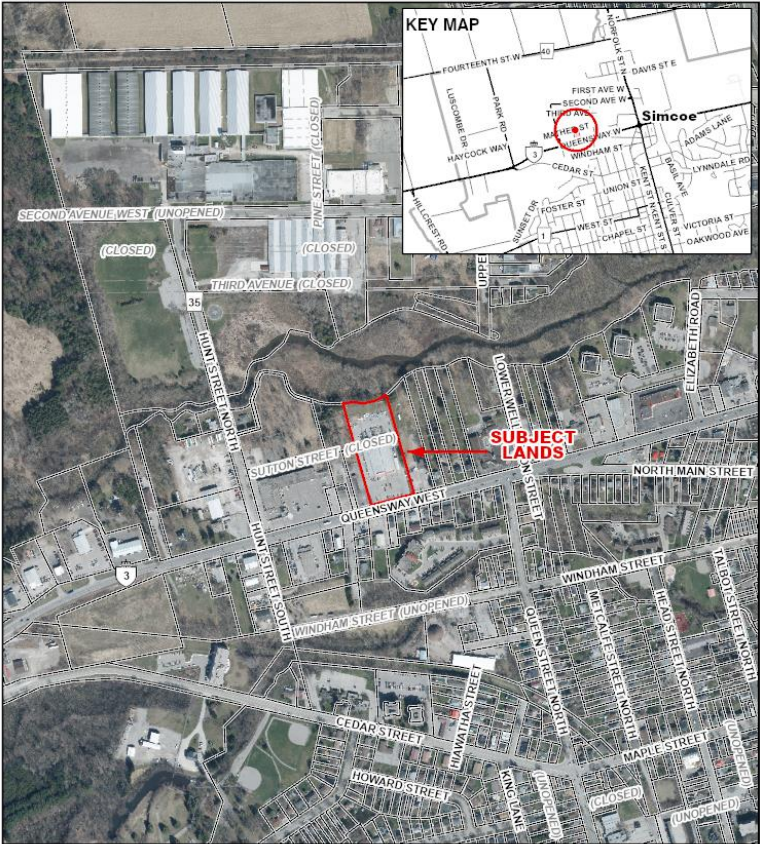
Date: September 3, 2025

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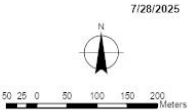
Site Context: OPNPL2025228 & ZNPL2025226

MAP A
CONTEXT MAP
Urban Area of SIMCOE

OPNPL2025228
ZNPL2025226



Legend
Subject Lands
2020 Air Photo



Site Characteristics:

- 1.24 hectares (3.07 acres)
- Commercial lot with frontage on the north side of Queensway West
- Located within the Urban Area of Simcoe
- Property contains a commercial building (former Peavey Mart location)

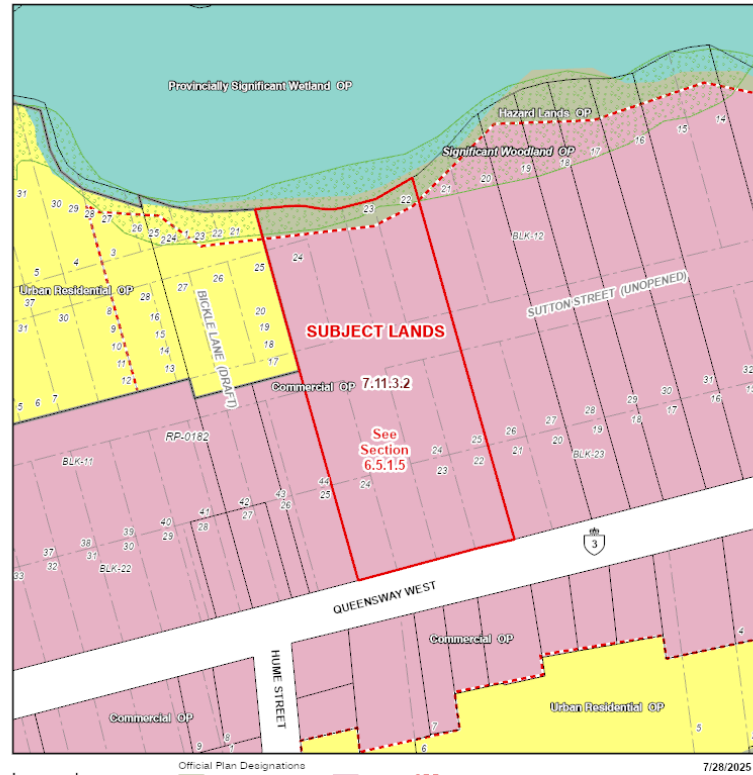
Surrounding Land Uses:

