



Town of Orangeville
Committee of Adjustment
Secretary-Treasurer
87 Broadway, Orangeville, ON L9W 1K1
Town Hall customer service (Monday-Friday,
8:30 a.m. - 4:00 p.m.): 519-939-0453
email: committeeofadjustment@orangeville.ca

APPLICATION FOR MINOR VARIANCE

under the provisions of Section 45 of the Planning Act, R.S.O. 1990, c. P.13, as amended

Application File Number: A-09/25
Subject Property Address: 200-250 Centennial Road and 540 Riddell Road
Legal Description: Part of Lot 2, Concession C, Part 1, Ref. Plan 7R-5563
Applicant: Skyline Retail Real Estate Holdings Inc.
Subject Property Zoning: Neighbourhood Commercial (C2), S.P. 24.175

Purpose of the Application:

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

1. introduce a combined/"blended" parking rate of 1 parking space per 15 square meters of floor area for a minimum of 268 parking spaces.

The purpose of the requested variance is to enable the same parking rate for all permitted uses. See drawing and subject property location map attached.

NOTICE OF HEARING

The Committee of Adjustment of the Town of Orangeville will consider this application at its Hybrid in-person and Virtual Hearing on:

Wednesday, August 6, 2025, at 6:00 pm
in Council Chambers at 87 Broadway, Orangeville

You are receiving this notice because you reside and/or own property within 60 metres of the subject property.

How to Participate in the Hearing:

1. **Written Comments:** send an email to the attention of the Secretary-Treasurer of the Committee of Adjustment at committeeofadjustment@orangeville.ca or by mail to the address at the top of this Notice. Written submissions must include your full name and mailing address, the application file number and property address of the application you are commenting on, along with authorization to post your correspondence on the agenda. Written comment submissions must be received no later than **4:00pm on July 29, 2025**.
2. **Participate in-person:** by attending the Hearing on the date and time noted above.
3. **Participate virtually:** This meeting will be hosted via Zoom. To access the toll-free telephone number, meeting ID and passcode, please visit [Orangeville.ca/Meetings](https://orangeville.ca/Meetings) and select the **Wednesday, August 6, 2025** meeting date, where the details will be listed in the **Notice** section of the agenda. The agenda will be published on **Friday, August 1, 2025**.
4. **Applicants:** The applicant or any authorized person acting on behalf of the applicant **should** attend this Hearing either in-person or virtually, to address their application before the Committee.

Note: Information provided in any correspondence, virtual or in-person participation will become part of the public record. If you do not participate in this Hearing, the Committee may make a decision in your absence and you will not be entitled to any further notice in the proceedings.

Additional Information regarding the application can be obtained by contacting the Secretary-Treasurer of the Committee of Adjustment by email at committeeofadjustment@orangeville.ca. The application, related materials and reports will be available on **August 1, 2025** electronically or may be viewed in-person at the Clerk's Division at Town Hall during regular business hours.

Appeal Process: If you wish to be notified of the decision of the Committee of Adjustment in respect of this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment by email at committeeofadjustment@orangeville.ca or by mail to the address at the top of this Notice. This will also entitle you to be advised of an appeal of the matter to the Ontario Land Tribunal (OLT). Please note that only the applicant and certain public bodies and the Minister can appeal a decision to the OLT within 20 days of the notice of decision. If a decision is appealed, you may request participant status in the matter by contacting the OLT at olt.clo@ontario.ca.

Multi-tenant properties receiving this notice: Owners of multi-tenant properties are requested to ensure that their tenant(s) are notified of this application and hearing date. Any owner of a property that contains seven (7) or more residential units must post this notice in a location that is visible to all of the residents.

