

Zoning By-Law Amendment Application

Department	Concern	Response
Planning	Special Events	<p>The primary purpose of the Lakeshore Rd properties (Farm Hub) is to operate a working regenerative agriculture farm. The hospitality component of the operations (eco-cabins & kitchen/dining) is secondary in nature. One type of special event which will take place on the Farm Hub will be directly related to the farm operations. Examples of this include school groups touring the farm or neighbouring farm owners/operators gathering for a seminar. Another kind of event will be meals served to groups of 30 people at a time utilizing our farm kitchen and dining area. Occasionally, we will have larger events with more than 30 attendees which will be designed to not to disturb the peace and quiet of the Farm Hub operations and will therefore have no negative impact on neighbours. In any instance where a non-farm related special event is being considered, the usual special event permitting application process would apply just like it would on any other privately owned property interested in hosting a large special event.</p>
	Events Area/Meeting Space	<p>Cloverlark's application has referenced a meeting area/events space area. This area is largely centred around the barn/kitchen and also encompasses some of the surrounding area. The proposed area is captured on an overhead image entitled <i>Cloverlark - Revised Cabin Locations & Meeting Area Layout</i>. An area near the parking spaces and shuttle drop-off zone is also indicated to demonstrate the "flow of people" coming to the farm for an event.</p>
	Public comments/questions	<p>All public and council questions have been organized by themes and responses addressing each theme have been provided to the Planning Department.</p>
	Servicing feasibility study	<p>Engineering firm (DM Wills) has been engaged to provide a servicing feasibility study. The study will focus on the servicing/septic needs for the commercial kitchen and washroom facilities proposed as an addition to the barn. As per comments from the Chief Building Officer, the cabins will not have any servicing and therefore do not need to be included within the scope of the servicing feasibility study. DM Wills will provide the study to Cloverlark as soon as possible and it will be provided to the Planning Department as input</p>

		for their recommendation report to Council for final approval.
Fire & Emergency Services	Access roads to cabins	<p>Cloverlark acknowledges that the proposed locations of many of the eco-cabins create issues with emergency vehicle access. Alternative cabin locations have been determined and have been plotted on an overhead map of the property to demonstrate locations and access points. This document is entitled <i>Cloverlark - Revised Cabin Locations & Meeting Area Layout</i> and it has been provided to the Planning Department. 26 potential cabin locations have been identified and their emergency vehicle access points have been clearly identified. We are still only applying for 10 eco-cabins however, at this stage, we need flexibility in their locations given the potential for unforeseen issues related to certain locations (unstable ground, tree proximity, animal habitats, impact to farming operations, etc.)</p> <p>All cabin locations will be determined to ensure that they comply with ALL requirements for emergency vehicle access. This will be enforced at the Building Permit stage of the cabin development. The Chief Building Officer has indicated that no building permits will be provided unless the cabin locations meet the emergency vehicle requirements of the Fire & Emergency Services department.</p>
	Fire equipment	<p>Similar to the approach taken to address concerns around emergency vehicle access to the cabins, Cloverlark will ensure that all of the cabin locations have all required fire & safety equipment. Water pump stations, smoke detectors, adequate hoses, reservoir tanks and ANY other requirement will be provided as part of the building process. This will be enforced at the Building Permit stage of the cabin development. The Chief Building Officer has indicated that no building permits will be provided unless the cabin locations meet the fire safety requirements of the Fire & Emergency Services department.</p>
	Access to water supply	<p>Similar to the approach taken to address concerns around emergency vehicle access to the cabins and required fire equipment, Cloverlark will ensure that all of the cabin locations will have access to an adequate water supply as determined by the Fire & Emergency Services Department. This will be enforced at the</p>

		Building Permit stage of the cabin development. The Chief Building Officer has indicated that no building permits will be provided unless the cabin locations meet the water supply access requirements of the Fire & Emergency Services department.
Ganaraska Regional Conservation Authority	Cabin locations within hazard zones	Alternative locations for the eco-cabins have been identified and ALL cabin locations will be outside of ALL Environmental Protection (EP) hazard zones.
All Departments	Cabin designs	The final design of the cabins including potable water designs, gray water storage and disbursement, heating, toilet facilities and all other components will meet ALL requirements of ALL municipal departments. This includes all requirements related to building design from the municipal Fire & Emergency services, Health & Safety and other departments as well as similar departments from Northumberland County. This will be enforced at the Building Permit stage of the cabin development. The Chief Building Officer has indicated that no building permits will be provided unless the cabin locations meet all the necessary requirements from the various authorities at both municipal, county and, where applicable, provincial levels.

Condominium Access Road Application		
Department	Concern	Response
Planning	Purchase of Road Allowance	Cloverlark has retained a lawyer to assist in the purchase of the East-West Broken-Front Road Allowance which spans the 5373 Lakeshore Rd property. We have provided the legal description of the road allowance and our lawyer and the municipality's lawyer are now engaged in the necessary actions to complete the transaction. This transaction will be completed in the coming weeks and once completed, the necessary confirmations/documents will be shared with the Planning Department to support the recommendation report to Council for final approval.

	<p>Establishment of condominium corporation</p>	<p>Cloverlark is speaking with condominium lawyers to determine the best course of action for creating the condominium corporation. This process will, at minimum, involve interaction with the municipality and/or their legal representatives to determine the requirements of the condominium corporation, title searches of the Parcels of Tied Land and a filing process with the government. This process will be completed in the coming weeks/months and once completed, the necessary confirmations/documents will be shared with the Planning Department to support the recommendation report to Council for final approval.</p>
	<p>Engineering report for access road</p>	<p>Cloverlark has retained an engineer to create a complete report for the access road. This will report will provide all the necessary details related to surface preparation, drainage, culverts, etc. and any required aspects and will be provided to the Planning Department upon its completion to support the recommendation report to Council for final approval.</p>