



**Municipality of Port Hope**  
56 Queen Street  
Port Hope, ON  
L1A 3Z9

REPORT TO: Community Development Committee  
FROM: Theodhora Merepeza, Manager, Planning  
SUBJECT: Complete Applications & Scheduling of Statutory Public Meeting  
Zoning By-law Amendment Application (ZB03-2021)  
Draft Plan of Condominium Application (CE01-2021)  
5229 & 5373 Lakeshore Road  
AGENT: Clark Consulting Services on behalf of the applicant  
Cloverlark Enterprises Inc.  
DATE: November 2, 2021

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**RECOMMENDATION:**

That Committee receive as information and direct Staff to proceed with a Public Meeting, in accordance with the notification requirements of the *Planning Act*.

**BACKGROUND:**

The purpose of this report is to acknowledge receipt of two complete applications received from Clark Consulting Services on behalf of the applicant Cloverlark Enterprises Inc. for lands generally located south of Lakeshore Street and west of urban area boundary, in the Rural Area of the Municipality of Port Hope (See **Figure 1 and 2: Subject Lands**).

**Proposal**

The applicant is proposing an active farming operation which will utilize regenerative agriculture practices (i.e. farming practices that focus on the health and quality of soil). The proposal includes an agri-tourism component in order to support the farm operation. This proposes to include a kitchen facility to prepare and serve food to the farm staff and guests, dining area, parking lot, outdoor meeting area and 'eco-cabins'. These eco-cabins are proposed as accommodations for seasonal farm staff and which can also be rented out to guests. The cabins are proposed to be located on an old railway line which cuts through the property, on a berm built around the pond and along the shoreline bluff at the western edge of the property. None of the proposed buildings will be constructed on land that could otherwise be used for farming purposes. The concept plan is shown in **Schedule A**.

**Planning Applications**

The subject lands are currently designated "Prime Agricultural" and "Environmental Protection" with 'Floodplain' by the Municipality of Port Hope Official Plan and zoned as

Agricultural 'A' Zone with the Environmental Protection – Floodplain 'EP-F' Overlay Zone by Zoning By-Law 20/2010, as amended. The lands also contain shoreline erosion hazards due to location along Lake Ontario. The planning applications and their respective subject lands are broken down as follows:

#### Draft Plan of Condominium

The subject lands for the Draft Plan of Condominium consist of only 5373 Lakeshore Road. The purpose of the application is to facilitate the creation of a shared 10-meterwide access road (i.e. a common element condominium) which is proposed to run south from Lakeshore Road through land owned by the applicant and service **four** additional Parcels of Tied Lands (POTLs) located south of the unopened municipal road allowance. Cloverlark Enterprises Inc. is the applicant, applying on behalf of the total of five POTLs which will make up the condominium corporation.

The Condo Road encompasses a portion of the original road allowance on Concession Broken Front and Concession 1 in Part of Lots 13 and 14 legally described as Parts 11, 12, 13, and 14 on Plan 39R-7494. This portion is depicted in green in **Figure 3**. Because the Municipality is the owner of the road allowance, the applicant had initially required authorization to proceed with the application for a condominium road. On September 7, 2021 Council provided direction to staff and approval in principle to the closure and sale of the road allowance in accordance with the provisions of the By-law 88/2008. Staff note that the road allowance currently provides deeded right-of-way to two seasonal properties and the proponent will demonstrate to the satisfaction of the Municipality that access to the properties with deeded access will remain to a standard acceptable to the Municipality.

#### Zoning By-law Amendment

The subject lands for the Zoning By-law Amendment consist of two adjacent parcels municipally addressed as 5229 & 5373 Lakeshore Road, with an area of 40.9ha (101 ac) with 1,060m of frontage on Lakeshore Road.

The purpose of the application is to rezone the subject lands from Agricultural 'A' Zone and Environmental Protection - Floodplain 'EP-F' Overlay Zone to a site-specific Agricultural 'A' Zone and Environmental Protection 'EP' Zone to permit an agri-tourism use, which proposes to include a kitchen facility with septic system, parking area, cabins, and outdoor meeting area (see **Figure 4: Zoning By-law Amendment Sketch**).

