

Amended August 26 2022

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APPLICANT: Planning Report
Jamie and Kristin Ferguson

PROPERTY DESCRIPTION: Concession 8 Part Lot 16
Plan 39R 14123 Part 1
comprised of 34.12 hectares with frontage of
approximately 360 metres on Ganaraska Road.

SUBJECT LANDS:

The subject lands are located in the Hamlet of Garden Hill, on north-east corner of Ganaraska Road and Hammil Road, approximately 1 kilometres to the west of the village of Garden Hill, which was severed on February 2002 (application B01/20) from property municipally known as 8157 Hammill Road.

SURROUNDING LAND USES:

Property located directly across the road to the south continues to be used for agricultural uses. The west side of Hammil Road consists of a single detached dwelling and elementary school (North Hope Central School with more single detached dwellings to the north along Hammil Road. To the immediate north there is a forest area and a religious retreat known as Ganaraska Woods including more agricultural use on the north and to the east there is a treed/forest area serving as a buffer between the single detached dwellings located along Ganaraska Road. Across Ganaraska Road to the immediate south is property municipally known as 7777 Wilson Lane and 7800 Wilson Lane which is also in agricultural use growing various agricultural crops.

EXISTING AND PROPOSED USE:

The subject lands are located on the western boundary of the hamlet of Garden Hill and have been in agricultural use for at least 50 years and will continue to be used for agricultural purposes as the property will be used in conjunction with our other agricultural lands supporting the agri-food newtwork. .

A new farm produce/product stand (garden market) with a café's and accessory buildings for storage of the fruits and vegetables is proposed so that the existing "Garden Hill Market" located at 7994 Mill Street South on the south-west corner of Ganaraska Road and Mill Street South in the village of Garden Hill can be relocated as we have outgrown your existing market area.

A single family residence may be proposed in the future as well as accommodations for temporary help.

ANALYSIS:

With the increasing trend towards the “Buy Local, Buy Fresh and the “Farm to Table” philosophy, there are a lot of opportunities for this property especially since there are various organizations such as Foodland Ontario promoting buying local and the Ontario Farm Fresh Marketing Association promoting agri-tourism destinations, pick your own and roadside markets.

New approaches to agriculture are becoming more popular and a necessity for a sustainable environment. Municipalities are now leading towards and encouraging more residential agriculture activities as well as agri-businesses, on farm markets, agri-tourism.

Residential agriculture is an emerging term that refers to food production that takes place in small hamlets/villages which are not considered large enough to be urban or sparse enough in density to be considered rural. Municipalities also seem to be expanding zoning to allow for more farmers’ market/market gardens to be set up in neighbourhoods to create access to healthy, fresh food and contributing to the local economy. with increased opportunities to sell locally produced food which will help strengthen communities, benefit local residents and create resilient food systems.

Other terminology now being used is “ Farm produce/product stand” which is a building or structure used for the sale of fresh fruit, vegetables, grains, and edible plants which are grown on what is now being referred to as an residential farm to operate in hamlets and rural clusters that once restricted these uses as they were considered agricultural uses.

Another considerations for hamlets and rural clusters is to include development such as agri-food service hubs/ agri-food businesses which act as a vital supply centre to a surrounding population base which is largely agricultural; act as a community centre and local point for rural-based populations; helping convey the “Look and feel” of an agricultural area and generally contributing to the quality of life of citizens in the rural/hamlet areas.

Agri-tourism is a growing desire by consumers to head outdoors to the country for enjoyment, education or personal involvement which includes visits to rural settings to participate in or experience activities, events or attractions not readily available in urbanized areas. Within the Municipality of Port Hope Agri-tourism is growing as there are already several locations that provide “pick your own” opportunities. There is also a growing trend for agri-businesses to have some form of on-site café’s/bakery in addition to their retail outlet component.

Planning Act

The Planning Act is provincial legislation that sets out the ground rules for land use planning within a provincial policy framework requiring decisions to be consistent and to have regard for provincial interest. The Province issues provincial policy statements under the Planning Act providing a basis for provincial interests, such as protecting farmland, natural resources and the environment. managing our natural resources and guiding the planning and development for the future through Official plans and Zoning By-laws.

