



Agenda
Committee of Adjustment Meeting

Wednesday, July 2, 2025, 6:00 p.m.

Electronic and In-Person Participation - Committee of Adjustment

The Corporation of the Town of Orangeville

(Chair and Secretary-Treasurer at Town Hall - 87 Broadway)

Orangeville, Ontario

NOTICE

Members of the public wishing to view Committee of Adjustment meetings will have the option to attend in-person or by calling 1-289-801-5774 and entering Conference ID: **117 041 308#**

Please note that your full name and comments will be part of the public record and will be included in the minutes of the meeting.

Prior to the meeting, written comments may be sent to the Secretary-Treasurer of the Committee of Adjustment by email at committeeofadjustment@orangeville.ca. Such written comments will become part of the public record.

Accessibility Accommodations

If you require access to information in an alternate format, please contact the Clerk's division by phone at 519-941-0440 x 2276 or via email at clerksdept@orangeville.ca

- 1. Call to Order**
- 2. Disclosures of (Direct or Indirect) Pecuniary Interest**

3. Land Acknowledgment

We would like to acknowledge the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. We also recognize that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

4. Adoption of Minutes of Previous Meeting

Recommendations:

That the minutes of the following meeting be approved:

4.1 2025-06-04 Committee of Adjustment Meeting Minutes

5. Statutory Public Hearing

5.1 File No. A-07/25 - 40 Centennial Road

In the matter of an application by Quality Cheese Inc. (2391110 Ontario Inc.) for a minor variance to Zoning By-law 22-90, as amended, on the property described as Lot 21, Part of Lots 23 and 112, Part of Railway Spur, RCP 335, and Part 34, RP 7R-393, Parts 1 and 2, RP 7R-2004, Parts 1 to 5, RP 7R-6113, municipally known as 40 Centennial Road, in the Town of Orangeville, in the County of Dufferin, under the provisions of Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The subject property is zoned General Industrial (M1).

Explanatory note:

The applicant is requesting a minor variance to Zoning By-law No. 22-90, as amended, for the subject property, to:

1. permit an accessory building (shed) to be located to the front of the front wall of the main building, whereas the by-law permits that all accessory buildings and structures with the exception of a security post be located to the rear of the front wall of the main building; and
2. increase the maximum height of an accessory structure (generator) to 4.8 metres, whereas the by-law permits the maximum height of 4.3 metres.

The purpose of the requested variances is to permit the installation of a generator and the construction of an associated shed.

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.

5.2 File No. B-02/25 - 27 and 31 Robb Boulevard

In the matter of an application by the Data Cable Company Inc. for consent to sever a parcel of land described as Lots 4 and 5, RCP 335, Parts 3 and 4, RP 7R-393, municipally known as 27 and 31 Robb Boulevard, in the Town of Orangeville, in the County of Dufferin, under the provisions of Section 53 of the Planning Act, R.S.O. 1990, c. P.13, as amended. The subject property is zoned General Industrial (M1).

Explanatory note:

The applicant is applying for a consent to sever a parcel of land into two parcels, the retained parcel being 31 Robb Boulevard and the severed parcel being 27 Robb Boulevard. The two properties merged on title under the Planning Act. There is no proposed development or redevelopment and there are no changes to lot area, lot frontage or lot depth of either parcel.

Recommendations:

That Planning Report – B-02-25 – 27 & 31 Robb Boulevard be received;

And that Consent Application B-02-25, to sever a parcel of land which has an area of approximately 5556 square meters from the lot at 31 Robb Blvd to reinstate the original lot at 27 Robb Blvd which was merged on title, be approved, subject to the following conditions:

- 1. That the applicant/owner submit a digital version of a draft Reference Plan (R-Plan) to the satisfaction of the Secretary-Treasurer, Committee of Adjustment.**
- 2. That any outstanding municipal taxes, fees or charges be paid in full.**
- 3. That all above conditions be fulfilled within two (2) years of the date of the Notice of Decision, so that the Town is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.**

6. Items for Discussion

6.1 Appointment of Deputy Secretary-Treasurer

Recommendations:

That Sarah Elliott be appointed as Deputy Secretary-Treasurer.

7. Correspondence

None.

8. Announcements

9. Date of Next Meeting

The next meeting is scheduled for August 6, 2025.

10. Adjournment



Minutes of Committee of Adjustment

Wednesday, June 4, 2025, 6:00 p.m.

Electronic and In-Person Participation - Committee of Adjustment

The Corporation of the Town of Orangeville

(Chair and Secretary-Treasurer at Town Hall - 87 Broadway)

Orangeville, Ontario

Members Present: A. Howe, Chair
 A. Harris, Vice-Chair
 R. Baldassara
 M. Demczur (arrived at 6:02 p.m.)
 B. Wormington

Staff Present: M. Adams, Secretary-Treasurer
 S. Pottle, Planning Technician
 L. Russell, Senior Planner
 H. Savage, General Manager, Community Services
 J. Snider, Fire Chief, Community Services

1. Call to Order

The Chair called the meeting to order at 6:00 p.m.

2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

3. Land Acknowledgment

The Chair acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. The Chair also recognized that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

4. Adoption of Minutes of Previous Meeting

Moved by B. Wormington

That the minutes of the following meeting be approved:

4.1 2025-05-07 Committee of Adjustment Meeting Minutes

Carried

5. Statutory Public Hearing

5.1 File No. A-06/25 - Vacant land at the southwest corner of Centennial Road and Commerce Road (no formal municipal address issued)

Susan Pottle, Planning Technician, was affirmed and provided an overview of the Planning report and stated staff are recommending approval of the application.

There were no questions from the committee.

Moved by R. Baldassara

That Planning Report A-06/25 – Vacant land, southwest corner of Centennial Road and Commerce Road be received;

And that the Minor Variance Application (File No. A-06/25) to permit the construction of a fire training tower with a building height maximum of 24.0 metres, whereas Zoning By-law No 22-90, as amended, permits a maximum building height of 18.0 metres be approved.

Carried

Reasons: The committee supports the recommendations in the Planning report.

5.2 File No. B-01/25 - 15 C Line

Larysa Russell, Senior Planner, was affirmed and provided an overview of the application and noted that Planning staff are recommending approval.

