

Committee of Adjustment Comments from Staff, Public and Agencies



Application Details

Application Number: A-31/23
Location: 80 Regal Road
Hearing Date: June 8, 2023
Owner: Carleton Place Plaza Inc.
Agent: Jacob Goldfarb, Goldfarm Canada Inc.
Official Plan Designation: Industrial
Zoning Designation (1995)-14864: Industrial (B.4) Zone
Zoning Designation (2023)-20790: Industrial (B) Zone

Zoning By-Law (1995)-14864 Requirements:

The By-law permits a variety of uses in the B.4 Zone, including a temporary agriculture vegetation based use, but does not permit an agriculture, vegetation based use as a permanent use.

Zoning By-Law (2023)-20790 Requirements:

Zoning By-law (2023)- 20790, as amended, permits a manufacturing use in the B Zone, which includes indoor agricultural based manufacturing uses.

Request:

The applicant is seeking relief from the By-law requirements to permit an agriculture, vegetation based use as an additional permitted use on the subject property.

Staff Recommendation

Approval

Comments

Planning Services

The subject property is designated "Industrial" in the Official Plan. The Industrial land use designation permits a range of industrial uses including the manufacturing, fabricating, processing, assembly and packaging of goods, foods and raw materials. An agriculture, vegetation based use is similar to manufacturing, fabricating,

processing, assembly, and packaging of foods. The applicant is proposing to establish a vertical farming business to produce microgreens, which includes the manufacturing (growing), processing, assembly and packaging of the final product. The requested variance is considered to meet the general intent and purpose of the Official Plan.

The subject property is zoned "Industrial" (B.4) according to Zoning By-law (1995)-14864, as amended. The B.4 Zone permits a variety of uses, including a temporary agriculture, vegetation based use, but does not permit an agriculture, vegetation based use as a permanent use and therefore a variance from Section 7.1.3 of the Zoning By-law is required to permit an agriculture, vegetation based use as an additional permitted use on the subject property. An agriculture, vegetation based use is similar to the permitted manufacturing use on the property, as microgreens are produced (grown) and packaged on site. The requested variance is considered to meet the general intent and purpose of the 1995 Zoning By-law.

A variance to the 2023 Zoning By-law is not required as the subject property is zoned "Industrial" (B) according to Zoning By-law (2023)-20790, as amended. The "Industrial" (B) Zone permits a variety of uses including a manufacturing use which permits indoor agricultural based manufacturing uses.

The proposed agriculture, vegetation based use will occupy up to 214 square metres of a 2,453 square metre industrial building and utilize infrastructure already in place. The applicant is proposing to establish the use in one unit of the 12-unit industrial building. The use will be fully contained within the existing industrial building. There is existing parking on site to accommodate the proposed use. The agriculture, vegetation based use is not anticipated to have any negative impacts on existing established businesses on the property. The requested variance is considered desirable for the appropriate development of the land and is considered to be minor in nature.

The requested variance is considered to meet the general intent and purpose of the Official Plan, meet the general intent and purpose of the Zoning By-law, is considered desirable for the appropriate development of the land and is considered to be minor in nature.

Staff recommend approval of the application.

Engineering Services

Engineering has no concerns with the requested variance. We agree with the recommendation made by Planning and Building staff.

Building Services

Building Services has no objection to the application request to permit an agriculture, vegetation based use as an additional permitted use on the Industrial zoned subject property. The variance is to Zoning By-law (1995)-14864, as amended, as only a temporary agriculture vegetation based use is permitted in the B.4 Zone. The use is permitted under council approved Comprehensive Zoning By-law (2023)-2079, as amended in the B Zone.

Note that a building permit is required prior to any construction/alterations, at which time requirements under the Ontario Building Code will be reviewed.

Comments from the Public

None

Contact Information

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