Section 2 of the Planning Act refers to having regard to matters of provincial interest which includes such things as the protection of ecological systems, including natural areas, features and functions; protection of the agricultural resources; conservation and management of natural resources; the supply, efficient use and conservation of energy and water; adequate provision and efficient use of communication, transportation, sewage and water; orderly development of safe and healthy communities; the appropriate location of growth and development' adequate provision of employment opportunities and accessibility for persons with disabilities to all facilities. In addition, Section 3 of the Planning Act pertains to policy statements relating to matters of provincial interest.

Provincial Policy Statement (PPS) 2020

The subject lands are located in the Hamlet of Garden Hill and the Provincial Policy Statement focuses growth and development within urban and rural settlement areas while supporting the viability of rural areas. Efficient development patterns optimize the use of land, resources and public investment in infrastructure and public service facilities. These land use patterns promote a mix of housing, employment, recreation, parks and open spaces which support the financial well-being of the Province and municipalities over the long term, and minimize the undesirable effects of development, including impacts on air, water and other resources. Strong, liveable and healthy communities promote and enhance human health and social wellbeing, are economically and environmentally sound, and are resilient to climate change. In addition, strong communities, a clean and healthy environment and a strong economy are inextricably linked. Long-term prosperity, human and environmental health and social well-being should take precedence over short-term considerations.

Section 1.1.3 - Settlement Areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. It further states that it is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources and that Settlement areas shall be the focus of growth and development.

Settlement Areas are defined as urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) built-up areas where development is concentrated and which have a mix of land uses; and
- b) lands which have been designated in an official plan for development over the long term planning horizon provided for. In cases where land in designated growth areas is

not available, the settlement area may be no larger than the area where development is concentrated.

Section 1.1.4 - Rural Areas in Municipalities - Rural areas are important to the economic success of the Province and our quality of life. Rural areas are a system of lands that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and other resource areas. It is important to leverage rural assets and amenities and protect the environment as a foundation for a sustainable economy. Ontario's rural areas have diverse population levels, natural resources, geographies and physical characteristics, and economies.

Section 1.1.4.1 – Healthy, integrated and viable rural areas should be supported by:

- a) building upon rural character, and leveraging rural amenities and assets;
- f) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g) providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets; and
- h) conserving biodiversity and considering the ecological benefits provided by nature.

Section 1.1.4.2 - In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

Section 1.1.4.3 - When directing development in rural settlement areas in accordance with policy 1.1.3 (settlement areas) , planning authorities shall give consideration to rural characteristics, the scale of development and the provision of appropriate service levels.

Section 1.3 Employment – states that Planning authorities shall promote economic development and competitiveness by providing for an appropriate mix and range of employment, providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, taking into account the needs of existing and future businesses.

Section 1.6.6.4 – Sewage, Water and Stormwater

Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned or feasible, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In settlement areas, individual on-site sewage services and individual on-site water services may be used for infilling and minor rounding out of existing development.

2.1 – Natural Heritage

2.1.1 Natural features and areas shall be protected for the long term

2.1.5 Development and site alteration shall not be permitted in:

e) significant areas of natural and scientific interest;

unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

Section 2.1.9 - Nothing in policy 2.1 is intended to limit the ability of agricultural uses to continue.

A Place to Grow: Growth plan for the Greater Golden Horseshoe (2019)

According to the Growth Plan, the subject lands are located within the Greater Golden Horseshoe (GGH) Growth Plan Area as a rural settlement area which is defined as existing hamlets or similar existing small settlement areas that are long established and identified in official plans. These communities are serviced by individual private on-site water and/or private wastewater systems, contain a limited amount of undeveloped lands that are designated for development and are subject to official plan policies that limit growth.

Section 2 indicates strong, healthy and prosperous rural communities are also vital to the economic success of the GGH and contribute to our quality of life. This Plan recognizes and promotes the important role of rural towns and villages as a focus of economic, cultural and social activities that support surrounding rural and agricultural areas across the GGH. Opportunities to support a diversified rural economy should be promoted by protecting farmland and the viability of the agri-food sector in rural areas. Healthy rural communities are important to the vitality and well-being of the larger region.

2.2.9 – Rural Areas

2.2.9.1 Municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.

2.2.9.4 Where permitted on rural lands, resource-based recreational uses should be limited to tourism-related and recreational uses that are compatible with the scale, character, and capacity of the resource and the surrounding rural landscape, and may include: a) commercial uses to serve the needs of visitors; and b) where appropriate, resource-based recreational dwellings for seasonal accommodation.