Vincent Galperin and Ethan Crowe, representing Ventawood Management Inc., who are the agents for the application were in attendance to respond to any questions. Mr. Galperin was affirmed and delivered a presentation to the committee, and advised the septic system on the property will be decommissioned, and the existing home will be connected to municipal services.

The Committee sought clarification regarding whether the severed property will merge on title with the three other properties. The applicant provided a response.

Nancy Prendergast, 3 C Line, called in to express her objections to the severance. Her concerns included issues related to fencing and her interest in selling her property to the developer. The Chair recommended she discuss these matters directly with the developer. Additionally, she raised concerns about potential changes to by-laws and possible increased density on the developer's property, and she was advised to consult with Planning staff as the development is under a separate Planning application.

Moved by A. Harris

That Items 5.2.1, 5.2.2 and 5.2.3 be received;

That Planning Report – B01-25 – 15 C Line be received;

And that Consent Application (File No. B01-25) to sever a parcel of land at the rear of the property to form a lot addition on the adjoining lands municipally known as 340 Broadway, 31 C Line and 47 C Line, be approved, subject to the following conditions:

- 1. That the owner shall register an Application to Consolidate Parcels in order to include the severed parcel with the abutting lands known as 340 Broadway, 31 C Line and 47 C Line. In**

fulfillment of this condition, the Town will accept an Undertaking from a solicitor to effect this registration.

2. That the applicant/owner submit a digital version of a draft Reference Plan to the satisfaction of the Secretary-Treasurer, Committee of Adjustment.
3. That any outstanding municipal taxes, fees or charges be paid in full.
4. That the owner demonstrates that the private septic system and associated piping and works associated with the retained lot be permanently disconnected, and the plumbing done in such a way that it cannot be reinstated. All work will be inspected by Infrastructure Services and be completed to the satisfaction of the Town.
5. That all above conditions be fulfilled within two (2) years of the date of the Notice of Decision, so that the Town is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.

Carried

Reasons: The Committee supports the recommendations in the Planning report.

5.2.1 Presentation received from Ventawood Management Inc. regarding Consent Application B-01/25 - 15 C Line

5.2.2 Correspondence received from Credit Valley Conservation regarding Consent Application B-01/25 - 15 C Line

5.2.3 Correspondence received from Nancy Prendergast regarding Consent Application B-01/25 - 15 C Line

6. Items for Discussion

None.

7. Correspondence

None.

8. Announcements

Member Demczur advised he will not be attending the July 2, 2025 meeting.

9. Date of Next Meeting

The next meeting is scheduled for July 2, 2025.

10. Adjournment

The meeting was adjourned at 6:46 p.m.

