

Cloverlark Zoning By-Law Amendment and Draft Plan of Condominium Applications

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Themes

1) Educational Institutions/Programming

A major component of the Cloverlark/HopeTowns Community Ventures mission is to raise awareness of regenerative agriculture, and the business will strive to do this in many ways. Educational elements will be featured in on-site tours and school groups will be encouraged to come to the farm and experience the operations firsthand. Additionally, we anticipate an opportunity to assist in the development of curriculum within local schools which will educate students of all ages on regenerative agriculture and its ecological and economic benefits.

2) Emergency access to Cabins

Cloverlark has shared all elements of the farm hub operation with the Fire and Emergency Services department, and they have provided input on multiple aspects of the operations. All buildings will be designed and located so that they meet all fire and safety requirements. Cabins will also include relevant detectors to ensure safety of guests.

3) Cabin construction

Cabins are designed to be portable and will not have foundations. They will be designed to be cantilevered off railway berm where possible. Multiple designs may be incorporated to ensure the building construction meets the landscape in which it is situated. All construction will be within the required building codes and Cloverlark will work with all relevant departments to design and construct the cabins to meet all requirements. This will include the Health Department to ensure the cabins have the suitable levels of hygiene for guests and employees

4) Traffic and Shuttle service

Cloverlark's goal, first and foremost, is to establish a working farm on this property using regenerative farming practices. As a secondary element to the farm operations, the business model includes a hospitality component consisting of 10 small cabins and a common kitchen/dining area. We will ensure as minimal an impact as possible for our neighbours and we are focused on creating solutions to alleviate the traffic impact of the hospitality component of the operations.

Cloverlark and/or HopeTowns Community Ventures intends to implement a shuttle service connecting the farm hub on Lakeshore Road with the downtown Port Hope area and this shuttle will act as the conveyance of guests from downtown to the farm. The design of the shuttle route can also be developed to take advantage of additional areas – outside of the downtown core- for guests and tourists to park and ride the shuttle to downtown and to the farm hub on Lakeshore Rd. Parking on Lakeshore Rd will not be permitted.

Recognizing that this requirement will add to the demand for downtown parking spots, Cloverlark and HopeTowns are developing plans for town hub area surrounding 85 Walton St which will provide additional spots for farm guests to park. Cloverlark plans to engage with the Downtown Business Improvement Association (BIA) as part of the development of these plans to ensure that the development efforts can help support all of the downtown businesses' parking needs.

5) Biohazard risks

The Farm hub property will feature a variety of regenerative practices for the public to experience and this will include chickens, ducks, and other birds. As the farm is designed to be a showcase operation and feature a multitude of practices, this prevents the magnitude of any one practice to grow too large. The biohazard risks from these smaller-scale practices are greatly reduced when compared to those associated with larger, more concentrated operations. Additionally, the farm design and layout will ensure that any remaining risks related to animals and interaction with the public will be mitigated as required by any and all health and safety regulations.

6) Collaboration with local retailers

Cloverlark intends to provide the outputs of the farm hub for sale within the community and will strive to create opportunities for local retailers and restaurants to take advantage of fresh local produce and livestock. We will encourage local food retailers to consider our products for their shelves and kitchens and will work to create a level of security in the local food system.

7) Financials

Cloverlark's financial projections have multiple revenue and expense inputs due to the varied nature of the company's business model. Projections have been developed for the hospitality component and for the farming component and these will be further enhanced and refined as operations are implemented. The regulations governing On-Farm diversified use are focused on ensuring the operations of the 'diversified uses' - in our case the hospitality components - must remain secondary and this will always be the case as the farm is our principal operation. The revenues from each of these elements will fluctuate given seasonality, variables in growing conditions and crop yields as well as occupancy rates and tourism volumes. The hospitality element will always remain secondary in nature to the farming regardless of the respective revenue contributions to the operational bottom line.

8) Special events / meeting areas

The farm hub is first and foremost a farm, but it is a farm which will attempt to provide insight and exposure to alternative regenerative farming practices. This is an element that Cloverlark and HopeTowns wants to promote to a variety of different stakeholders including neighbouring farmers and landowners, students throughout a variety of educational institutions, as well as business leaders and food retailers. The farm will have an area where people can gather and interact with staff and educators who will offer tours of the farm operations. This is one kind of special event which will take place on the property, and we will have a meeting area – likely in a restored heritage barn – to accommodate these types of events.

The second kind of event will be meals served to groups of up to 30 people at a time featuring on farm produce and utilizing our on-farm kitchen.

Occasionally we will have larger gatherings, and these occasional gatherings will be designed so as NOT to disturb the peace and quiet of the Eco-farm operation 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.

9) Employees on farm

The farm operations will be implemented in stages and employment will start small and grow as needed. We anticipate seasonal surges in employment and will always strive to hire local employees whenever and wherever possible. Our employment projections will be refined and developed further after the farm design process has been undertaken.

10) Winter activities

The hospitality component of the farm hub will feature a variety of activities in all seasons. Winter activities will vary from year to year but could include cross-country skiing, snowshoeing and skating on the property's pond. Some activities will need to be limited to guests due to liability and insurance requirements, but Cloverlark will strive to provide ample winter activities for the public using the path system in the winter months. Cloverlark is looking to implement horse-drawn sleigh rides which will carry riders through the path system and provide a uniquely rural winter experience.

11) Community gardens

The community garden network will be managed by HopeTowns Community Ventures and will be developed in conjunction with the community. An educational component will be included to help promote regenerative gardening practices and encourage community involvement. The finances surrounding this project are yet to be finalized and costs associated with garden use are therefore not yet determined. That said, HopeTowns will strive to cover all associated costs in an effort to make the gardens available to all within the community.