Section 4 of the Growth plan supports and enhances the long-term viability and productivity of agriculture by protecting the agri-food network which is defined as a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities. (Greenbelt Plan). The plan also provides for the identification and protection of the Agricultural System in the GGH. The Agricultural System includes a continuous and productive land base, comprised of prime agricultural

areas, including specialty crop areas, and rural lands, as well as a complementary agri-food network that together enable the agri-food sector to thrive.

4.2.6 – Agricultural System

1. An Agricultural System for the GGH has been identified by the Province.
4. The geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network will be maintained and enhanced.
6. Integrated planning for growth management, including goods movement and transportation planning, will consider opportunities to support and enhance the Agricultural System.
7. Municipalities are encouraged to implement regional agri-food strategies and other approaches to sustain and enhance the Agricultural System and the long-term economic prosperity and viability of the agri-food sector, including the maintenance and improvement of the agri-food network by:
 - a) providing opportunities to support access to healthy, local, and affordable food, urban and near-urban agriculture, food system planning and promoting the sustainability of agricultural, agri-food, and agri-product businesses while protecting agricultural resources and minimizing land use conflicts;
 - b) protecting, enhancing, or supporting opportunities for infrastructure, services and assets. Where negative impacts on the agri-food are unavoidable, they will be assessed, minimized, and mitigated to the extent feasible

County of Northumberland Official Plan (2016)

The subject lands are located in the Rural Settlement area of Garden Hill, which is identified as an area for limited growth within the Municipality, in accordance with the County of Northumberland Official Plan.

The policies from the County of Northumberland Official Plan that apply are::

Section B – Growth Management

Section B1 - URBAN AREAS/RURAL SETTLEMENT AREAS - Urban areas and rural settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted.

Section B14 - SERVICING IN RURAL SETTLEMENT AREAS - Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not provided in a rural settlement area, individual on-site sewage services and individual on-site water services may be used provided that site conditions are suitable for the long-term provision of such services with no negative impacts. In rural settlement areas, these services may only be used for infilling and minor rounding out of existing development.

Section C1.3 GENERAL LAND USE OBJECTIVES FOR RURAL SETTLEMENT AREAS

The following objectives are intended to be considered by the local municipalities in developing Official Plan policies, zoning by-laws and other municipal plans and strategies and when reviewing applications for development in rural settlement areas:

- a) To maintain and enhance the character and identity of rural settlement areas;
- d) To encourage the development of commercial uses that supports the local residents and the general area;
- e) To encourage the continued revitalization of historic main streets and promote a mix of uses and attractions for retail, other community uses, activities and tourism;
- f) To provide opportunities for employment uses to provide jobs for local residents;
- g) To promote the diversification of the economic base through the provision of goods and services, including value-added products and the sustainable management or use of resources;
- h) To provide opportunities for sustainable and diversified tourism, including the leveraging of historical, cultural and natural assets;

Section C1.4 PERMITTED USES IN URBAN AREAS AND RURAL SETTLEMENT AREAS

A full range of uses is permitted within urban areas in accordance with local Official Plan policies and land use designations. Within rural settlement areas, uses that are appropriate for rural settlement areas based on the nature of their servicing is also permitted, subject to the policies of the local Official Plans.

Section C3.11 LAND USE COMPATIBILITY

The following land use compatibility policies apply to agricultural operations and non-agricultural operations in both the Agricultural Area and Rural Area designations in the County:

- e) Existing agricultural uses are permitted within rural settlement areas.

F12.7 DEFINITIONS

Rural areas: means a system of lands within municipalities that may include rural settlement areas, rural lands, prime agricultural areas, natural heritage features and areas, and resource areas.

Settlement areas: means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a) Built up areas where development is concentrated and which have a mix of land uses; and
- b) Lands which have been designated in an official plan for development over the long-term planning horizon provided for in Section A1 of this Plan

Municipality of Port Hope Official Plan (2014)

In the 1993 Official Plan the subject lands were designated as 'Priority Agricultural Lands'. The intent of this designation was to protect land suitable for agricultural production from scattered development and land uses unrelated to agriculture. However, the 2006 Official Plan review changed the designation of the subject lands from 'Priority Agricultural Lands' to 'Hamlet' which was then carried forward to the current 2014 Official Plan.