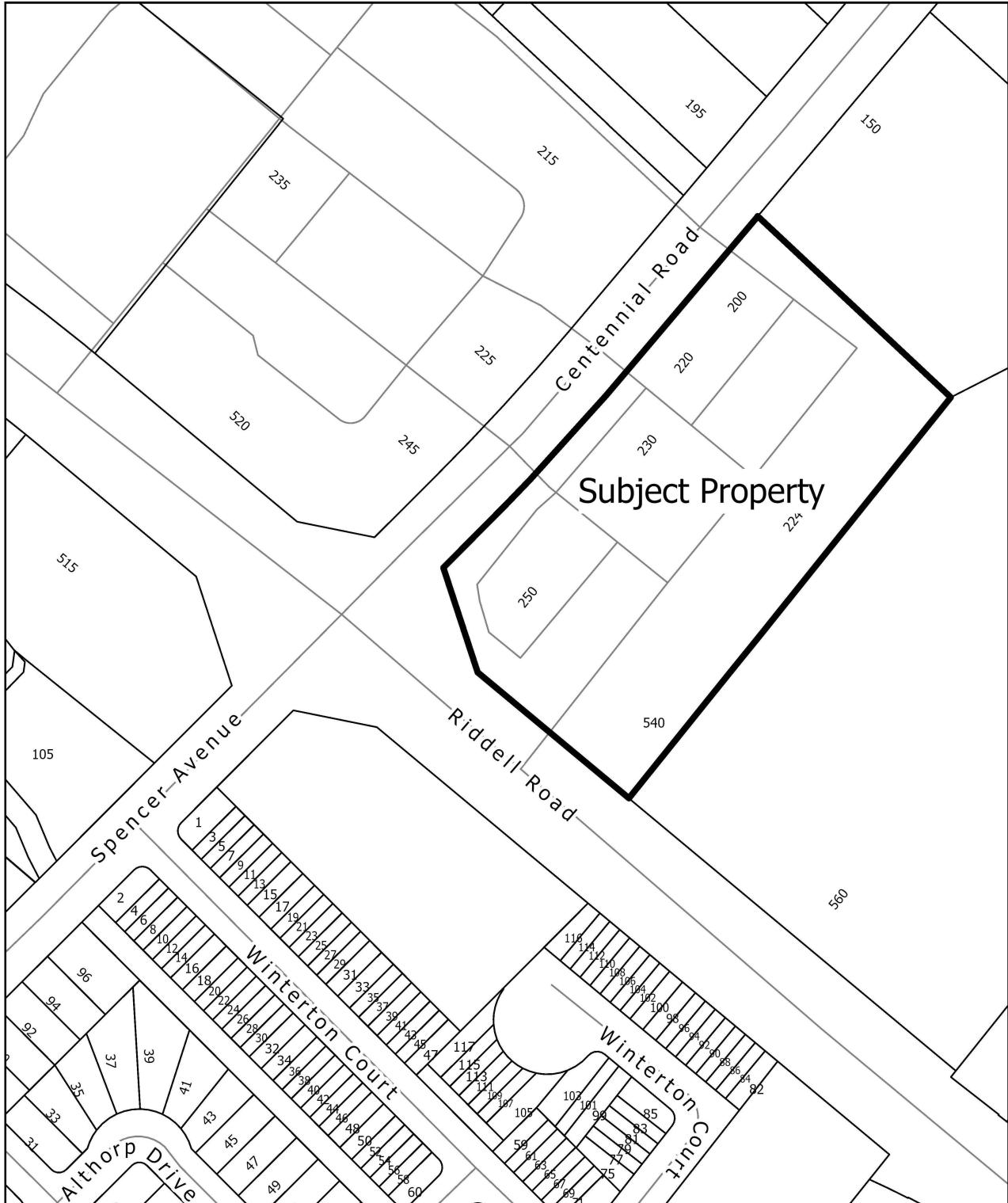
Dated at Orangeville this 18th day of July, 2025.