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

Prepared By

Matthew Mair, MA , BURPI
Development Planner, Infrastructure Services

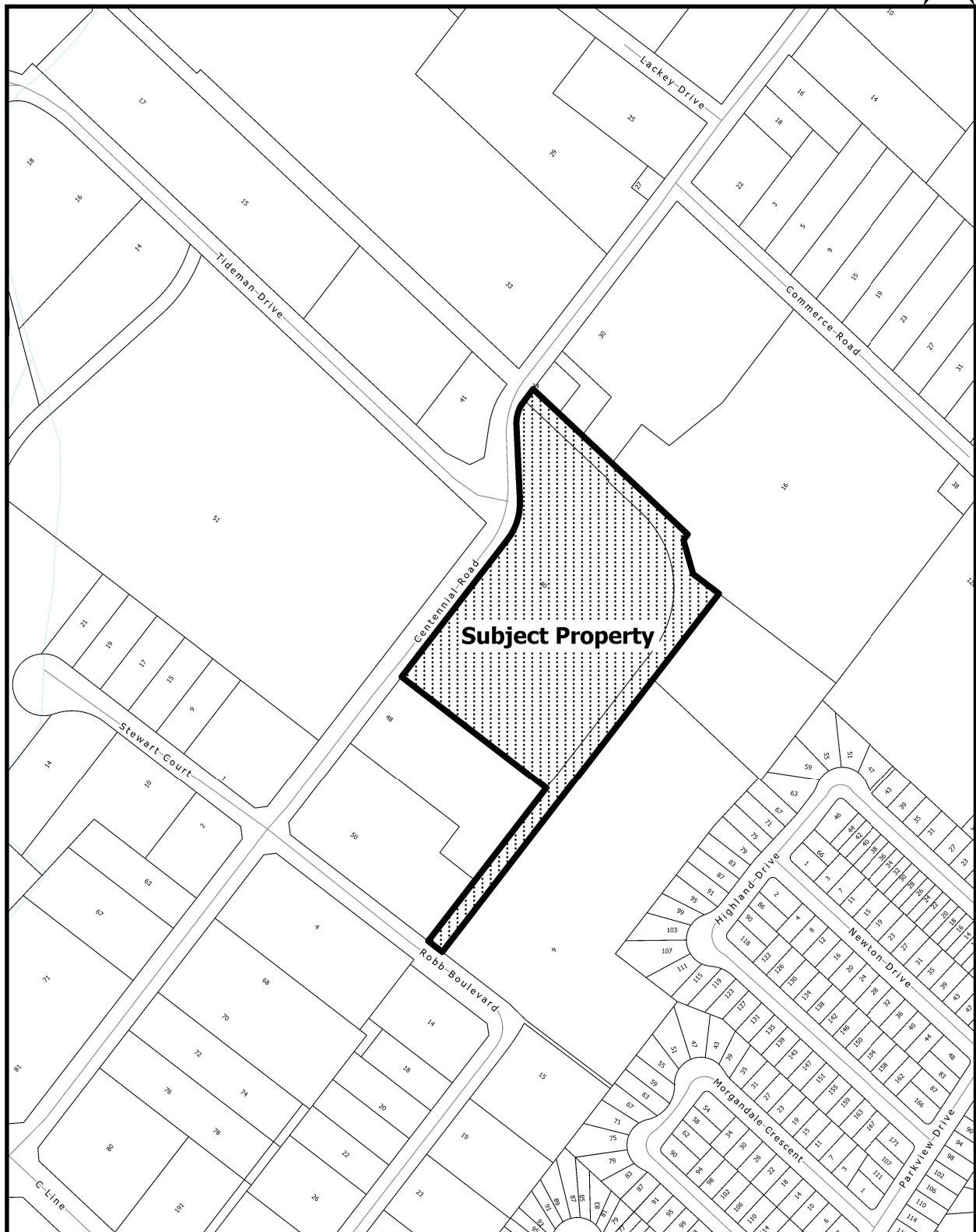
Reviewed by

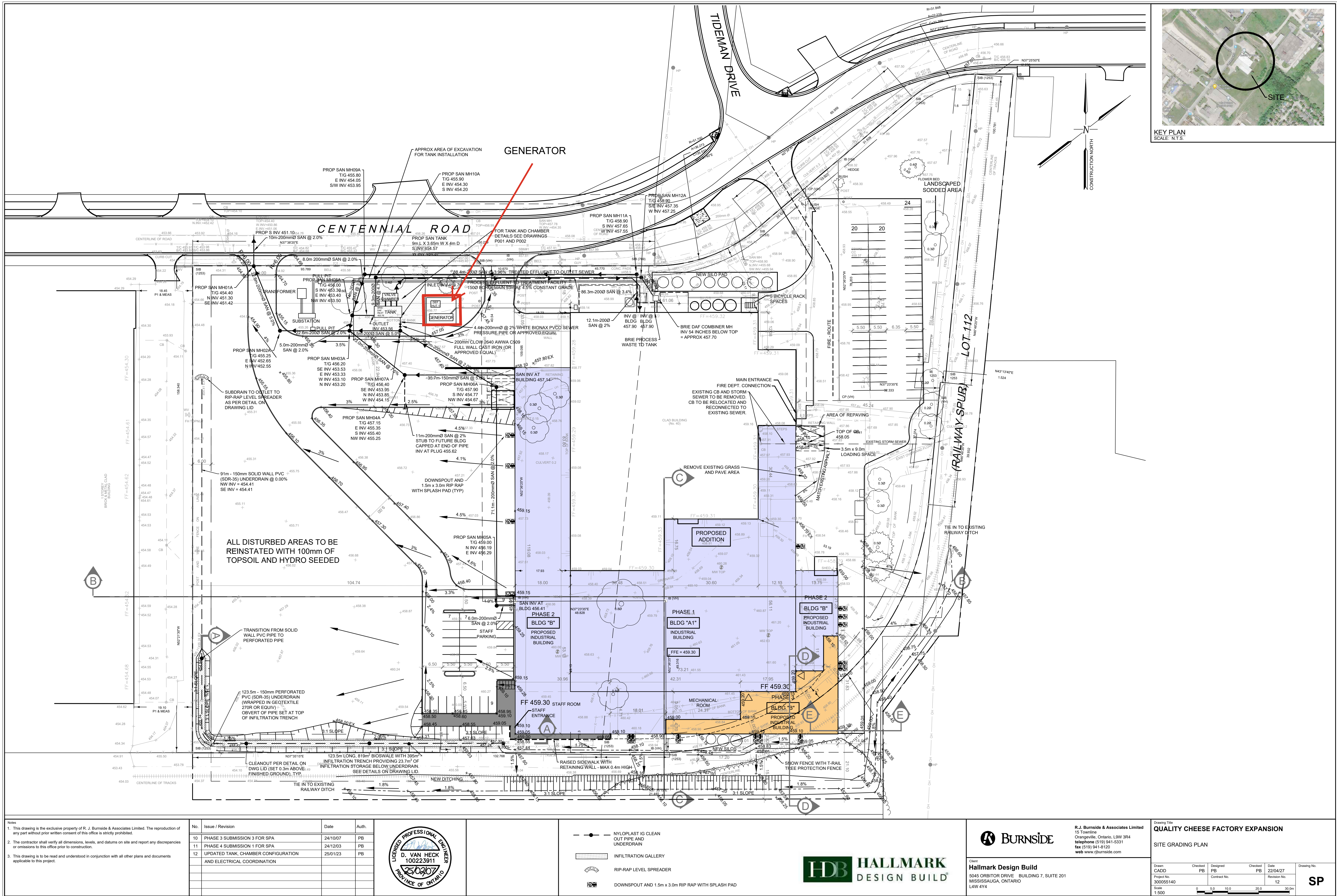
Larysa Russell, MCIP, RPP
Senior Planner, Infrastructure Services

Attachment(s):

1. Location Map
2. Site Plan
3. Generator Drawings
4. Future Site Plan
5. Landscape Plan - Excerpts

Location Map
File: A-07/25
Applicant(s): Quality Cheese Inc. (2391110 Ontario Inc.)