The Municipal Official Plan does not make reference to agricultural uses within Hamlets, nor does it refer to Agri-Food or Agri-Tourism related uses. The Urban and Residential

Agriculture Toolkit was designed for municipal governments, planners, and organizations to help advocate for policies that support urban/residential agriculture in order to increase access to healthy, local, and fresh food. Residential agriculture is an emerging term that refers to food production that takes place in small hamlets, villages which are not considered large enough to be urban or sparse enough in density to be considered rural.

The continuation of agricultural uses along with the proposed farmer's market would be in compliance with the Hamlet growth policies and would primarily serve the needs of the surrounding rural area by selling local produce and value-added products.

The policies that apply to the Hamlet designation are provided below:

Section C – General Development Policies

Section C1 - Settlement Area

b) **Hamlet:** The hamlet clusters in the Municipality of Port Hope, are planned to be the site of limited residential development with a limited range of commercial and community services as well as employment-generating uses. Municipal water and sewerage services are not provided in these areas and therefore future growth shall be commensurate with that level of service.

Section C12.1 – Servicing

A well and septic system are not required for the agricultural use but a private system would be required for the proposed farmer's market and other development.

C12.1.2 Hamlet and Rural Areas - Private Servicing Systems

All development, except in areas specifically designated for municipal sewer and water systems shall be served by private sewer and water systems. Prior to approving a Zoning By-law amendment or issuing a building permit, Council, in consultation with the Ministry of the Environment and Climate Change (MOECC) and the applicable authority, shall ensure that there is an adequate on-site supply of potable groundwater and that on-site soils and lot sizes are adequate for the required sewage disposal system.

Minimum lot sizes for lots with individual private sewer and water systems shall be set forth in the implementing Zoning By-law, although larger lot sizes may be required by the MOECC or the applicable authority, depending on groundwater or soil conditions in the area. MOECC approval is required under the Ontario Water Resources Act for large sub-surface sewage systems with a design capacity of greater than 10,000 litres per day. Where development is serviced by a subsurface sewage system with a design capacity of 10,000 litres per day or less, proponents should consult the appropriate MOECC guideline in order to assess the cumulative impact of development on the water supply and to protect the quality of groundwater.

Section D2.2 - Hamlet

D2.2.1 – Hamlet General Policies – Mix of Land Uses

Mix of suitable residential, commercial, community facilities and small scale industrial uses, developed on private sewage and water systems, at appropriate densities, shall be encouraged within the Hamlet designation. The future growth of hamlet areas should be consistent with environmental, physical and socio-economic conditions. Surrounding land uses, intensity of existing development and potential soil or ground water constraints should be considered in assessing new development proposals. Clustered growth around existing areas of concentration shall be encouraged, although new development on private sewage and water services shall require larger lot sizes than is common in many of the older Hamlet areas. It is the policy of this Plan to allow for development within the hamlets on this basis in the future. Strip development adjacent to a Hamlet boundary shall be discouraged.

“NATURAL HERITAGE FEATURE” shall mean any features and areas, including significant wetlands, significant coastal wetlands, other coastal wetlands, fish habitat, significant woodlands and significant valleylands, habitat of endangered species and threatened species, significant wildlife habitat, and significant areas of natural and scientific interest, which are important for their environmental and social values as a legacy of the natural landscapes of an area.

Section C5.2 NATURAL HERITAGE OUTSIDE OF THE OAK RIDGES MORaine

The Natural Heritage classification on Schedules B and B1 identifies lands that are recognized by the Province, Ganaraska Region Conservation Authority and Council as containing one or more of the following significant or sensitive natural features or functions:

- a) Areas of Natural and Scientific Interest (ANSI) - are areas of land and water containing natural landscapes or features that have been identified as having life science or earth science values related to protection, scientific study or education. ANSI's that have been determined to be both provincially and regionally significant have been specifically identified on Schedules B and B1;
- b) Wetlands - are lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is close to or at the surface. In either case the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic plants or water tolerant plants. Wetlands that have been determined

The Ganaraska Region Conservation Authority (GRCA) provided a review and comments at the time of severance stating that the immediate use of the proposed lands (vegetable farming) is compatible with the earth science ANSI and therefore they had no objection to the severance. The subject lands are not regulated by the GRCA.

Municipality of Port Hope Zoning By-laws

The former Township of Hope Zoning By-law 3350 (1991) showed the property municipally known as 8157 Hammill Road as being zoned Rural Exception 2 (RU- 2) which permitted a church and accessory buildings *in addition* to the standard rural uses. Rural uses included a farm, single detached dwelling and seasonal/temporary farm produce retail sales outlet.