#### **Public Meeting**

Pursuant to the *Planning Act*, a Public Meeting is required to consider both applications. The meeting is proposed for January 19, 2022. Pursuant to the *Planning Act*, Planning Staff will notify the prescribed individuals and agencies regarding the receipt of the complete applications and the scheduled Public Meeting.

#### **RESOURCE IMPLICATIONS**

There are no anticipated negative financial implications imposed on the Municipality as a result of these applications. The applicant has submitted the required fees.

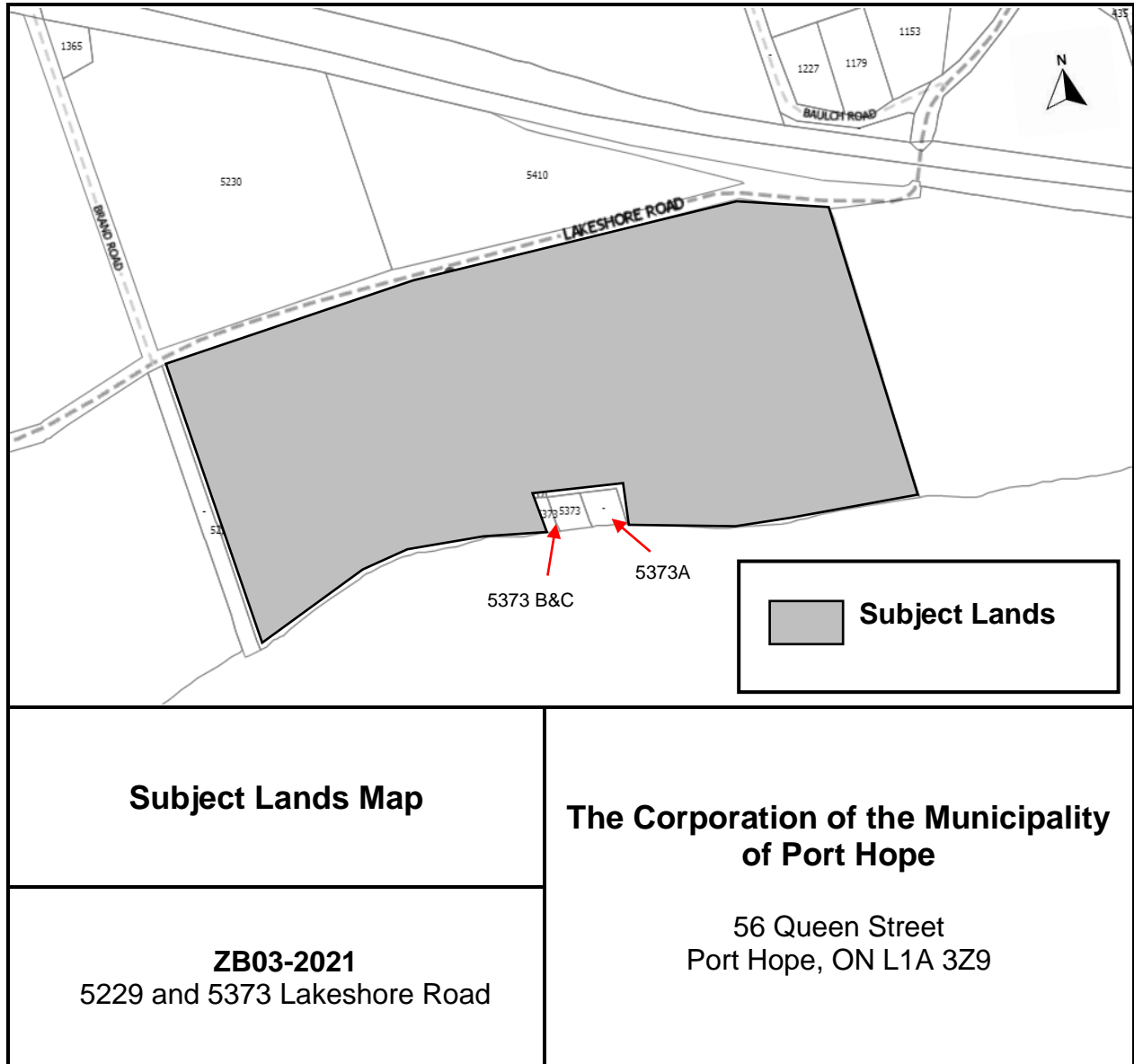
## CONCLUSION

1. Staff considers the application for a Zoning By-law Amendment (ZB03-2021) for lands municipally known as 5229 and 5373 Lakeshore Road to be a *complete application* under Section 34 (10.4) of the *Planning Act*.
2. Staff considers the application for a Draft Plan of Condominium (CE01-2021) for lands municipally known as 5373 Lakeshore Road to be a *complete application* under Section 51(17) of the *Planning Act*.
3. A Public Meeting to consider both applications is scheduled on January 19, 2026 as per requirements of the *Planning Act*.