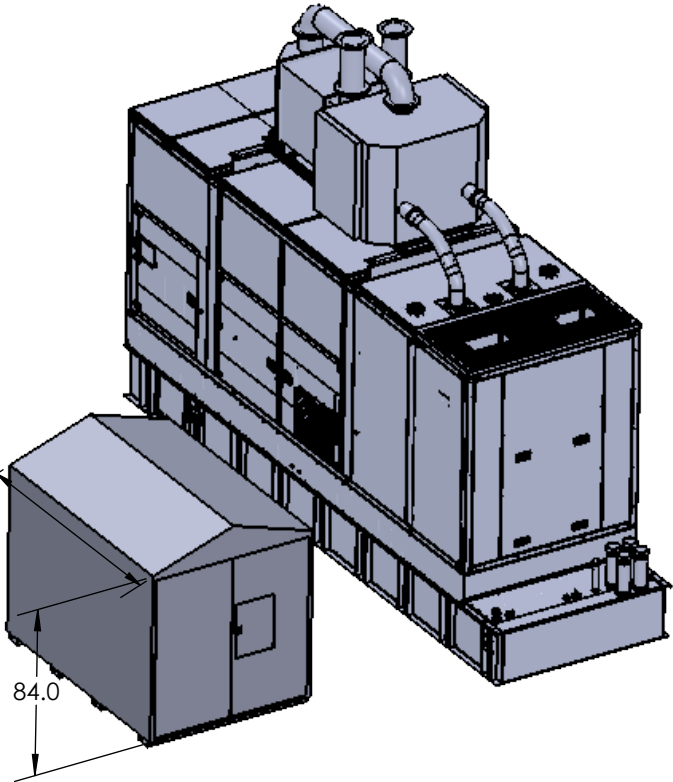
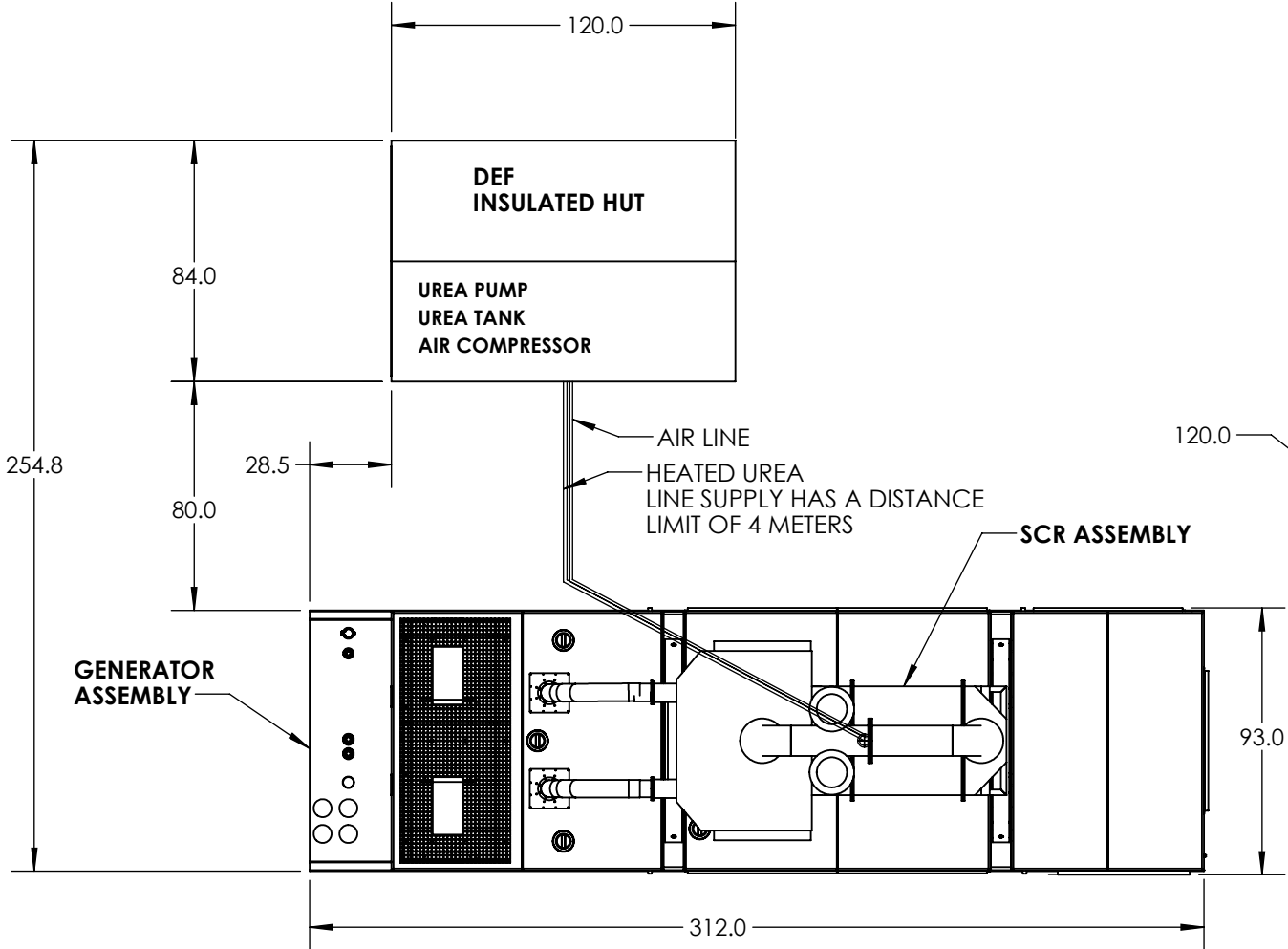


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ACCESS ROAD



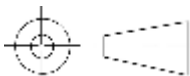
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PROJECTION



CHK'D	APPR'D	REV.
CUSTOMER DWG NO.		
ORIGINAL MUFFLER NO.		
JIG NO.		
TOLERANCE (UNLESS OTHERWISE STATED)		
FRACTIONAL	±1/8	ANGLES ±1°
DECIMAL .XX	±.06	DECIMAL .XXX ±.030

PART DESCRIPTION
SOMMERS GENERATOR LAYOUT ON SITE

SCALE: 1.5:96	DRAWN: L.BLACKMAN
DATE: 2024-08-28	MATERIAL:
PART NO.	SHEET 1 OF 1
SOMMERS GENSET SITE LAYOUT	

REV.	DESCRIPTION	DATE	BY	EWO NO
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4

3

2

1

SYMBOL LEGEND	
	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN LOCATIONS
	ENTRANCE & EXIT VESTIBULES
	DIRECTION OF TRAFFIC FLOW
	LANDSCAPE ISLANDS: 150 CONC. CURB CONT. AS SHOWN CIV. LANDSCAPE - SEE LANDSCAPE DWG.
	PAINTED ISLANDS: PAINTED TRAFFIC ISLAND COLOUR AS PER PAINT SPEC.
	CURB-CUTS FOR ACCESSIBLE ACCESS
	LIGHT DUTY ASPHALT PAVING: CAR PARKING AND DRIVEWAYS SEE SITE SERVICE & GRADING DWGS FOR DETAILS
	HEAVY DUTY ASPHALT PAVING: TRUCKING ROUTE SEE SITE SERVICE & GRADING DWGS FOR DETAILS
	SNOW STORAGE
	EASEMENT
	PROPERTY LINE
	DESIGNATED FIRE ROUTE
	ACCESSIBLE PARKING SIGN
	ACCESSIBLE PARKING STALL
	FIRE HYDRANT AND VALVE (REFER TO TYPICAL SITE PLAN DETAILS)
	FIRE DEPT. CONNECTION
	ALTERNATIVE FUELING STATION
	GARBAGE ROOM
	ELECTRICAL ROOM
	MECHANICAL ROOM
	CART CORRAL
	ROOF DRAIN
	FIRE ANNUNCIATOR PANEL
	FIRE ALARM
	CANADA POST FACILITY
	LIGHTING REFERENCE (REFER TO ELECTRICAL DRAWINGS)
	FIRE-ROUTE SIGN
	IMPRESSED ASPHALT