Current Zoning:

The current Zoning By-law 20/2010 changed the zoning of the property municipally known as 8157 Hamill Road to Rural Institutional Exception which only permits a place of worship and accessory guest house. The existing agricultural use which on the subject lands is now a legal non-forming use and may continue.

Municipal Staff acknowledges the history of the southern portion of the property as agricultural crop lands and past Rural zoning which permitted farm/agricultural use and Staff have identified that there was an administrative error when the comprehensive Zoning By-law was adopted in 2010 with respect to the permitted uses within the Rural Institutional Exception 2 "IR2" Zone. Currently, the zoning states that a place of worship, and accessory guest house are 'Only Permitted Uses' under the IR(2) Zone. The correct zoning should have included a place of worship and accessory guest house as 'Additional Permitted Uses' instead of limiting these uses to 'Only Permitted Uses' under the current Zoning By-law were not carried forward as in Zoning By-law 3350.

As property known as 8157 Hammill Road already has multiple zones as the northern end of the property is zoned Rural "RU" and Oak Ridges Moraine, perhaps the Industrial Rural Exception 2 "IR2" zone should have only been placed on the section of the property where the actual place of worship and accessory guest house is located which would then bring into question what the subject lands recently severed from 8157 Hammill Road should have been zoned.

At the present time it appears that the subject lands which were recently severed from property municipally known as 8157 Hammill Road are currently zoned within the Industrial Rural Exception 2 "IR2" zone which only permits a place of worship and accessory guest house. Agricultural uses are not permitted, however, Municipal Staff have noted that the agricultural use of the southern portion appears to be a legal non-conforming use and may continue as such. Staff acknowledges the history of the southern portion of the property as agricultural crop lands and past Rural zoning which permitted farm/agricultural use.

Zoning By-law Options for Consideration

1. Staff to take appropriate steps to correct the administrative error when the comprehensive Zoning By-law 20/2010 with respect to the Rural Institutional Exception 2 (IR2) Zone permitted uses, as currently, the zoning including Table 12.1 – Site-specific Exceptions states that a place of worship, and accessory guest house are 'Only Permitted Uses' under the IR(2) Zone. The correct zoning as noted above should be to have place of worship and accessory guest house as 'Additional Permitted Uses' not 'Only Permitted Uses' under the current Zoning By-law which were not carried forward from Zoning By-law 3350.

For your information, Staff may also wish to take a look at the Official Plan Schedules and Zoning Schedules of some other adjacent properties as there appears to be some mapping issues such as::

- property municipally known as 7777 Wilson Lane, as the County Official Plan shows these lands on the east side of Wilson Lane as being outside of the rural settlement area and within an Environmental Protection Area and an Agricultural Area. The Municipality of Port Hope Official Plan also shows these lands as being designated "Agricultural-Prime" however, the Municipality Zoning By-law shows these lands as being zoned "D" Development. It would appear that the Development zone on these lands is not consistent with lands zoned Development within the other hamlet designations, which seem to line up with the Hamlet Designation boundaries identified within the Official Plan.
- The southern end of property municipally known as 3534 Ganaraska Road, south of the Environmental Protection Area as the County Official Plan shows these lands as being within the rural settlement area. The Municipality of Port Hope Official Plan shows these lands as being designated "Hamlet" however, the Municipality Zoning By-law appears to either show no Zoning for these lands or as being zoned Rural "RU" along with the portion of these lands on the north side of the Environmental Protection area, however further to the north there appears to a Development "D" zone for the same property which is located outside of the designated "Hamlet" designation for Garden Hill.

2. Rezone the subject lands to a Development (D) Exception zone permitting the following uses:

- Residential uses
 - one single family detached dwelling,
 - accessory farm employee accommodation
- Non-Residential Uses
 - Agricultural uses excluding a feed lot or any building or structure or part thereof used for the housing of livestock.
 - A farm produce outlet/market garden including café
 - Community garden
 - Accessory uses, buildings and structures
 - A home occupation
 - Farm Related Tourism Establishment

However, rezoning the subject lands will not correct the zoning on the balance of the lands municipally known as 8157 Hammil Road.

Various other municipalities have either a Development (D) Zone or similar zone category such as Development Reserve (DR) Zone or Future Development (FD) Zone. The following are some examples:

Town of Haldimand – Development Zone (D) permits a farm, but excluding a feed lot or any building or structure or part thereof used for housing of livestock; farm produce outlet and one family dwelling house.