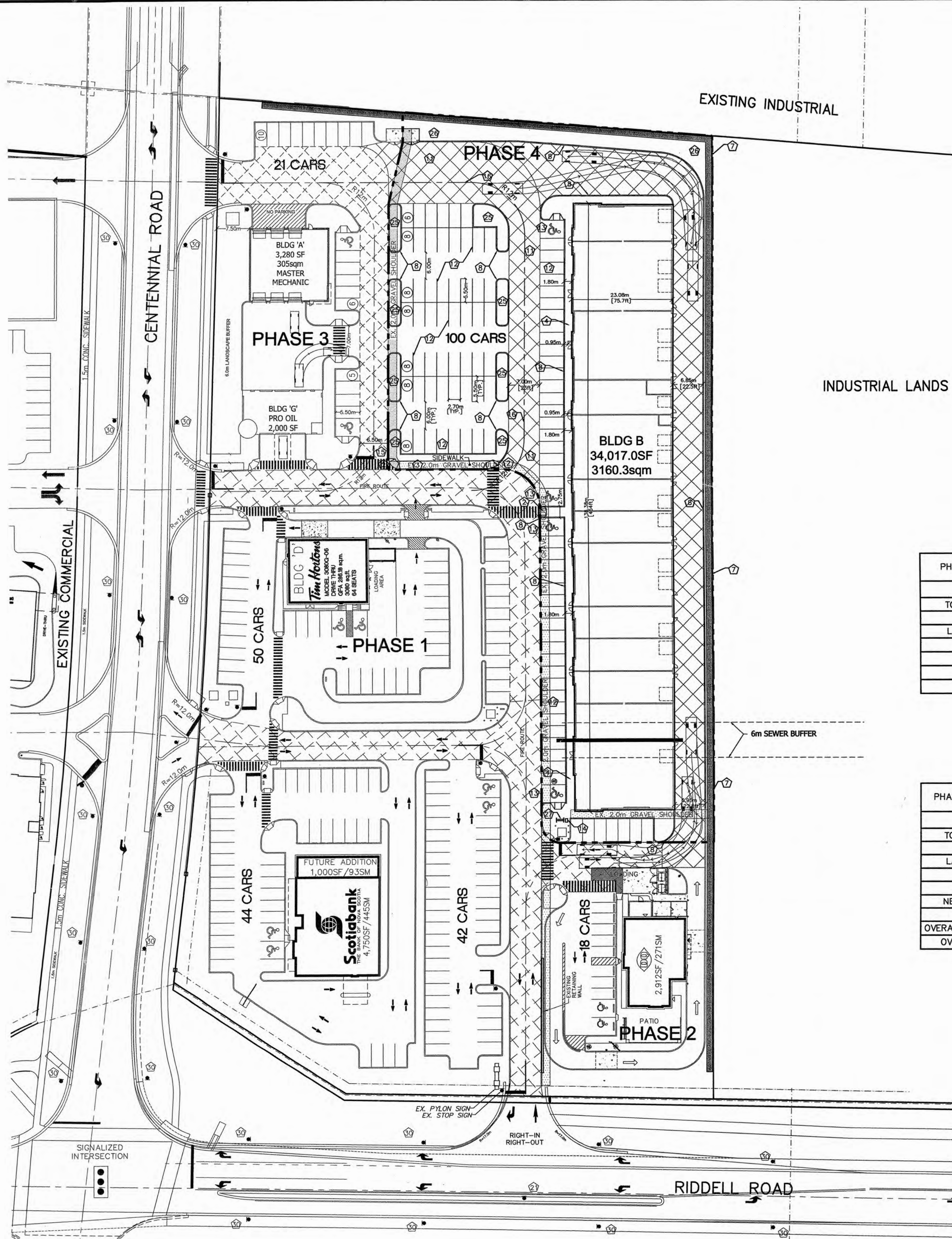
Location Map

File: A-09/25

Applicant: Skyline Retail Real Estate Holdings Inc.

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INDUSTRIAL LANDS OWNED BY OTHERS

PHASE 1 - EXISTING	
TOTAL LOT AREA	11348m ²
TOTAL BUILDING COVERAGE	731m ²
BUILDING COVERAGE (%)	6.4%
LANDSCAPE COVERAGE (%)	16.6%
HEIGHT OF BUILDING	-
FLOOR AREA	-
PARKING REQUIREMENT	55
PARKING PROVIDED	136

PHASE 2 - UNDER CONSTRUCTION	
TOTAL LOT AREA	2587m ²
TOTAL BUILDING COVERAGE	271m ²
BUILDING COVERAGE (%)	10.5%
LANDSCAPE COVERAGE (%)	17.1%
HEIGHT OF BUILDING	-
FLOOR AREA	-
NEW PARKING REQUIREMENT	31
NEW PARKING PROVIDED	18
OVERALL PARKING REQUIREMENT	86
OVERALL PARKING PROVIDED	154

PHASE 3 - PROPOSED	
TOTAL LOT AREA	3473m ²
TOTAL BUILDING COVERAGE	488m ²
BUILDING COVERAGE (%)	14.1%
LANDSCAPE COVERAGE (%)	18.2%
HEIGHT OF BUILDING	-
FLOOR AREA	-
NEW PARKING REQUIREMENT	6
NEW PARKING PROVIDED	21
OVERALL PARKING REQUIREMENT	92
OVERALL PARKING PROVIDED	175