Original Signed by:

Theodhora Merepeza, M.C.P., RPP MCIP  
Manager, Planning

**Figure 1: Subject Lands Map for Zoning By-law Amendment**



**Figure 2: Subject Lands Map for Draft Plan of Condominium**

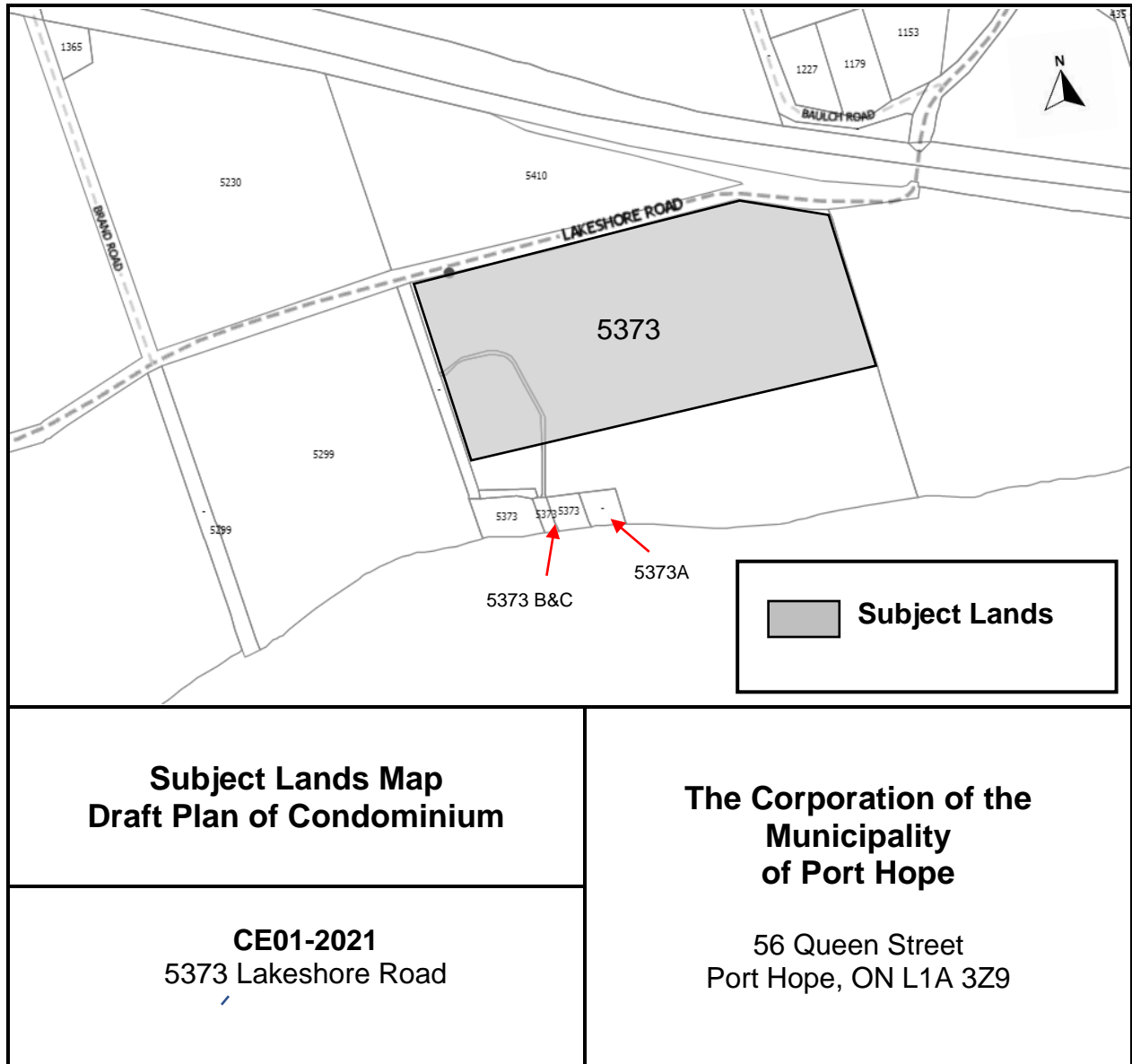
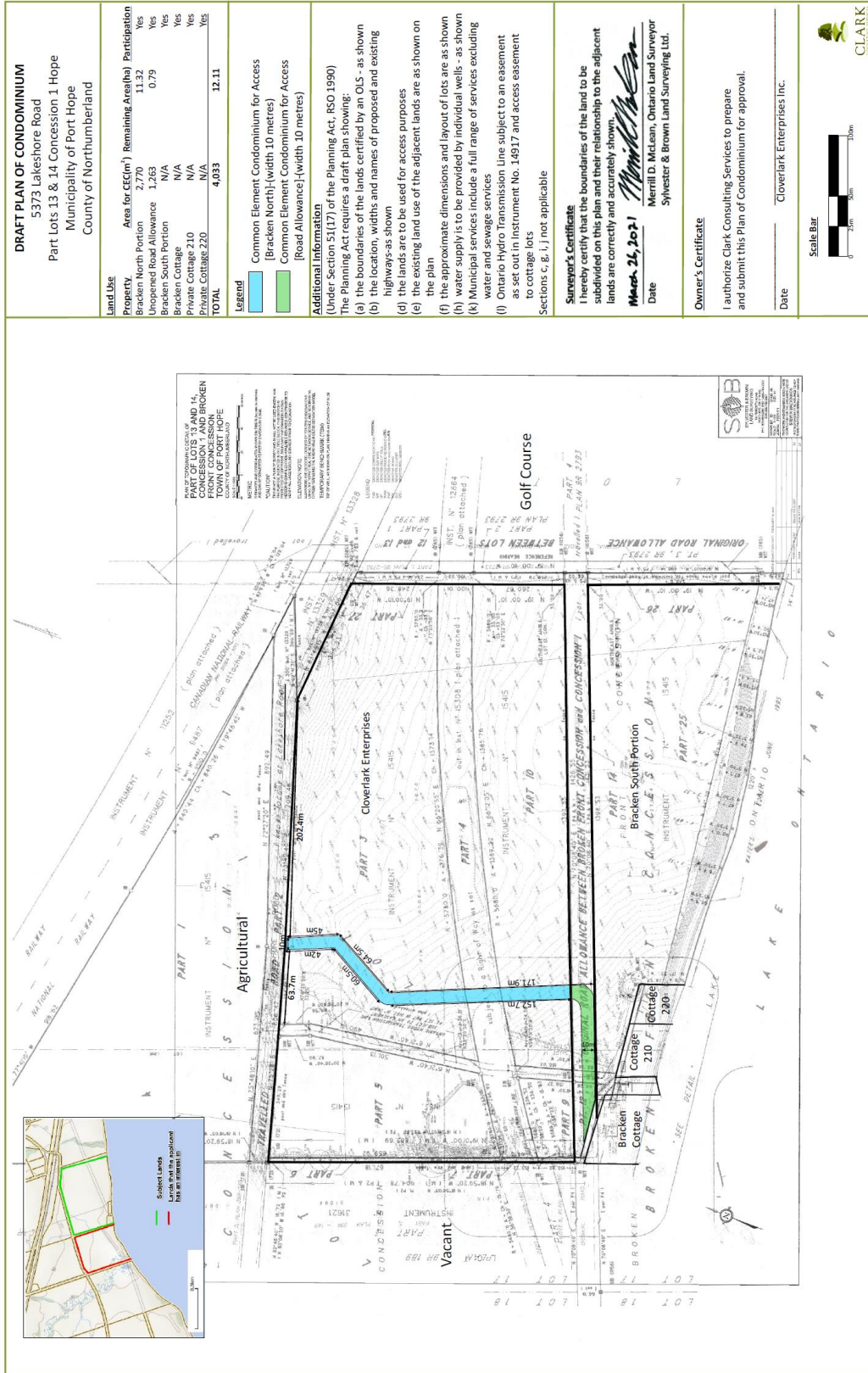
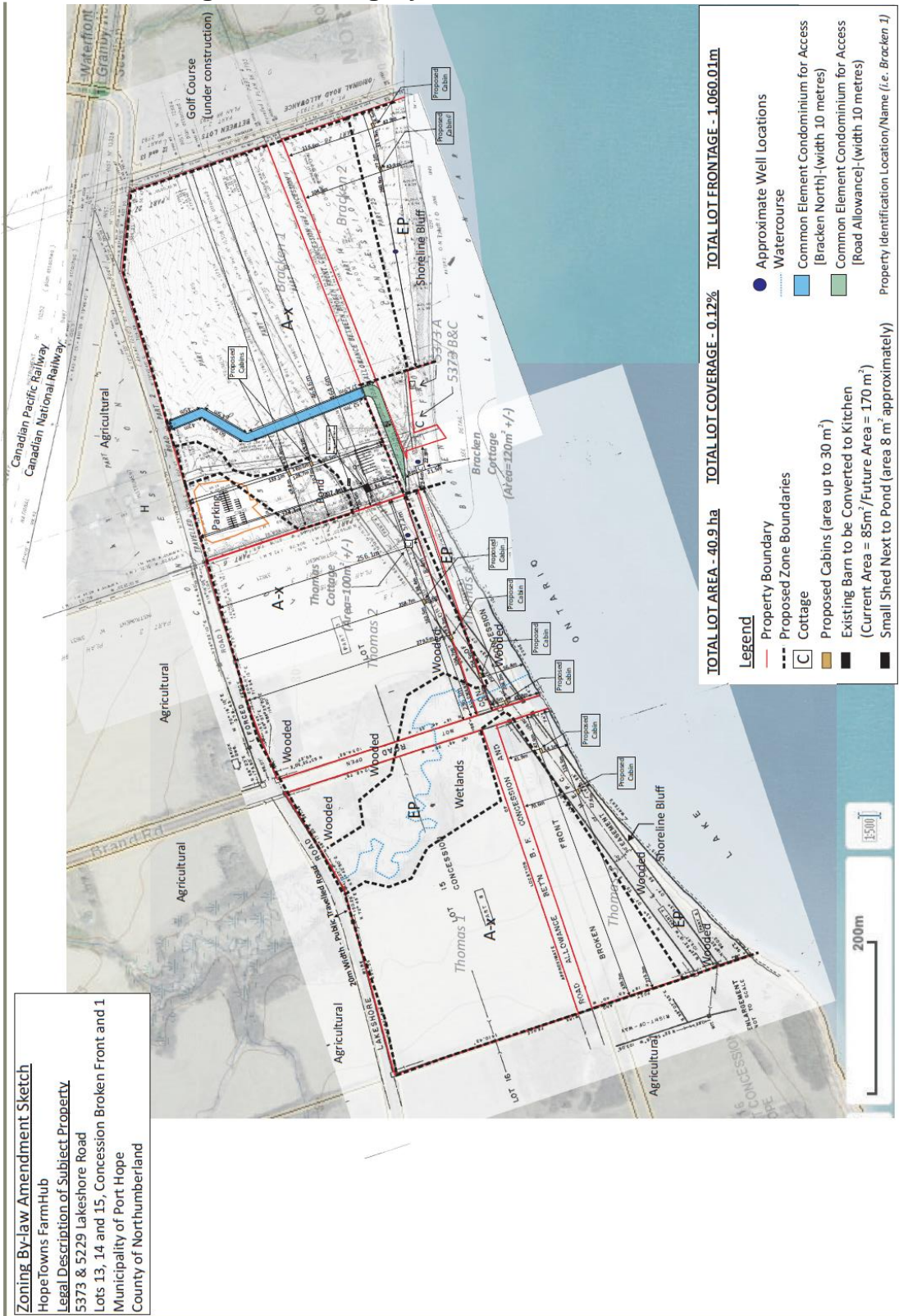


Figure 3: Draft Plan of Condo





**Figure 4: Zoning By-law Amendment Sketch**



# Schedule A: Concept Plan



**Figure 1: Concept Plan**  
 Hope/Towns FarmHub  
 3373 Lakeshore Road  
 Municipality of Port Hope  
 County of Northumberland