
Subject: Planning Recommendation Report – A07-25 – 40 Centennial Road

Department: Infrastructure Services

Division: Committee of Adjustment

Meeting Date: 2025-07-02

Recommendations

Planning Recommendation Report – A07-25 – 40 Centennial Road

That the Minor Variance application (File No. A07-25) to permit a generator exhaust shed in front of the front wall of the main building on the subject property, and to permit an increase in accessory structure height from 4.3 metres to 4.8 metres to accommodate a generator, be approved, subject to the following conditions:

- 1. That the applicant/owner submit a satisfactory landscape plan detailing landscape improvement works to be carried out along the frontage of the property, which includes fencing or screening around the existing generator, to the satisfaction of the Town;**
- 2. That the minor variance be limited to the extent shown in accordance with the approved site plan drawings for the proposed development at 40 Centennial Road;**
- 3. That the applicant/owner demonstrates, through a Noise Study or equivalent, that the generator will not create noise that is above acceptable levels as defined by the MECP, and provides sufficient noise attenuation if required.**

Introduction

Legal Descriptions: Part of Lot 21 and 112, Plan 335, Parts 1-5

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 generator shed (accessory structure) in front of the front wall of the main building whereas the Zoning By-law only permits accessory structures to the rear of the front wall of main building, AND permit an increase in maximum height for accessory structures from 4.3 metres to 4.8 metres to allow the existing generator.

Background and Analysis

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. The third phase addition was approved in 2024 (File No. SPA-2024-04), to permit the construction of a 696.56 square meter addition at the easterly corner of the property. The construction works for these expansions to the facility are ongoing, and the applicant has expressed plans for further expansion in the future. The current proposed minor variances are related to revisions to the previously approved Site Plan (File No. SPA-2025-02) to account for infrastructure needed to service the expanded facility. This infrastructure includes a transformer, underground effluent treatment and holding tank, and a generator with associated diesel exhaust generator shed. Upon review, it was determined that minor variances would be required to permit the generator and shed as proposed. Please refer to the attached Site Plan for further details (**Attachment 02**).

The generator has already been installed towards the front of the property as shown on the Site Plan. This generator replaces an existing generator that was at the front of the building, and is for emergency back-up power to ensure the operation of the facility can continue if power is lost. The generator also requires a Diesel-Exhaust Fluid (DEF) shed which is attached to the generator and is used to treat the exhaust from the generator and filter it before it goes outside. Please see shop drawings of the generator and shed included as **Attachment 03**.

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. Further, Section 19(15) of the Zoning By-law states that the maximum height for accessory structures in the General Industrial (M1) Zone is 4.3 metres. The current application seeks relief from these two provisions, as the shed

attached to the generator for the facility is slightly in front of the line of the front wall of the main building, and the height of the generator itself is 4.8 metres whereas the permitted height is 4.3 metres. The reason for this infrastructure being located at the front of the property is because the generator was already located at the front and all electrical infrastructure to connect to the building was already located there. In addition, the applicant has confirmed that existing infrastructure cannot be located to open space to the west of the building as they plan to expand the facility to the west, as shown in the attached draft future Site Plan (**Attachment 04**).

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 to permit the generator and associated shed will facilitate the completion of the expanded facility and thus support expanded industrial operations within the Town.

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 being located in front of the front wall of the main building within the Industrial (M1) Zone is to maintain a desirable appearance from the street and also to assist with uniform and welcoming entranceways to industrial buildings, which typically would have the entrance at the front of the building.

The orientation of the facility on the subject property is turned so that the side of the building functions as the main entrance area, with the facility offices, entrance and staff parking lot at the east side of the building. The front of the building functions as a side-yard, with existing infrastructure and mechanical works located here. The proposed

variances are for an updated generator which replaces an older one that was already located at the front of the building. Further, a minor variance was already approved for a number of silos at the front of the building in 2024 (File No. A07-24). This variance was approved based on satisfactory landscape works being carried out once all works were completed, and staff recommend that the same conditions be attached to an approval of the current minor variance application.

