

City of Kawartha Lakes Planning Committee
Sutcliffe Application File #Planning 2018-05—7

Attention City of Kawartha Lakes Council
Meeting Tuesday July 17, 2018

Mayor Letham and Council,

I am Kathy Morton . As a farmer and business person in Bethany I wish to express my continued concerns on the the City of Kawartha Lakes Planning Department decision to rezone the Iron Horse property.

The following items need to be re-addressed

- a) added value on an agricultural piece of property
- b) agri-tourism use of farm property
- c) projected noise
- d) intended use of the property
- e) rezoning solutions

I address my concerns from my experience and solutions with zoning changes on my own property of 400 acres.

I wish to quote from the "Building Added Value Through Farm Diversification " by R. Gary Morton, Bev Connell consulting Ltd published in 2004 by the Canadian Farm Business Management Council.

2.5 page 15- "Value added agriculture involves the use of innovative techniques and ways to increase the consumer's perceived value for farm products or services.

The product has to offer added value from the present raw state creating new interest with the consumer or end use"

No where in this Canadian government policy does it mention non farm use. Oddly this non farm use seems to be the perceived view of the policy. I fail to see how weddings, cabins etc are part of a farming operation. Thus the intended zoning terminology does not fit this added value diversification. There needs to be another type of rezoning instead- preferably A1 S1 zoning as has been given some thirty years ago to part of my property. A1 S1 allows for agricultural activities but also for non agricultural related events with permitted use following a special events permit.

Iron Horse is not farmed by the landowner, thus it should not be considered for added value of farm activities.

The added value policy was introduced to allow farm operations to become financially sustainable using grown items to be developed into other foods.

To state that agricultural activities would not be interrupted by wedding, camping etc is naïve. As a farmer, urban non farmers are the first to complain about noise, dust, odour or spraying crops- all of which occur with cash cropping at Iron Horse.

The number of cabins was originally three and now is 10. Without adequate washrooms this will become a major issue.

This project seems tourist based, not value added. Thus the incorrect designation.

If the proposed zoning designation were to be adopted, this opens the uncontrolled opportunity for abuse of zoning and bylaws. It would set a dangerous precedent. Many uncontrolled activities could affect the well being of surrounding neighbours. We as citizens of this community expect nothing less to protect our rights and freedoms.

When my property of 5 acres was re-zoned, the stipulation was that I personally had to be actively involved in farming and when I ceased operation on the zoned parcel, the A1 S1 zoning would be rescinded- thus putting the 5 acres back as part of the farm.

The Special Event Permits allow me to conduct weddings and other events but the City by-laws are in place- fire, ambulance, and health department. This not

only protects the City but also me if an issue occurs- including noise. I have been part of the process for some 30 years and it has worked well.

My recommendation as a solution to this issue at Iron Horse would be to allow presently booked activities for 2018 to occur but in 2019 an A1 S1 zoning specific to Iron Horse be developed and NOT to alter the official plan . This would allow the City to keep control of specific events without opening the pandora's box of issues for bylaw and zoning.

Kathy Morton [REDACTED]