Primarily commercial

Site Context: OPNPL2025228 & ZNPL2025226

MAP B
PROPOSED OFFICIAL PLAN AMENDMENT MAP
Urban Area of SIMCOE

OPNPL2025228
ZNPL2025226



Legend

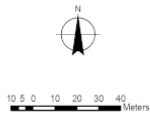
 Subject Lands

Official Plan Designations

- Hazard Lands
- Provincially Significant Wetlands
- Urban Residential

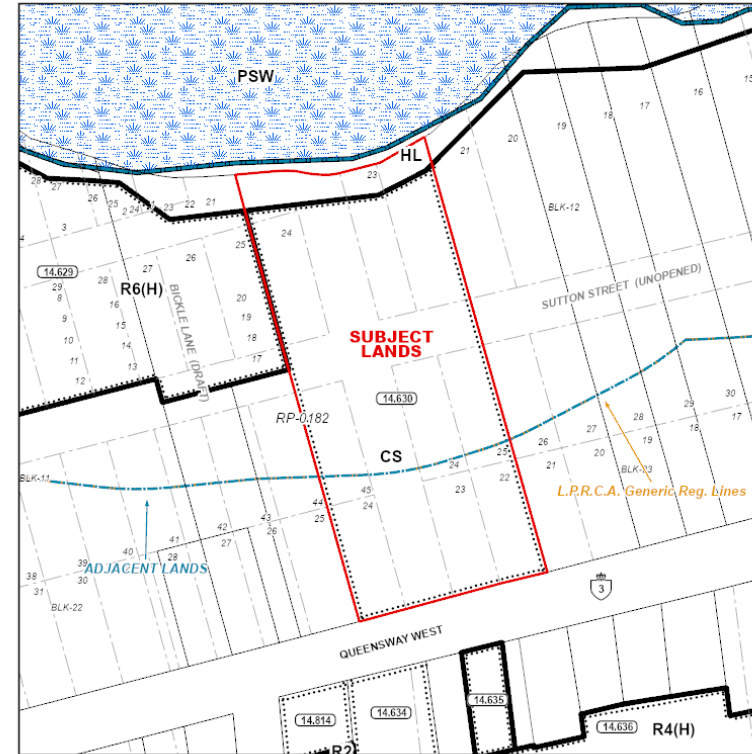
Commercial Special Policy Area
Urban Area Boundary
Significant Woodland

7/28/2025



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

OPNPL2025228
ZNPL2025226



LEGEND

-  Subject Lands
-  Adjacent Lands
-  Wetland
-  LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

(H) - Holding

CS - Service Commercial Zone

HL - Hazard Land Zone

PSW - Provincially Significant

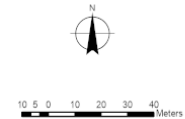
R2 - Residential R2 Zone.

