

July 31, 2024

Committee of Adjustment
101 Centerpointe Dr.
Nepean, ON K2G 5K7



Dear Committee of Adjustment,

Applicant/ Owner	Subject Property	Zoning Bylaw Regulation
Matthew and Jenna Kewley 1780 Burnt Lands Road Carp, ON K0A 1L0 Kewley_12@hotmail.com 613-229-9613	Concession 11 Part of Lot 17 Township of Huntley	Environmental Protection Sub-Zone 3 Zoning Bylaw 2008-250 Official Zoning: Greenspace, Rural Transect Policy Area

The nature of this application is to apply for a minor variance at 1780 Burnt Lands Road for the construction of a workshop. The area we wish to receive a variance for falls under Section 55 – Accessory Uses, Buildings and Structures. Table 55 – PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES, which states that “*In an EP Zone, if accessory to residential use, aggregate of all accessory buildings not to exceed 55m2 or if accessory to other uses, aggregate of all accessory buildings not to exceed 150m2.*”

I believe that this application passes the four tests for the following reasons:

Test 1 – That the variance is Minor. This variance is minor because the proposed workshop is 67m2 which is considerably less than our 9,722m2 lot, but is larger than the 55m2 maximum as per the zoning requirements. Given the size of our lot, this is less than 1% of our yard space. Furthermore, it is significantly less than the “*if accessory to other uses, aggregate of all accessory buildings not to exceed 150m2*” allowance that would be provided if our request was not related to our residential use, ergo we are not seeking to exceed any parameters that don’t currently exist for alternative purposes.

Test 2 – The variance is desirable for the appropriate use of the property. The reason we need a garage that is larger than 55m2 is that we wish to store our lawn tractor, tractor and accessories, and snowblower that is required for maintaining a property of this size. Being able to build a workshop of this size will eliminate our requirement for temporary (and generally unsightly) storage solutions.

Test 3 – The intent and purpose of the Zoning by-law and Official Plan is maintained. Our house is only 232m2 and includes an attached double car garage, in which we park our vehicles and does not allow room for other large items. The Workshop we are proposing to build is well within the proportion to our home and lot size. Our street consists of mixed zoning with the majority of properties having barns and detached garages larger than 55m2 so our workshop will not look out of place in the neighbourhood.

Test 4 – This property is located within the Burnt Lands Alvar Area of Natural Scientific Interest (ANSI) and as a result it is within the Greenspace and Natural Environment Area sub-designation of the Official Plan (OP). After consulting with Lucas Teeft, Planner with the City of Ottawa, we were advised we would require a Minor Environmental Impact Study (EIS) completed. As per the requirements, we completed the Minor EIS and Lucas Teeft and his colleague, Mark Elliott conducted a site visit of our property on Friday, July 19, 2024. We have attached a copy of their concurrence that states: *“Based on the site visit, staff have no further concerns with the proposal and have deemed the EIS acceptable. There was no evidence of either alvar habitat or any rare/endangered species within the vicinity of the proposed detached garage. There is likely to be no negative impact from the proposed development.”*

Trees – We are located in a rural area and no trees are on the City of Ottawa property. We will only be required to remove invasive buckthorn in order to build in our desired location on our property.

In addition to the technical aspects of this request, it is important to note that on March 8, 2024, we received a response from the City of Ottawa Development Information Officer (DIO) who provided information regarding our allowances with respect to building a workshop or detached garage. Based on the information provided by the DIO we proceeded with the required planning documents to submit our permit request, at which time we were advised that not only was the zoning information for accessory buildings inaccurate and that a Minor Variance would be required, the DIO also did not advise that we resided in an Area of Natural and Scientific Interest (ANSI) and that there could be issues related to that. If we had known at the outset that there would be costly requirements associated with simply obtaining a permit to build a workshop, we likely would have postponed or dismissed the construction altogether.

That said, given the time and money we have already invested in the slightly larger Workshop, we are respectfully seeking the Committee of Adjustment’s approval to build a detached Workshop of 67m².

We thank you for your time and consideration.

Sincerely,

Matthew and Jenna Kewley

Attachments:

Annex A – Communications with DIO & Zoning Plan Examiner

Annex B – Architectural Drawings

Annex C – Site Plan

Annex D – Grading Plan

Annex E – Survey Plan

Annex F – Environmental Impact Study with City of Ottawa Planning approval