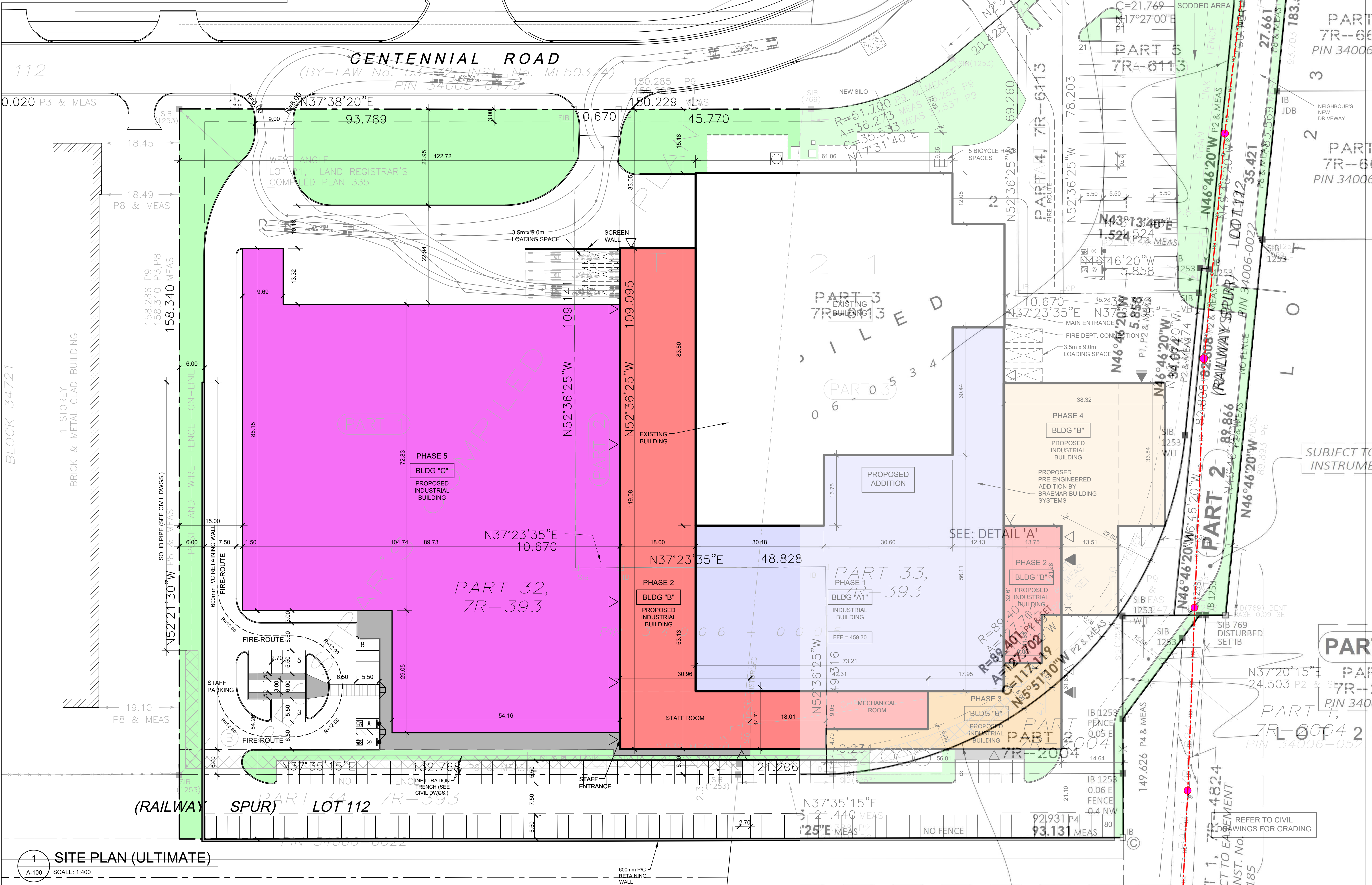
SITE ANALYSIS (PHASE 3)			
ZONING:	M1		
LOT AREA 1:	39,345.09 S.M.	(9.72 ACRES)	
LOT AREA 2:	7,043.76 S.M.	(1.74 ACRES)	
TOTAL LOT AREA:	46,388.85 S.M.	(11.46 ACRES)	
BUILDING AREA:			
EXISTING (BLDG A):	4,909.27 S.M.	(52,844.67 S.F.)	
PROPOSED A1 (PHASE 1):	3,966.81 S.M.	(42,699.78 S.F.)	
PROPOSED B (PHASE 2):	3,170.02 S.M.	(34,122.93 S.F.)	
PROPOSED B (PHASE 3):	696.56 S.M.	(7,497.95 S.F.)	
PROPOSED B (PHASE 4):	1,584.05 S.M.	(17,051.13 S.F.)	
PROPOSED C (PHASE 5):	8,234.30 S.M.	(88,636.17 S.F.)	
TOTAL GROUND FLOOR:	22,561.01 S.M.	(242,852.63 S.F.)	
COVERAGE:			
F.S.I.:	48.63%		
	0.49		
PARKING REQUIRED:			
1,800.00 S.M. @ 1 CAR / 95 S.M.	19 SPACES (INDUSTRIAL)		
20,761.01 S.M. @ 1 CAR / 460 S.M.	45 SPACES (INDUSTRIAL)		
180 S.M. @ 1 CAR / 20 S.M.	9 SPACES (OFFICE)		
TOTAL PARKING REQUIRED:	73 SPACES		
PARKING PROVIDED:			
STAFF PARKING PROVIDED:	228 SPACES		
TOTAL PARKING PROVIDED:	16 SPACES		
	244 SPACES		
ACCESSIBLE PARKING REQ'D:			
1 TYPE A (3.5 x 5.5)			
1 TYPE B (2.7 x 5.5)			
ACCESSIBLE PARKING PROV'D:			
2 TYPE A			
2 TYPE B			

PLAN OF SURVEY OF
ALL OF LOT 21
LAND REGISTERED COMPILED PLAN 335
TOWN OF ORANGEVILLE
COUNTY OF DUFFERIN

VAN HARTEN SURVEYING INC.
Land Surveyors & Engineers
Date: August 29, 2012

PLAN OF SURVEY OF
PART OF LOT 112 AND PART OF LOT 23
REGISTERAR'S COMPILED PLAN 335
TOWN OF ORANGEVILLE
COUNTY OF DUFFERIN

VAN HARTEN SURVEYING INC.
Land Surveyors & Engineers
Date: December 1, 2023



NO.	DATE	REVISIONS	BY
-----	------	-----------	----

DRAWING ISSUE		
DATE	PARTICULARS	BY
	Issued for Design Approval	
	Issued for Site Plan Approval	
	Issued for Pricing and Budgeting	
	Issued for Building Permit	
	Issued for Tendering	
	Issued for Construction	
	Issued for Record Set of Docs.	