R4 - Residential R4 Zone

R4 - Residential R4 Zone

R6 - Residential R6 Zone

7/28/2025



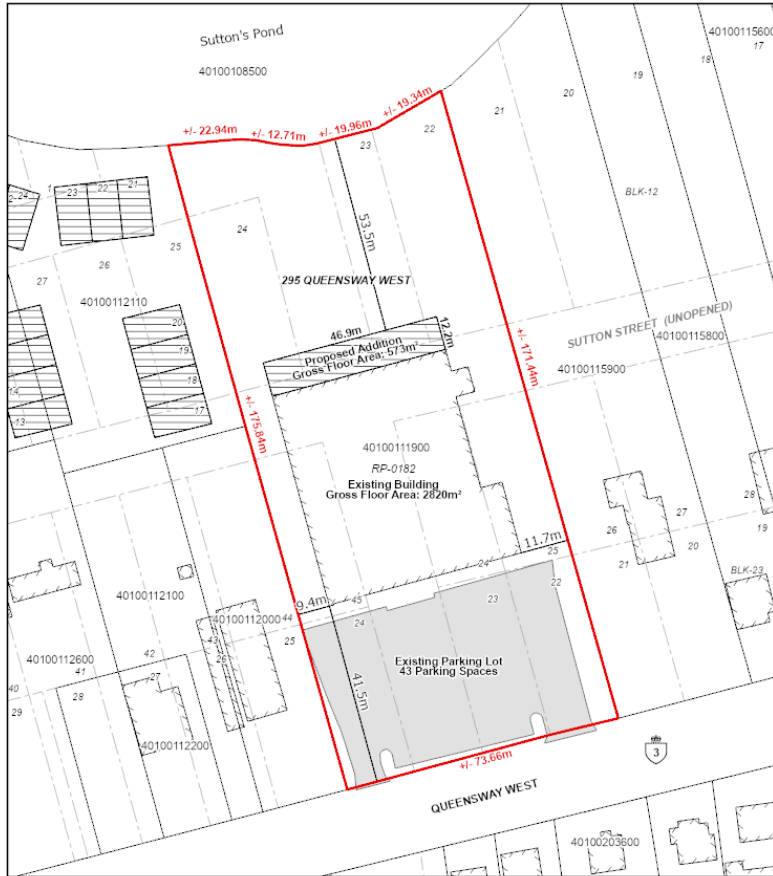
Development Proposal

MAP D

CONCEPTUAL PLAN
Urban Area of SIMCOE

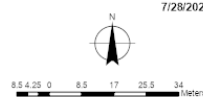
OPNPL2025228

ZNPL2025226



Legend

Subject Lands



Development Proposal:

- Permit a furniture store on the subject lands

Proposed Official Plan Amendment:

- Amending site specific policy area to permit a furniture store of a larger size than is currently permitted in the Commercial designation

Proposed Zoning Amendment:

- Amending existing special provision 14.630 on the subject lands to permit a furniture store

Preliminary Review

Technical Reports

- Planning Justification Report

Technical Comments

No major concerns are currently identified.

Public Input

No public input has been received at time of submission of this report and presentation.

Next Steps & Recommendation

- Consideration of public hearing input
- Review of all technical comments
- Policy analysis and formulation of recommendation

Public Hearings Committee Report Recommendation:

That staff Report CDS-25-025 for development applications OPNPL2025228 and ZNPL2025226 be received for information; and

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

ATTACHMENT B

Existing Policies and Zoning Considerations

Planning Act

Section 17 of the Planning Act grants Councils of municipalities the authority to adopt amendments to the Official Plan. Section 34 of the Planning Act grants Councils of municipalities the authority to pass a Zoning By-Law as well as subsequent amendments to the Zoning By-Law.

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 PPS directs municipalities to focus their growth within settlement areas where full municipal services are available.

Norfolk County Official Plan

Existing Land Use Designation: “Commercial” with Special Policy Area 7.11.3.2

Proposed Land Use Designation: “Commercial” with Special Policy Area 7.11.3.2
(special policy area to be amended)

The Commercial designation permits highway-oriented uses, uses which are principally commercial in nature and provide a specialized product or service to persons coming specifically to do business, and space extensive uses having physical requirements in terms of size or configuration such that they cannot be accommodated in the Downtown Areas.

Special Policy Area 7.11.3.2 permits a home and agricultural supply establishment.

Category-specific retail establishments are permitted to a maximum of 3,000 square metres of gross leasable floor space. This includes furniture stores. The proposed use is a furniture store which would exceed the 3,000 square metre limit.

Zoning By-law 1-Z-2014

Existing Zoning: Service Commercial (CS) Zone with Special Provision 14.630

Proposed Zoning: Service Commercial (CS) Zone with Special Provision 14.630
(special provision proposed to be amended)

The Service Commercial (CS) Zone permits a wide range of commercial uses, but does not permit furniture sales specifically. Special provision 14.630 permits a home and agricultural supply establishment in addition to the uses permitted in the CS zone, and is proposed to be amended to include furniture sales.

ATTACHMENT C

Technical Comments

Development Engineering

Engineering has reviewed the requested Official Plan and Zoning Bylaw Amendments and has no concerns. Technical matters will be reviewed through the subsequent Site Plan process.

Building

The building department has reviewed the proposal and has no comments or conditions.

No Ontario Building Code review has been completed at this time and will be done at permit application stage.

Please reach out to the building department as you get closer to having the planning and applicable approvals in place and staff will be happy to assist you with information on preparing for the building and septic permit stage of the project.

All general permitting inquiries: by email: permits@norfolkcounty.ca or by phone: 226-NORFOLK (226-667-3655) Ext 6016

Please refer to our website for current forms, and fees.

<https://www.norfolkcounty.ca/business/building/>

Zoning

Circulated.

Mississaugas of the Credit First Nation

This letter is to confirm receipt of the project-related correspondence sent by the County of Norfolk, on July 30, 2025, regarding 295 Queensway West, Simcoe.

