

February 8, 2024

ATT: Committee of Adjustment, City of Ottawa

Date: Thursday February 8, 2024

Regarding: Building Permit Application Number - A21-005426 Minor Variance request

Location of requested variance: 3390 Borrisokane Road, Ottawa

Committee of Adjustment
Received | Reçu le

2024-02-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Committee of Adjustment,

We are writing to you today to propose a minor variance on a structure we hope to continue to build. Our storage barn has no services, no hydro, landline phone, water or sewage. This structure is solely for the purpose of storage and pertains to our agriculture business. This variance will be desirable to many constituents in the community and onwards because the storage building supports Foster Family Farm in growing local vegetables for our customers close by. The general intent for the zoning by law will be maintained and respected. The general intent and purpose of the official plan will be maintained and respected. This storage building brings additional assets in many functioning areas of not only our farm business but will benefit the community in turn.

Variance is Minor

The by-law variance we are requesting is minor. We are specifically referencing Zoning By-law Part 2 section 58, FloodPlain Hazard Overlay, general provision 2 b. The maximum square footage under this by-law is 50 square meters. Our storage building would be slightly more, being just shy of 59.5 square meters. Thus meaning our minor variance is just that minor.

Variance is Desirable

We feel and we hope you agree that a storage building that looks like a barn will add to the agricultural land that it will be built on. The proposed variance is desirable as it is of no visible difference than one within the by-law parameters. The overall look of the building from passerbyers will be no different than a building that is 9.5 square meters smaller. It also provides us with additional storage room making it increasingly desirable for not only us by community members. Our business is in agriculture where we supply the Ottawa area with the food that we grow on our farm. This storage shed would be a tool used in our farming operations to produce food for Ottawa and the surrounding area. There will be no visible difference while adding increased benefits meaning the desirability of the build is equal to one within the by-law parameters.

General Intent for the Zoning By-law is Maintained

With our proposed variance the zoning bylaw will continue to be maintained. Since we are only asking for a minor variance there will be no major disruption to the by-law. The intent of the zoning bylaw will be maintained.

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The General Intent for the purpose of the official plan is maintained

Our proposed minor variance will have no effect on the official plan. The variance is minor and will leave only a slightly larger footprint than the proposed buildings in the zoning by-law. Therefore the intent of the official plan will be maintained.

It is important to most citizens of Ottawa to have food grown close to their home. This is our intent and what we are doing on our farm we presently grow all of our produce in the City of Ottawa. By clicking on the link below you will see all of the produce we grow on our farm.

<https://www.fosterfamilyfarm.ca/harvest-calendar/>

This application for a minor variance meets all of the criteria stated by the statutory tests. The variance is minor as it is merely a 9.5 square meter increase in floor space. It will make a desirable change to not only our business but the extended community. The intent for the zoning bylaw will be maintained as it is not a drastic change. The official plan will also be maintained since no drastic changes are being made due to the minor variance.

We thank you for taking the time to read this letter and look forward to moving ahead on this minor variance application with the city of Ottawa.

Sincerely,
Mel Foster
Foster Family Farm