This drawing, as an instrument of service, is provided by and is the property of Venchiarutti Gagliardi Architect Inc. The contractor must verify and accept responsibility for all dimensions and conditions on site and must notify Venchiarutti Gagliardi Architect Inc. of any variations from the information.

Venchiarutti Gagliardi Architect Inc. is not responsible for the accuracy of survey, structural, mechanical, electrical, etc. engineering information shown on this drawing. Refer to the appropriate engineering drawings before proceeding with the work.

Construction must conform to all applicable codes and requirements of authorities having jurisdiction. This drawing is not to be scaled.

Venchiarutti Gagliardi Architect Inc. is not responsible for any environmental conditions, geotechnical conditions or any pollutants found on site.

All architectural symbols indicated are graphic representations only.

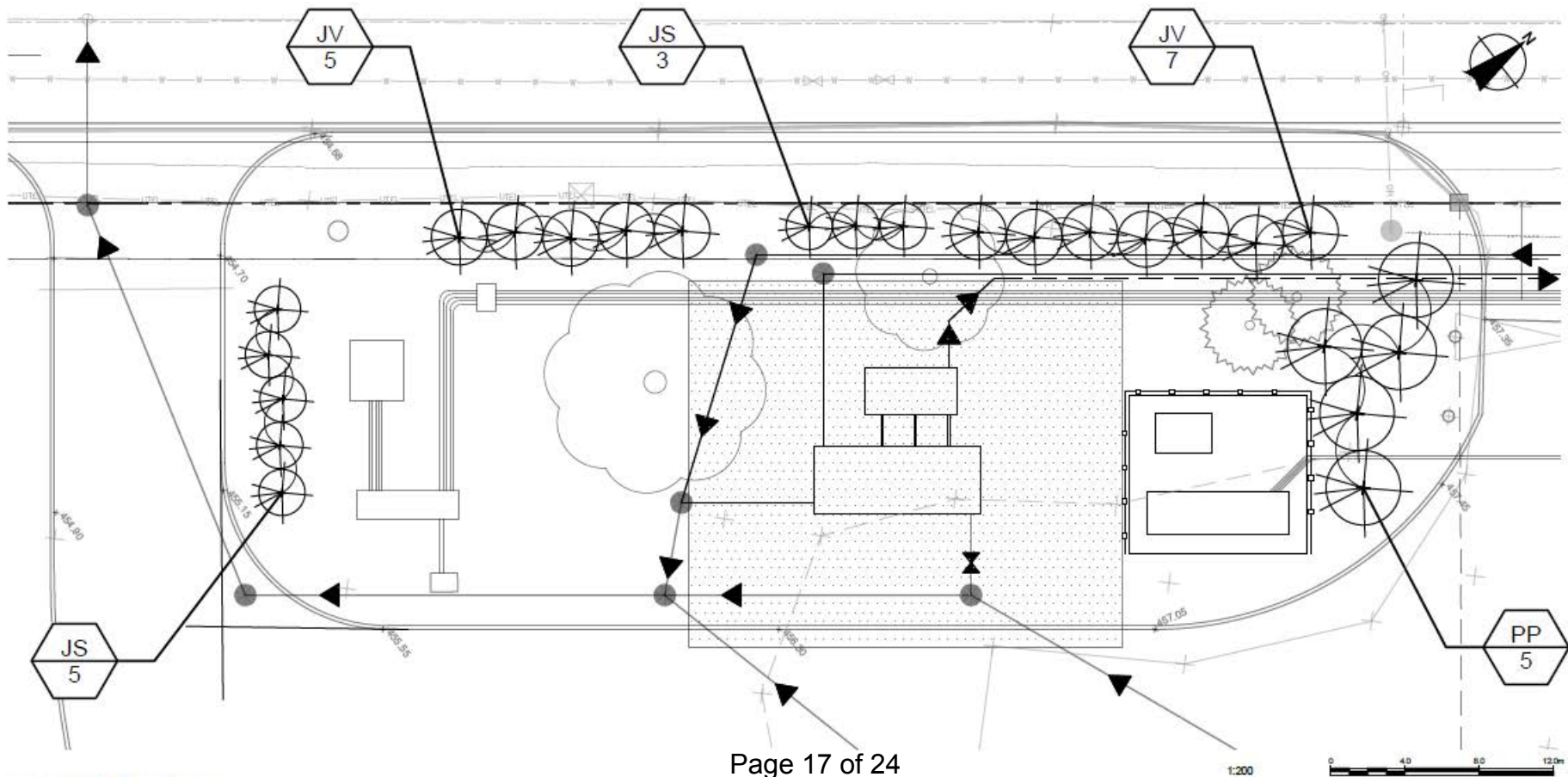
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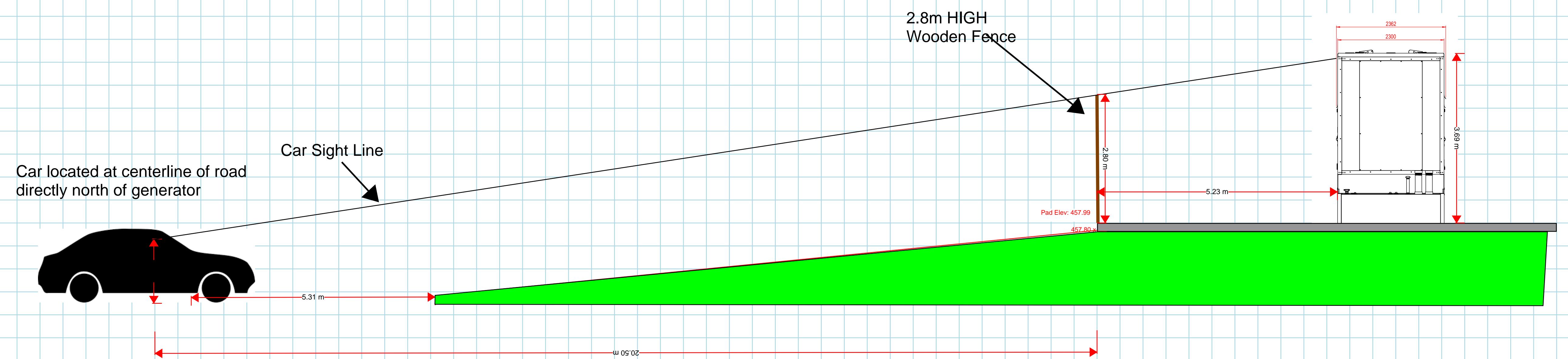
VENCHIARUTTI GAGLIARDI ARCHITECTS
OF
ONTARIO
4321
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1 SITE PLAN (ULTIMATE)
A-100 SCALE: 1:400