Cramahe Township – Development (D) zone – permitted uses include an existing single detached dwelling; an existing farm or agricultural use; a farm produce outlet; a home occupation; accessory uses and existing uses in addition to or other than those listed. However they also have a Development -1 (D-1) Zone which is site specific to a property in Colborne – which states notwithstanding the provisions and regulations of the Rural (RU) Zone to the contrary, within the Rural-250 (RU-250) Zone the following special provisions shall apply: 22.4.1.1 Permitted Uses (a) One single detached dwelling (b) A home occupation (c) A public use (d) Accessory uses.

Township of Douro-Dummer – Development Zone (D) - they have a D1 Zone and and a D2 zone both permit a permanent single detached dwelling; an existing agricultural use or farm; existing uses in addition to or other than those listed.

Town of Whitby – Development Zone (D) Zone – a single detached dwelling is permitted where the symbol 'D' on Schedule "A" is followed by the symbol "R" and residential uses are prohibited where the symbol 'D' on Schedule "A" is followed by the symbol "NR". Non residential uses include apiary, aviary, berry or bush crop, field crop, flower garden, greenhouse, horticultural nursery, market garden, orchard, public use in accordance with the provisions of Section 6(16) and tree crop.

The Brooklin Secondary Plan – Development (D) Zone permits a single detached dwelling where the Symbol "D" on Schedule "A-4" annexed to By-law # 2633 is followed by the Symbol "(R)". Interim uses include apiary, aviary, berry or bush crop, field crop, flower garden, greenhouse, horticultural nursery, market garden, orchard, public use in according with the provisions of Section 4(a) of this By-law 1784 and tree crop.

Otonabee South Monaghan – Future Development Zone permits a single detached dwelling; an existing farm or agriculture use; a farm produce outlet; a bed and breakfast establishment; a home occupation.

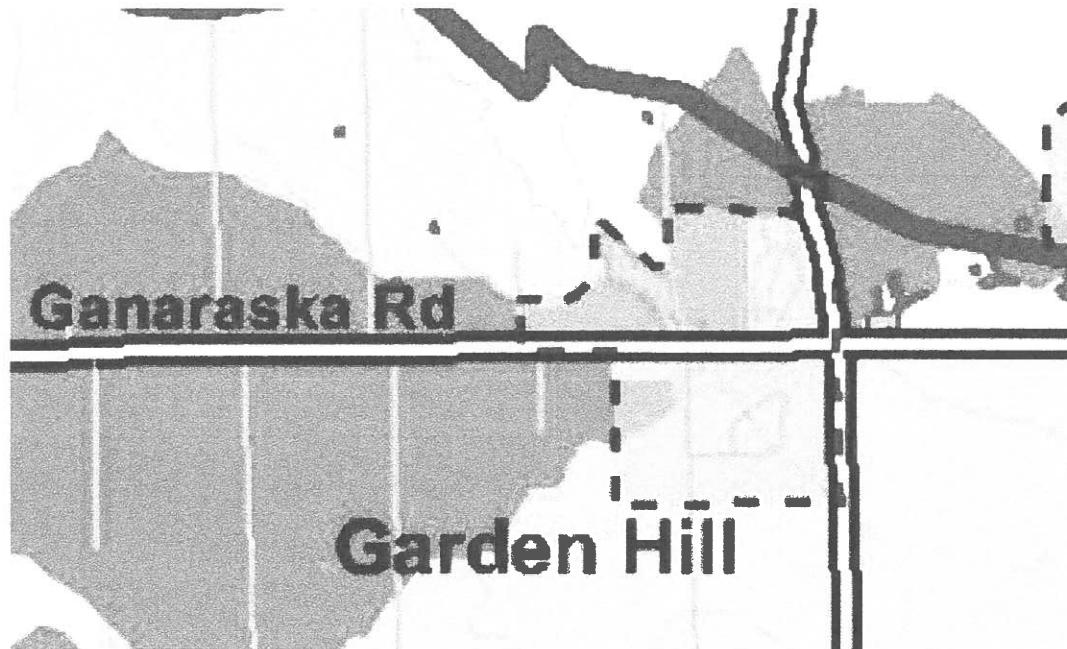
The City of Ottawa has a Development Reserve (DR) Reserve Zone which permits agricultural use; community garden; emergency service; one detached dwelling accessory to a permitted use; park and a secondary dwelling unit. Within the DR Zone they also have subzones which includes a DR1 Subzone and a DR3 Subzone which permits one detached dwelling.

