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May 11, 2018

Mr. Chris Marshall
Director of Development Services
City of Kawartha Lakes
26 Frances Street
Lindsay, ON K9V 5R8

APPENDIX " C "
to
REPORT RAU 2018-057
D01-2018-004
FILE NO. D06-2018-013

**Re: Official Plan Amendment & Zoning bylaw Amendment Applications
Iron Horse Ranch
Your Files D01-2018-004 and D06-2018-013**

Dear Mr. Marshall,

I very much appreciate receiving a copy of the email from Mr. JK Dell dated March 31, 2018 outlining his concerns with the applications as it provides an opportunity to respond to his concerns. Hopefully these explanations will put his mind at ease.

Our submissions point out that over the last few years the applicant has been holding events on the property in an attempt to evaluate potential on-farm diversified uses that might be appropriate for the property and provide the increase revenue needed to sustain the farm property. Those test events have given the owner the confidence that if these applications are approved that the uses proposed will be successful.

The owner has, from time to time offered the principal residence as a short term rental, a use that is available to any and all property owners in the City of Kawartha Lakes with no need for any planning approvals. The submissions also indicate that the dwelling will be used as a B & B, another use that is already available to all dwellings in the City of Kawartha Lakes with no planning approvals being necessary.

Mr. Dell discusses a length the operation at South Pond. The applications and submissions we are dealing with deals solely with the Iron Horse Ranch.

Mr. Dell also indicates that he has heard noise from events in the past that occurred at the Iron Horse Ranch. To ensure such a situation doesn't exist in the future the owner has engaged a noise consultant to recommend measures that could be taken to ensure noise from an event does not flow to



any receptors (houses) beyond Iron Horse. The recommendations of the consultant will be implemented.

Mr. Dell suggests that the property is being used as a contractors yard and a landscaper's yard. The owner is not in either business. There is no physical evidence of a contractor's yard or landscaping yard on the Iron Horse Ranch. Any heavy equipment that might have been seen at Iron Horse was only there as part of an activity at the farm. The owner does have an office within the dwelling unit for the businesses he does operate. These businesses only exist as an office use on the property that is already permitted, like all other properties in the City, as a home occupation. The air photo that forms part of the submission supporting the applications, clearly illustrates that there is no contractors yard on the 100 acre farm property. I am sure Mr. Dell will be comforted to know that none of the uses listed as "not on-farm diversified uses" exist or are proposed at Iron Horse.

The 2014 PPS

The first policy relating to agriculture in the PPS is to protect prime agricultural lands for long term use. These applications do that. The proposed uses do not take any presently cropped lands out of agricultural production. The dwelling will continue to be used as a farm dwelling as well as the additional proposed uses. The barn will continue, as it does now, to provide storage for equipment and crops during the winter months. No new buildings are proposed as part of the applications.

The PPS does not indicate who or how this land should be farmed, just that it should be protected for farming. The owner of Iron Horse is a bone fide farmer. Whether the land is rented to another farmer or farmed by an owner operator is not a consideration. Much of the City's farmland is rented to farm operators who are able to make a living because of the large number of acres they are farming, many of which are rented. The Iron Horse Ranch is both protected and farmed.

2.3 Agriculture

2.3.1 *Prime agricultural areas* shall be protected for long-term use for agriculture

All of the types of events proposed take advantage of the incredible beauty and agricultural ambiance of the Iron Horse Ranch and surrounding countryside of the City of Kawartha Lakes. Activities both



inside and adjacent to the buildings, as well as in the fields, the pond, the woodlot all contribute to the beauty that will attract people to this property and to the other businesses in the City. Through previous test events the owner has learned that many of our guests seek and take advantage of accommodations elsewhere in the City. Some of the activities that will occur at Iron Horse could be held in other parts of the City but they would not provide the unique environment available at Iron Horse.

The proposed uses are not high water uses nor large effluent generators. Food services that might generate high water usage and effluent are not being requested in the applications. No commercial kitchen is proposed. The food services will be provided by 3rd party contractors and as such only a catering facility will be provided. The owner has been working with City staff to ensure that adequate sanitary services will be provided for the guests that visit the property. The existing wells on the property provide adequate and safe water for guests and once in full operation the wells will be regularly tested as required by the health unit.

The definition for “on farm diversified uses” includes “agri-tourism uses”. The various documents that have been prepared by the Province to both encourage and provide guidance to property owners to introduce these uses do not provide list of the uses that might be considered. Criteria are provided and a limited number of examples are also provided. The Province has wisely avoided providing a list of potential uses. As we all know the potential for new uses is endless and if any new use meets the criteria it will be of benefit to the farm and the agricultural community. The document Guidelines on Permitted Uses Publication 851 Section provides 5 Criteria against which proposals should be evaluated.

- Located on a farm
- Secondary to the principal agricultural use of the property
- Limited in area
- Includes, but is not limited to, home occupations, home industries, agri-tourism uses and uses that produce value added agricultural products
- Shall be compatible with, and shall not hinder, surrounding agricultural operations.

Each one of these is discussed in the Planning Justification Report submitted with the application. In every case the proposed uses for Iron Horse meet the Criteria.

Mr. Dell is also concerned about use creep. For instance, should at some time in the future the operation wanted to open a restaurant and introduce a commercial kitchen, I would anticipate that a zoning bylaw amendment would be required to be approved by Council.



Please let me know if you need anything further.

Yours truly,

A handwritten signature in black ink that reads 'Stephen Bedford'. The script is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Stephen Bedford MCIP, RPP, PLE

CC: Mr. Shawn Sutcliffe
Sherry Rae, Development Planning Supervisor