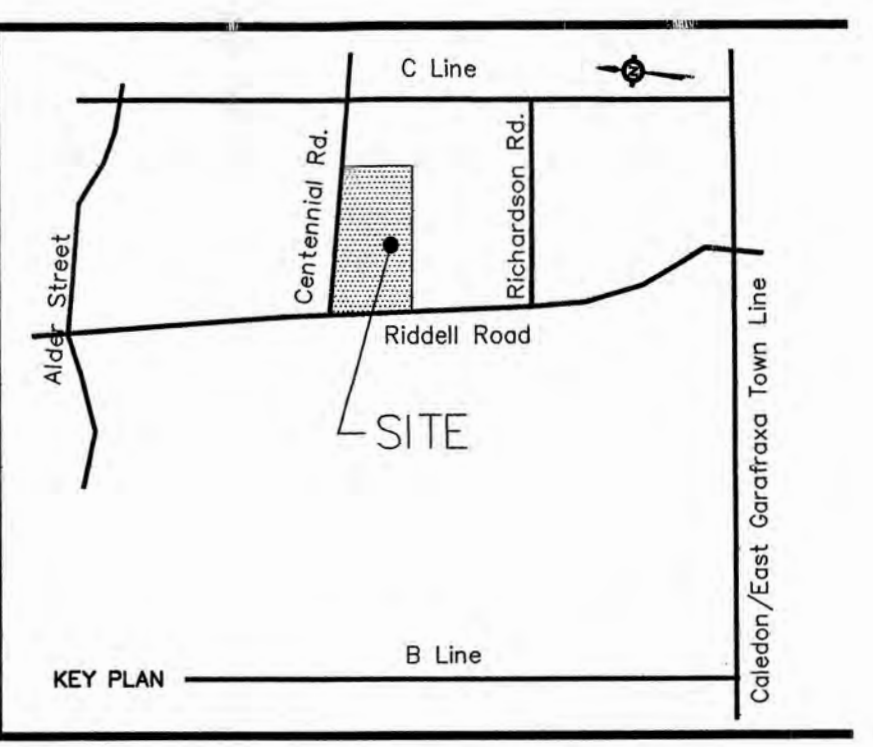
PHASE 4 - PROPOSED	
TOTAL LOT AREA	9108m ²
TOTAL BUILDING COVERAGE	3171.7m ²
BUILDING COVERAGE (%)	34.8%
LANDSCAPE COVERAGE (%)	4.3%
HEIGHT OF BUILDING	-
FLOOR AREA	-
NEW PARKING REQUIREMENT	159
NEW PARKING PROVIDED	101
OVERALL PARKING REQUIREMENT	251
OVERALL PARKING PROVIDED	276

OVERALL	
TOTAL LOT AREA	25511m ²
TOTAL BUILDING COVERAGE	4336m ²
BUILDING COVERAGE (%)	17.0%
LANDSCAPE COVERAGE (%)	18.1%
HEIGHT OF BUILDING	-
FLOOR AREA	-
OVERALL PARKING REQUIREMENT	251
OVERALL PARKING PROVIDED	281

NOTE: RIDDELL ROAD AS PER TRITON ENGINEERING SERVICES LIMITED DRAWINGS DATED OCTOBER 2006 (PROJECT M5726)