The Municipality of Bluewater has a Future Development Zone (FD) permits uses existing on the date of the passing of the by-law and uses accessory to the permitted uses. Permitted structures include building and structures existing on the date of passage of the by-law and buildings and structures accessory to the permitted uses, not including the establishment of new livestock buildings. In addition they have FD-2 which permits one single detached dwelling.

Attachments

1. Property location – aerial view

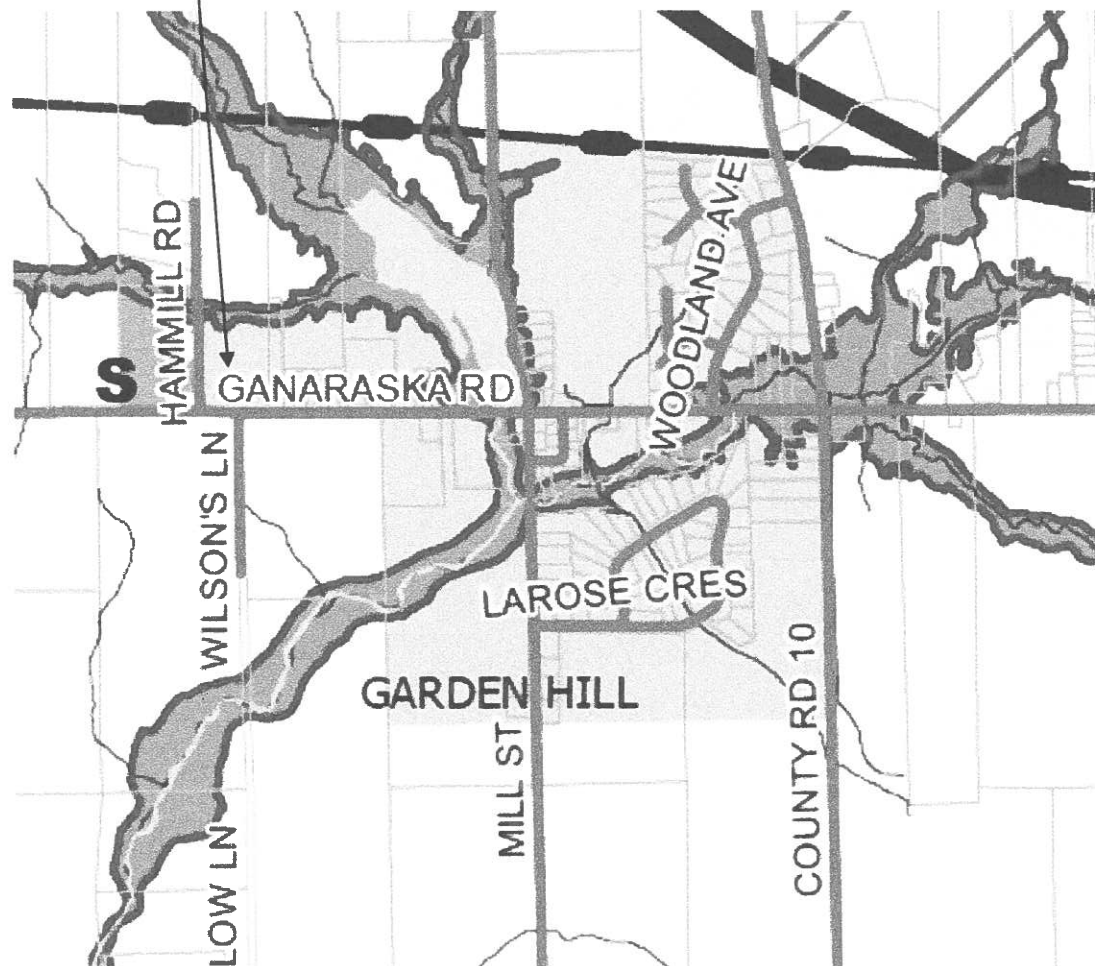
2. County of Northumberland Official Plan – Schedule A



-  Rural Settlement Area
-  Agricultural Area
-  Rural Area
-  Oak Ridges Moraine

3. Municipality of Port Hope Official Plan- Hamlet designation for Garden Hill

Subject lands



4. Municipality of Port Hope Zoning By-law

Subject lands