Subject: Planning Recommendation Report – B-02-25 – 27 & 31 Robb Boulevard

Department: Infrastructure Services

Division: Committee of Adjustment

Meeting Date: 2025-07-02

Recommendations

That Planning Report – B-02-25 – 27 & 31 Robb Boulevard be received;

And that Consent Application B-02-25, to sever a parcel of land which has an area of approximately 5556 square meters from the lot at 31 Robb Blvd to reinstate the original lot at 27 Robb Blvd which was merged on title, be approved, subject to the following conditions:

- 1. That the applicant/owner submit a digital version of a draft Reference Plan (R-Plan) to the satisfaction of the Secretary-Treasurer, Committee of Adjustment.**
- 2. That any outstanding municipal taxes, fees or charges be paid in full.**
- 3. That all above conditions be fulfilled within two (2) years of the date of the Notice of Decision, so that the Town is authorized to issue the Certificate of Consent pursuant to Section 53(42) of the Planning Act.**

Introduction

Legal Description: Lots 4 & 5, Registrar's Compiled Plan 335

Municipal Address: 27 & 31 Robb Boulevard

Applicant(s): The Data Cable Company Inc. (c/o Vanharten Surveying Inc.)

Official Plan Designation: Employment Area (Schedule "A")

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

Purpose (B-02-25): The applicant is requesting a **consent to sever** a parcel of land which has an area of approximately 5556 sq. metres, from the lot at 31 Robb Boulevard to reinstate the original lot at 27 Robb Blvd which was merged on title.

Background and Analysis

The subject properties are legally described as Lots 4 & 5, Registrar's Compiled Plan 335. The two lots are side by side and located on the south side of Robb Boulevard, just east of the intersection of C Line and Robb Boulevard. The lots are almost identical with 31 Robb Boulevard having an area of approximately 5552 square meters, and 27 Robb Boulevard having an area of approximately 5556 square meters, and both having approximately 60.96 meters of frontage along Robb Boulevard. The lot on 31 Robb Boulevard has an existing 2-storey industrial building that is currently used as a cable manufacturing facility with associated parking areas. The lot on 27 Robb Boulevard has an existing 1-storey industrial building with 5 separate office units. The location of the subject properties is outlined in the attached Location Map (**Attachment No. 1**).

The two lots have inadvertently merged on title due to them being registered under the same ownership. Therefore, the consent for severance is required to reinstate the original lots for the purposes of separate ownership. The subject properties are both under the ownership of the company operating the manufacturing facility at 31 Robb Boulevard and the consent is required to sell or transfer the existing lot at 27 Robb Boulevard to another owner. The retained lot on 31 Robb Boulevard is also Subject to an Easement registered as "Inst. No. LTD32388" for a Sanitary Sewer in favour of the Town of Orangeville. The application would not make any changes to the original lot line and lot configuration, and will not result in any new building lots. The existing conditions on both the subject properties will not change as a result of the proposed severance and both properties will still be in compliance with the Town's Zoning By-law. The submitted Severance Plan is included as **Attachment No. 2**.

Planning Analysis – Consent Application B-02-25

Section 51(24) of the Planning Act, R.S.O. 1990, as amended, provides a list of matters to be regarded in relation to the division of land. Staff have reviewed the consent application in light of the Planning Act criteria and is satisfied that the consent can meet all applicable criteria in Section 51(24).

1. Provincial Planning Statement, 2024 (PPS)

The Provincial Planning Statement (PPS) is issued under Section 3 of the Planning Act, and provides policy direction on matters of provincial interest related to land use planning and development. The 2024 PPS came into effect on October 20, 2024, and merges the previous Provincial Policy Statement (2020) and Growth Plan for the Greater Golden Horseshoe (2019). Planning staff reviewed the proposed consent application in the context of the PPS, which generally promotes the efficient use of land and conservation of

natural resources to maintain environmental health, social well-being, and long-term prosperity within communities.

The proposed application has been deemed consistent with the policies of the PPS due to the proposal assisting with the following policy objectives:

- Land use patterns which efficiently use land and resources, optimize existing and planning infrastructure and public services (Section 2.3.1.2);
- Maintaining range of sites for employment uses which will support a wide range of economic activities (2.8.1-b);
- Efficiently use existing municipal sewer and water services without the need for expansion to service the proposed development (Section 3.6.2).

The proposed consent is consistent with and does not conflict with any relevant policies within the PPS (2020), as it represents an administrative process to re-instate the existing lots, which will ensure they can be used for separate employment activities by separate owners and will not require any updated servicing or infrastructure.

2. Town of Orangeville Official Plan

The Town's Official Plan (OP) designates the subject property as 'Employment Area' (Schedule 'A': Land Use Plan). This designation permits a range of industrial uses such as manufacturing, assembling, processing, fabricating, refining, repairing, warehousing, etc. and other "Secondary Permitted Uses" such as retail, limited commercial uses, automotive uses, etc. provided certain criteria is met.

Section 17 of the Official Plan outlines general policies for considering where land division may occur by consent. The proposed consent satisfies these criteria based on the following:

- The subject lands are located within an area serviced with full municipal water and sanitary infrastructure and stormwater run-off is accommodated by overland flow into the municipal stormwater management network (Section 17.1). No new development or additional demand on Town infrastructure would be enabled by this consent application.
- The proposed consent will maintain existing lot frontage onto Robb Boulevard (Section 17.2).
- The proposed reinstatement of the pre-existing lots is consistent with the lot pattern in the area, will meet the provision of the Zoning By-law and is appropriate for the existing employment uses (Section 17.3).