Based on the above, and contingent on sufficient landscaping and screening around the generator and shed, it is staff's opinion that the general intent and purpose of the Zoning By-law will still be maintained.

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

The proposed minor variance will allow the generator needed to provide back-up power for the expanded facility. This generator is to replace a smaller unit that was located at the front of the building. This and other infrastructure is proposed at the frontage of the property due to existing mechanical at the front of the building, and to protect for the future expansion of the facility to the west. The requested relief will assist with the ongoing expansion works. This will satisfy higher order policies in the Official Plan to support increased operations in the Employment Area. This is a desirable use of the land, however the placement of this infrastructure at the frontage of the property does not contribute to the aesthetics of the streetscape and should be mitigated through landscaping and other interventions.

The previous minor variance application (File No. A07-24) was approved conditional on a satisfactory landscape plan being submitted, which is then to be enforced through the Site Plan Approval process. The applicant has submitted an updated Landscape Plan for the area around the generator that the current application seeks relief from the Zoning By-law for. Please see attached excerpts from the Landscape Plan showing proposed landscaping and fencing around the generator and diagram of how views of the generator will be mitigated from the street (**Attachment 05**). This landscape plan is currently under review, but any approval of the current minor variance application should be conditional on this Landscape Plan and mitigation measures being deemed satisfactory. In addition, Planning staff noted that although the generator is located in the middle of an established industrial area and away from residential areas or other sensitive uses, any potential noise should be mitigated as well. In response to these comments, the applicant has shown proposed noise attenuation fencing around the generator. If the generator can be properly screened through landscaping and other means, and it can be demonstrated that noise can be mitigated to acceptable levels, then the proposed variance can be considered a desirable use of the land.

Therefore, staff believe that the proposed variance can be considered desirable as it assists with ongoing facility expansion, provided that the applicant implements appropriate landscape improvements to mitigate visual impacts associated with the generator and demonstrates that it will operate within acceptable levels of noise. These two items have been included as recommended conditions of approval for this application.

4. Minor in Nature

The generator and its associated exhaust shed will be within the required front yard setback in the Zoning By-law. The minor variance is for relief from the provisions of Section 19(14) to permit the shed portion in front of the line of the front wall of the main building, and from Section 19(15) for the increased height of the generator. This request for relief is in line with previous approvals for relief from these sections of the Zoning By-law to support the ongoing expansion of this business. In the context of these previous minor variance approvals, and given the constraints due to future planned expansion and the need to service ongoing facility operations, the variance can be considered minor in nature.

Therefore, in consideration of the above analysis staff are of the opinion that the requested Minor Variance to permit the generator exhaust shed (accessory structure) in front of the front wall of the main building and to allow the increase in height of the generator, 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 as outlined in a satisfactory landscape plan, and demonstrate that the generator will operate within acceptable levels of noise. This is to be confirmed through submissions as part of the concurrent application for Site Plan Approval of revisions to the previously approved site plan which is currently under review by Town staff.

Infrastructure Services – Transportation & Development Comments:

In addition to the above (Planning) requirements, the Ontario Ministry of the Environment, Conservation and Parks (MECP) has specific requirements for noise attenuation for industrial facilities such as Quality Cheese at 40 Centennial. These requirements include noise limits, noise screening and the use of noise barriers that are aimed at assisting with the reduction of noise to the surrounding residential areas.

Facilities are required to comply with noise limits as outlined in Ministry publications NPC-205 and NPC-232, which specify maximum permissible sound levels at points of reception (e.g., nearby residential areas). The Applicant is required to maintain continuous and regular noise monitoring to ensure compliance with applicable regulations and provincial requirements. Based on that, Transportation & Development suggests that copies of those regular monitoring reports be submitted to the Town to confirm compliance.

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. Generator Drawings
4. Future Site Plan
5. Landscape Plan - Excerpts