The Mississaugas of the Credit First Nation (MCFN) are the Treaty Holders of the land on which the Leon's Furniture Store will take place. Specifically, the project is located on the Between the Lakes Treaty No. 3 of 1792. The MCFN holds Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impacted by it. The Department of Consultation and Accommodation (DOCA) is designated by the MCFN to handle consultation matters on its behalf.

The DOCA consultation team has filed the project-related correspondence identified above. We have no questions or comments for you at this time. This does not indicate a position of support for the project, that the Duty to Consult and Accommodate the MCFN has been met, or that there are no adverse impacts to the MCFN's Indigenous and Treaty Rights.

DOCA expects to be notified of any and all future project updates and/or changes. Additionally, DOCA must be notified of, invited to participate in, and provided the opportunity to review any environmental and/or archaeological assessments. At its discretion, DOCA may request capacity funding from the proponent for its consultation and engagement activities relating to the project.

If you have any questions for the DOCA consultation team, please feel free to contact us.

Six Nations

Circulated.

Long Point Region Conservation Authority

Long Point Region Conservation Authority (LPRCA) staff have had an opportunity to review applications OPNPL2025 and ZNPL2025226 and can provide the following comments based on LPRCA's plan review responsibilities for the Norfolk County's consideration.

It is staff's understanding that the submitted application will permit the conversion of the existing structure into a furniture store and permit an addition to the existing building.

Delegated Responsibility from the Minister of Natural Resources, Chapter 5.2 of the Provincial Planning Statement, 2024

Conservation Authorities have been delegated responsibilities from the Ministry of Natural Resources to represent the provincial interests regarding natural hazards encompassed by Chapter 5.2 of the Provincial Planning Statement, 2024 (PPS). The overall intent of Chapter 5.0 - Protecting Public Health and Safety of the PPS is to reduce the potential public cost and/or risk to Ontario's residents from natural or human-made hazards. As such, "development shall be directed away from areas of natural or human-made hazards where there is an unacceptable risk to public health or safety or of property damage, and not create new or aggravate existing hazards."

The application is subject to the following subsections of Chapter 5.2 of the Provincial Planning Statement:

5.2.2 Development shall generally be directed, in accordance with guidance developed by the Province (as amended from time to time), to areas outside of:

- a) hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards; and

5.2.3 Development and site alteration shall not be permitted within:

- a) a floodway regardless of whether the area of inundation contains high points of land not subject to flooding.

The subject lands contain a small portion of floodway at the northern end of the property from Patterson Creek, the 100-year flood elevation is 213.30m CGVD-2013. The area of the proposed development and conversion of the existing structure to permit a furniture store is located outside of the floodway.

LPRCA staff can advise that the application is consistent with Section 5.2.2 a) and 5.2.3 a) of the Provincial Planning Statement, 2024.

Permitting under Ontario Regulation 41/24

The subject lands are partially regulated by Long Point Region Conservation Authority under Ontario Regulation 41/24. The regulation limit as displayed on the plans is incorrect based on the changes made in Ontario Regulation 41/24. The regulation limit extends to the furthest extend of either 15 meters from the 100-year flood elevation or 30 meters from the Provincially Significant Wetland. Permission from this office is required prior to any development within the regulated area as defined in the Conservation Authorities Act.

Development activity is defined as:

- the construction, reconstruction, erection or placing of a building or structure of any kind,
- any change to a building or structure that would have the effect of altering the use or potential use of the building or structure, increasing the size of the building or structure or increasing the number of dwelling units in the building or structure,
- site grading, or
- the temporary or permanent placing, dumping or removal of any material, originating on the site or elsewhere (Ontario Regulation 41/24)

Based on the information provided in the applications, it does not appear that a permit would be required as the proposed development is located outside of the regulated area.

Finance

Finance has no comments on this application at this time.

Drainage

Circulated.

Forestry

Circulated.

Fire

Adequate fire department access to be maintained.

Ensure adequate fire protection and detection systems are installed if required under the OBC.

If electric vehicle charging or battery storage (Tesla wall, etc.) infrastructure is being provided please notify NCFD.

GIS

Norfolk GIS has no requirements at this time.



The Corporation of Norfolk County

By-Law XX-OP-2023

Being a By-Law to Adopt Amendment Number 168 to the Norfolk County Official Plan in respect of lands described as PL 182 BLK 11 LOT 24 BLK 12 LOTS 22 AND 23 BLK 22 LOTS 24 45 BLK 23 LOTS 22 TO 25 PT PINE ST PT SUTTON ST..NTE in the Name of Queensway West Holdings Ltd.