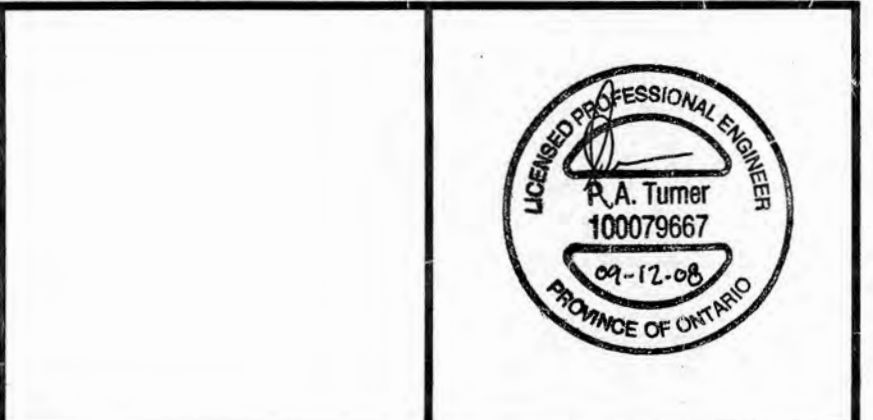
- GENERAL NOTES:
1. CONDITION OF EXISTING STORM AND SANITARY SEWER TO BE CONFIRMED PRIOR TO CONSTRUCTION. OWNER WILL COORDINATE INSPECTION.
 2. CONTRACTOR IS RESPONSIBLE FOR ANY MATERIAL TRACKED ONTO ADJACENT MUNICIPAL ROADS AND SHOULD PROVIDE CLEANING DAILY AND/OR AS MAY BE DIRECTED BY THE TOWN OR ORANGEVILLE.
 3. WATER FOR STREET SWEEPING SHALL BE PURCHASED FROM THE TOWN OF ORANGEVILLE'S OPERATIONS CENTRE AT 500 C-LINE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR DRAW WATER FROM THE HYDRANTS.
 4. THE PUBLIC WORKS DEPARTMENT AND THE ENGINEER MUST INSPECT ALL WORK ON THE MUNICIPAL R.O.W. AND EASEMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE THE REQUIRED ARRANGEMENTS.
 5. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED ON SITE. MATERIALS AND EQUIPMENT SHALL NOT BE STORED ON THE MUNICIPAL R.O.W.
 6. CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL, BOOK 7 DURING RECONSTRUCTION OF ENTRANCES AND ANY WORK WITHIN MUNICIPAL R.O.W. THE PLAN MUST BE PROVIDED 72 HOURS PRIOR TO START DATE AND APPROVED PRIOR TO WORK BEGINNING.
 7. ALL NEW WATER VALVES SHALL BE TIED INTO THE CORNER OF THE BUILDING OR SOME OTHER PERMANENT STRUCTURE AS AGREED TO WITH THE TOWN OF ORANGEVILLE.
 8. ONLY TOWN OF ORANGEVILLE LICENSED OPERATORS SHALL OPERATE VALVES AND ANY OTHER APPURTENANCES ON THE WATER DISTRIBUTION SYSTEM.
 9. OWNER/ CONTRACTOR MUST PROVIDE 72 HOURS NOTICE BEFORE WORKS BEGINS ON SITE. CONTACT 519-941-0440 EXT. 248 TO PROVIDE NOTICE AND REQUEST INSPECTION.
 10. CONTRACTOR IS RESPONSIBLE TO NOTIFY THE TOWN AT LEAST 48 HOURS PRIOR TO BEGINNING ANY WORK ON OR NEAR THE EXISTING WATERMAIN SYSTEM. CONTACT 519-941-0440 EXT. 248.
 11. THE OWNER WILL BE REQUIRED TO FLUSH AND CLEAN THE ROAD AT LEAST DAILY AT THE COMPLETION OF EACH WORK DAY. THE TOWN MAY REQUIRE THE ROAD TO BE CLEANED MORE OFTEN AS CONDITIONS MERIT.
 12. OWNER WILL BE REQUIRED TO INSTALL "NO STOPPING-ANYTIME" SIGNS IN A MANNER ACCEPTABLE TO THE TOWN OF ORANGEVILLE AND COUNTY OF DUFFERIN. EXACT LOCATION AND QUANTITY OF SIGNS TO BE DETERMINED IN THE FIELD WITH ORANGEVILLE PUBLIC WORKS. SIGNS TO BE INSTALLED ON BOTH SIDES OF CENTENNIAL AND RIDDELL ROADS ALONG THE FULL LENGTH OF THE DEVELOPMENT. ON RIDDELL ROAD SIGNS TO BE INSTALLED FROM THE EXISTING SOBEYS SOUTH TO THE LIMIT OF PHASE 2 DEVELOPMENT, ALONG CENTENNIAL ROAD SIGNS TO BE INSTALLED FROM THE INTERSECTION AT RIDDELL EAST TO THE LIMIT OF THE FUTURE DEVELOPMENT.
 13. ALL SEDIMENT CONTROLS MUST BE INSPECTED REGULARLY BY THE OWNER'S CONSULTANT AND BE KEPT IN GOOD REPAIR UNTIL SUCH TIME AS THE AREA IS STABILIZED AND THE TOWN HAS INDICATED THAT THEY CAN BE REMOVED. THE TOWN WILL INSPECT THE CONTROLS FROM TIME TO TIME AND PROVIDE DIRECTION AS REQUIRED. FAILURE TO MAINTAIN CONTROLS WILL RESULT IN FORFEITURE OF THE SECURITIES. THE TOWN RESERVES THE RIGHT TO COMPLETE EMERGENCY REPAIRS AND UPGRADES, AS IT DEEMS APPROPRIATE, TO THE CONTROLS AND USE THE SECURITIES TO PAY FOR THAT WORK.
 14. CONTRACTOR IS REQUIRED TO ENSURE THAT THE ABUTTING SEWAGE COLLECTION SYSTEMS, DITCHES AND SWMPS ARE KEPT FREE AND CLEAR OF MUD, SEDIMENT, SILT AND OTHER DELETERIOUS MATERIALS. SHOULD THE TOWN, AT ITS SOLE DISCRETION DETERMINE THAT THE MUNICIPAL SYSTEM HAS BEEN ADVERSELY IMPACTED BY THE SITE OR OTHER WORKS ASSOCIATED WITH THE SITE, IT WILL NOTIFY THE OWNER WHO SHALL IMMEDIATELY DIRECT THE CONTRACTOR TO FLUSH, CLEAN, RE-DITCH AND/OR REMEDIATE ANY IMPACTED AREAS OR PIPES. THE OWNER'S SECURITIES MAY BE USED TO ENSURE THAT THE WORK IS DONE IN A TIMELY AND SATISFACTORY MANNER.