In conclusion, the proposed consent is consistent with, and has regard for matters of provincial interest and conforms with the policies in the Town's Official Plan. Therefore, the proposed consent to facilitate a minor lot addition to eliminate an existing easement can be considered appropriate and meets all criteria outlined in the Planning Act.

Infrastructure Services – Transportation & Development Comments:

The Transportation & Development Division has reviewed the recommendation report, and given the administrative nature of the application has no objections or further comments.

Strategic Alignment

Orangeville Forward – Strategic Plan

Strategic Goal: Economic Resilience

Objective: Readiness - Ensure availability and affordability of employment lands and housing

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

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

Prepared by

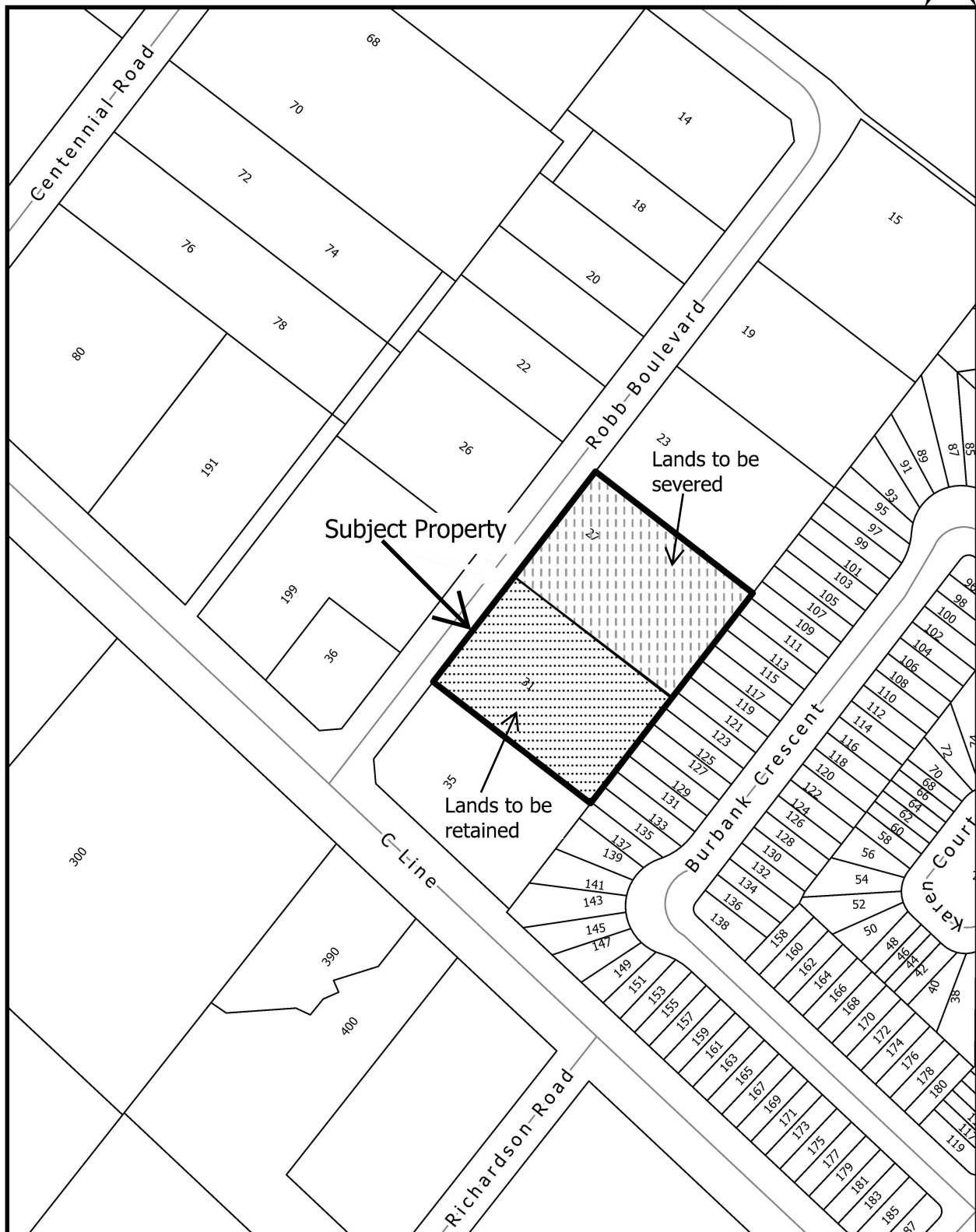
Matthew Mair, MA , BURPI
Development Planner, Infrastructure Services

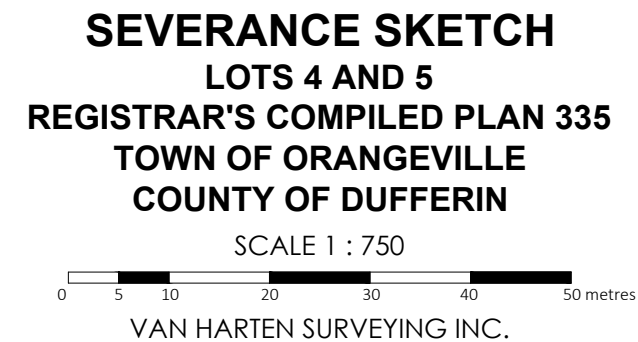
Reviewed by

Larysa Russell, MCIP, RPP
Senior Planner, Infrastructure Services

Attachment(s): 1. Location Map
2. Severance Plan

Location Map
File: B-02/25
Applicant(s): The Data Cable Company Inc.





**SUBJECT
PROPERTY**

ORANGEVILLE

CENTENNIAL
C LINE
ROBB BLVD
CENTURY DR

1. **THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.**
2. SUBJECT LANDS ARE ZONED GENERAL INDUSTRIAL.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF EMPLOYMENT AREA.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. DIMENSIONS ON THIS SKETCH ARE BASED ON RECORDS OF VAN HARTEN SURVEYING INC.

THIS SKETCH WAS PREPARED
ON THE 26th DAY OF MAY, 2025


MATT De JAGER
ONTARIO LAND SURVEYOR



Kitchener Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: S.J.	CHECKED BY: J.M.L.	PROJECT No. 34371-25
May 27,2025-11:03am L:\Orangeville\335 RCP\acad\SEV LOTS 4 AND 5 RCP 335 (UTM 2010).dwg © 2025 THIS SKETCH IS PROTECTED BY COPYRIGHT		