Whereas the Council of The Corporation of Norfolk County has considered an amendment to the Norfolk County Official Plan in accordance with the provisions of the Planning Act, R.S.O. 1990, c.P.13 as amended, Sections 17, 21 and 22;

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That amendment number 168 to the Norfolk County Official Plan as set out in the text and Schedule "A" attached hereto is hereby adopted.
2. That the effective date of this By-Law shall be the date of passage thereof.

Enacted and passed this 23rd day of September, 2025.

Mayor: A. Martin

County Clerk: W. Tigert

Amendment Number 168 to the Norfolk County Official Plan

Part A: Preamble to the Amendment

The purpose of amendment number 168 to the Norfolk County Official Plan is to permit a furniture store on the subject lands.

Location of the Lands Affected

As shown on the attached 'Schedule "A"', the subject lands are located on PL 182 BLK 11 LOT 24 BLK 12 LOTS 22 AND 23 BLK 22 LOTS 24 45 BLK 23 LOTS 22 TO 25 PT PINE ST PT SUTTON ST..NTE, known as 295 Queensway West.

Basis of the Amendment

This amendment is consistent with the Provincial Planning Statement, 2024.

Part B: The Amendment

That the Norfolk County Official Plan is hereby amended as follows:

Text Amendment

That site specific policy 7.11.3.2 be deleted and replaced with the following:

7.11.3.2 – Home and Agricultural Supply Establishment Site Specific Policy Area

On land designated Commercial – Site Specific Policy Area 7.11.3.2 on Schedule "B" to this Plan, a home and agricultural supply establishment and a furniture store shall be permitted. No maximum floor area limit shall apply.

Part C: Additional Information

This document will be implemented by Norfolk County enacting an appropriate amendment to the Norfolk County Zoning By-Law 1-Z-2014.



The Corporation of Norfolk County

By-Law -Z-2025

Being a By-Law to Amend Zoning By-Law 1-Z-2014, as amended, for property described as PL 182 BLK 11 LOT 24 BLK 12 LOTS 22 AND 23 BLK 22 LOTS 24 45 BLK 23 LOTS 22 TO 25 PT PINE ST PT SUTTON ST..NTE, known as 295 Queensway West, Norfolk County.

Whereas Norfolk Council is empowered to enact this By-Law, by virtue of the provisions of Section 34 of the *Planning Act, R.S.O. 1990, CHAPTER P.13*, as amended; and

Whereas this By-Law conforms to the Norfolk County Official Plan; and

Now therefore the Council of The Corporation of Norfolk County hereby enacts as follows:

1. That Subsection 14 Special Provisions is hereby further amended by deleting 14.630 and replacing with the following:

14.630 In addition to the uses *permitted* in the CS Zone, a home and agricultural supply establishment and a furniture store shall also be *permitted*.

2. That this By-Law shall become effective upon final approval of the related Amendment number 168 to the Norfolk County Official Plan.

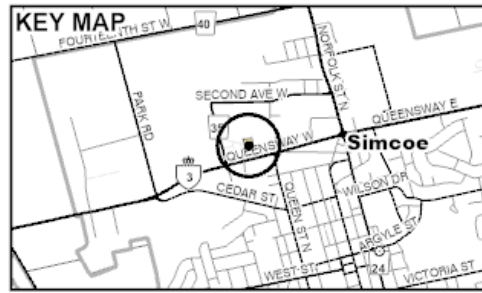
Enacted and passed this 23rd day of September, 2025.

Mayor: A. Martin

County Clerk: W. Tigert

MAP A **ZONING BY-LAW AMENDMENT** **NORFOLK COUNTY**

In the Urban Area of
SIMCOE



LEGEND



Subject Lands

ZONING BY-LAW 1-Z-2014

(H) - Holding

CS - Service Commercial Zone

HL - Hazard Land Zone

PSW - Provincially Significant Wetland Zone

R6 - Residential R6 Zone



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10 5 0 10 20 30 40 Meters

This is MAP A to Zoning By-law _____ Passed the ____ day of _____.

Mayor: A. Martin

Clerk

**Explanation of the Purpose and Effect of
By-Law __-Z-2025**

This By-Law affects a parcel of land described as PL 182 BLK 11 LOT 24 BLK 12 LOTS 22 AND 23 BLK 22 LOTS 24 45 BLK 23 LOTS 22 TO 25 PT PINE ST PT SUTTON ST..NTE, located at 295 Queensway West, Norfolk County.

The purpose of this By-Law is to amend the special provision on the subject lands. The change would have the effect of allowing a furniture store in addition to the existing permitted uses.