



Subject: Planning Report – A-07/24 – 40 Centennial Road

Department: Infrastructure Services

Division: Committee of Adjustment

Meeting Date: 2024-09-04

Recommendations

That Planning Report – A-07/23- 40 Centennial Road, dated September 4th 2024, be received:

That Minor Variance – Application File No. A-07/24 to permit 12 silos in front of the front wall of the main building on the property, be approved, subject to the following condition;

That the applicant/owner submit a satisfactory landscape plan detailing landscape improvement works to be carried out along the frontage of the building to mitigate the visual impact of the proposed silos and related equipment, to the satisfaction of the Town.

Introduction

Legal Descriptions: Part of Lot 21 and 112, Plan 335, Parts 1, 2, 3

Municipal Addresses: 40 Centennial Road

Applicant(s): Quality Cheese Inc. (2391110 Ontario Inc.)

Official Plan Designation: Employment Area (Schedule A – Land Use Plan)

Zoning (By-law 22-90): General Industrial (M1)

Purpose: Permit a maximum of twelve silos (accessory structures) in front of the front wall of the main building whereas the Zoning By-law currently permits a maximum of six.

Background

The land subject to this application is an existing lot on the east side of Centennial Road, adjacent to the corner of Centennial and Tideman Drive, municipally known as 40 Centennial Road. The lot area is approximately 46,388.85 square metres, with approximately 275 metres of frontage along Centennial Road and a lot depth of approximately 158.5 metres. Please refer to the attached location map (Attachment 1).

The site is the location of a large cheese processing facility in an existing one storey industrial building having a floor area of approximately 8,876.08 square meters. The property has been subject to multiple applications for Site Plan Approval as part of ongoing expansion works to the facility. The first phase addition was approved in 2022 (File No. SPA-2022-06), for a 3,966.81 square meter addition which has been completed and is apart of the existing structure. The second phase addition was approved in 2024 (File No. SPA-2024-01), for a 3,170.02 square meter addition which is currently under construction. The proposed minor variance is related to an application for the third phase expansion which is currently under review (File No. SPA-2024-04), to permit the construction of a 696.56 square meter addition at the easterly corner of the property. Please refer to the attached Site Plan for details of each addition (Attachment 02).

The facility currently has 5 large silos at the front of the building which are required for processing and storage of ingredients. The attached Site Plan shows an additional 7 silos being proposed for construction at the front of the building (refer to Attachment 02), which will result in a total of 12 silos. Section 19(14) of Zoning By-law 22-90 states that all accessory buildings and accessory structures, with the exception of a security post, shall be located to the rear of the front wall of the main building. The silos would meet the definition of accessory structures under the By-law. A Minor Variance to permit a maximum of 6 silos in front of the building was approved in 2015 (File No. A20-14), five of which are now constructed. Therefore an additional Minor Variance is required to permit a total of 12 silos in front of the building to account for the additional 7 silos being proposed.

The location of the silos at the front of the building is required due to operational needs and the internal layout of the facility, as the mechanical infrastructure in place will be utilized for the additional silos, which are needed for the planned increase in production. The silos have a proposed height of 12.8 meters, and will be arranged in two rows as opposed to the 1 existing row (see Attachment 2).

Section 45(1) of the Planning Act, R.S.O. 1990, as amended, outlines four tests that the Committee of Adjustment must be satisfied have been met when considering an application for a minor variance. Planning Division staff offer the following comments for the Committee's consideration in review of these four tests:

Analysis

1. Conformity with the Official Plan

The subject property is designated as "Employment Lands" in the Town of Orangeville Official Plan, which permits a range of industrial uses, including the current use of the

property for food processing. The policies for this designation are found in Section E.3 of the Official Plan, and encourage the “expansion of existing industries” to increase the employment base in Town. The proposed variance is required as part of ongoing expansion of the business operations on the property.

Therefore, the proposed variance is considered to conform with the intent of the Official Plan.

2. General Intent of the Zoning By-law is Maintained

The subject property is zoned “General Industrial (M1) Zone”, which permits a range of industrial and commercial uses, as outlined in Section 19 of the Town’s Zoning By-law (22-90 as amended). Further, Section 19(14) of the By-law states:

14) With the exception of a security post, all accessory buildings and accessory structures shall be located to the rear of the front wall of the main building.

The intent of prohibiting accessory structures from locating in front of the front wall of the main building on a property is to support a high quality urban design and minimize unaesthetic structures from being clearly visible from the street. This also assists in creating more welcoming entrances into a site, as the entrance to buildings within this zone are typically at the front of the building.

It is noted that the construction of this industrial building pre-dates any Town urban design guidelines, and that the main entrance and offices for the building are located at the side of the building and not the front of the building where the existing silos and other mechanical works are located. The front of the building is not the entrance, and is an established area for facility infrastructure, therefore the expansion of this infrastructure will not further detract from the entrance.

Based on the above, it is staff’s opinion that the general intent and purpose of the Zoning By-law will be maintained.

3. Desirable Development or Use of the Land, Building or Structure

The proposed variance will allow for the expansion from the 6 silos currently permitted in front of the building to a total of 12 silos permitted in front of the building. This will facilitate increased production in the facility after the planned expansions are complete, which will satisfy higher order policies in the Official Plan to support the expansion of businesses in the Employment Area. However, these silos will result in an increase of accessory structures being visible from the street and this impact should be properly mitigated so as not to detract from the streetscape.

Furthermore, in the recommendation report for the previous Minor Variance approved in 2015 (File No. A20-14) to permit six silos in front of the building, it was noted that there was existing “mature conifer trees” along the frontage which would mitigate the impact of these silos and that should they need to be removed, the owner would be encouraged to

incorporate additional landscaping in the front yard. These trees have since been removed, as shown in the attached streetview images (Attachments 03 and 04). The applicant is now requesting to construct additional silos further into the front yard, which will increase this visual impact, and should properly restore landscaping along this frontage. This property is a prominent business within the Town, and should be supported in ongoing expansion, however these works should not come at the cost of detracting from the public streetscape.

Therefore, staff believe that the proposed variance can be considered desirable, provided that the applicant implements appropriate landscape improvements to mitigate visual impacts associated with the silos and related mechanical equipment. This has been included within a recommended condition of approval for this application.

4. Minor in Nature

The proposed silos will still be meet the minimum required front yard setback prescribed in the Zoning By-law and due to the entrance of the building and main offices being at the side of the building, the silos will not detract from that public entrance. Despite the requested variance resulting in twice the permitted accessory structures in front of the building, in the context of the significant expansions to the building being constructed, this variance is considered minor in nature.

Therefore, in consideration of the above analysis, staff are of the opinion that the requested Minor Variance to permit 12 silos (accessory structures) in front of the front wall of the main building to allow for expanded operations, meets the four tests in the Planning Act. It is recommended that approval be given, on the condition that the applicant/owner will implement landscape improvements through a satisfactory landscape plan as part of the ongoing Site Plan Approval application under review by Town staff.

Infrastructure Services – Transportation & Development Comments:

Transportation and Development has reviewed this application and has no objection to the Minor Variance being requested by the Applicant. All work being completed on the site are subject to the site plan approval process and shall be done in accordance with the approved plans and agreement.

Strategic Alignment

Orangeville Forward – Strategic Plan

Priority Area: Economic Resilience

Objective: Retain local business

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities

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Attachment(s):

1. Location Map
2. Site Plan
3. Streetview Before
4. Streetview of Silos After