- GENERAL NOTES:
1. CONCRETE ISLANDS
 2. DEPRESSED CONCRETE CURB AND RAMP MAX. 1 TO 8 SLOPE
 3. CONCRETE SIDEWALK
 4. CONCRETE SIDEWALK AT BUILDING SHALL BE CONSTRUCTED BY BUILDING CONTRACTOR REFER TO ARCH. DWGS FOR EXTENT
 5. PRO OIL VEHICLE QUE
 6. SCREEN WALL AT GARBAGE COMPACTOR 2.00 m HIGH AFF (SEE ARCH. DWGS.)
 7. RETAINING WALL & HANDRAIL
 8. CONCRETE CURB OPSD 600.040
 9. TRUCK LOADING
 10. AT GRADE ACCESS
 11. HEAVY DUTY ASPHALT PAVING
 12. 90° PARKING STRIPING (TYP.)
 13. HANDICAP PARKING SPACE AND SIGN (TYP.) (4-1Mx5.5M)
 14. BELL PEDISTAL
 15. STOP BAR
 16. FIRE ROUTE MARKING
 17. CURB STOP
 18. TRANSFORMER
 19. SWITCHING CUBICLE
 20. SIAMSE CONNECTION
 21. RIGHT TURN ONLY/NO LEFT TURN SIGN
 22. STOP SIGN RA-1
 23. GARBAGE ENCLOSURE
 24. DO NOT ENTER SIGN (REFER TO DETAILS BY OTHERS)
 25. LANDSCAPED ISLAND (TYP.)
 26. LANDSCAPED AREA
 27. BIKE RACKS
 28. NO STOPPING SIGN
 29. DAIRY QUEEN DRIVE-THRU WINDOW
 30. "NO STOPPING-ANYTIME" SIGN. (REFER TO GENERAL NOTES)



- LEGEND
- PHASE 4 BOUNDARY
 - HEAVY DUTY ASPHALT
 - EXISTING HEAVY DUTY ASPHALT
 - CONCRETE
 - CONCRETE CURB
 - PROPOSED SIGN - SEE GENERAL NOTES FOR DETAILS

REV. No.	REVISION NOTE	DATE
3.	SITE PLAN APPLICATION - THIRD SUBMISSION	09/12/08
2.	SITE PLAN APPLICATION - SECOND SUBMISSION	09/09/04
1.	SITE PLAN APPLICATION - FIRST SUBMISSION	09/07/20



NOT FOR CONSTRUCTION

OWNER:

41 Peelar Road
Concord, ON, L4K 1A3
Tel: (905) 669-7500
Fax: (905) 669-6135

ENGINEER:

Pitura Husson Limited
1725 16th Avenue - Suite 103
Richmond Hill, Ontario, L4B 4C6
Tel: (905) 709-5825 Fax: (905) 709-5850
Email: general@piturehusson.com

WESTSIDE BUSINESS CENTRE
PHASE 4 - SITE PLAN

DESIGN BY:	E.C.M.	CHECKED BY:	P.A.T.	FIGURE:
DRAWN BY:	E.C.M.	CHECKED BY:	P.A.T.	SP1
SCALE: 1:500		PROJECT: 26290		