



**ZONING BY-LAW AMENDMENT / OFFICIAL PLAN  
AMENDMENT APPLICATION FORM**

For Office Use Only		
File No:	Date Received:	Fee Paid:

For additional details on the application process, please contact:

Municipal Development Team Office  
Planning Services  
Municipality of Port Hope  
5 Mill Street South  
Port Hope, ON L1A 2S6

Tel. 905-885-2431  
Fax. 905-885-0507  
Email [planning@porthope.ca](mailto:planning@porthope.ca)

A complete application consists of the following:	
<b>Application Fee</b>	Cheques can be made payable to the Municipality of Port Hope – please note that there will be other fees imposed by other agencies for their review
<b>Application Form</b>	One (1) original copy of the completed and signed original
<b>Recent Survey</b>	One (1) copy prepared by an Ontario Land Surveyor
<b>Drawings and/or plans</b>	Twenty (20) copies of each drawing or plan required. Drawings and/or plans shall be prepared in accordance with the Municipality of Port Hope Development Guide
<b>Reduced copy of drawings and/or plans</b>	One full reduced set of all required drawings and/or plans (no larger than 11-inches x 17-inches)
<b>Digital copy of drawings and/or plans</b>	A digital PDF version of all required drawings and/or plans
<b>Studies, Reports or other supporting materials identified during a pre-consultation meeting</b>	Three (3) copies for Staff and/or agencies to undertake an adequate level of review

**Fee Schedule**

Note: Any further costs and expenses which may be incurred by the Municipality of Port Hope in the processing of a zoning by-law and/or official plan amendment, as determined by Municipal Council, may be charged to the applicant.

Type of Application	Check for type submitted	Fee	Comments
Official Plan Amendment (OPA)		\$5,600.00	Basic Amendment
		\$9,250.00	Major (large scale residential and Industrial, Commercial, or Institutional projects)
Zoning By-law Amendment (ZBA)		\$3,700.00	Basic Amendment; Temporary Use
	✓	\$5,700.00	Major (large scale residential and Industrial, Commercial, or Industrial projects); Interim Control
Extension of Temporary Use By-law		\$650.00	
Combined Zoning By-law Amendment and Official Plan Amendment		Applicable OPA Fee + 50% of ZBA	

**Owner/Applicant/Agent Information**  
*Particulars on the individual(s) involved in the application*

**Owner of Subject Lands:**  
Multiple Owners: Please see attached Appendix

Mailing Address:

Telephone:	Fax:	Email:
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**Applicant:**  Check if same as Owner  
Cloverlark Enterprises Inc.

Mailing Address:  
158 Bruton St. Port Hope, ON, L1A 1V5

Telephone: 647-302-8274	Fax:	Email: jakedeacon@gmail.com
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**Agent:**  Check if not applicable  
Clark Consulting Services

Mailing Address:  
52 John St. Port Hope, ON, L1A 2Z2

Telephone: 905-885-8023	Fax:	Email: bob@clarkcs.com
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**Notification**  
*All communications should be sent to the following (check those that apply)*

<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Applicant	<input checked="" type="checkbox"/> Agent
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<b>Location of the Subject Lands</b> <i>Complete applicable lines</i>			
<input type="checkbox"/> Urban (former Town of Port Hope) <i>Type text here</i>			
<input checked="" type="checkbox"/> Rural (former Township of Hope)			
Municipal Number:	5373 & 5229	Street Name:	Lakeshore Rd
Lot Number(s):	13, 14 & 15	Concession:	Broken Front and 1
Lot(s)/Block(s):		Registered Plan No:	
Part Number(s):		Reference Plan No:	

<b>Length of Ownership</b> <i>Number of years subject lands have been owned in its current form by the present owner</i>
Multiple Lengths of Ownership: See Appendix A

<b>Encumbrances (i.e. Existing Mortgages, Easements, Right-of-Ways, Restrictive Covenants, Site Plan Agreements)</b> <i>Are there any encumbrances affecting the subject lands?</i>	
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
If Yes, please describe:  Access easement for cottages on shores of Lake Ontario Ontario Hyrdo Transmission Line Easement (Inst. No. 14917)	

<b>Description of Subject Lands</b> <i>Complete applicable lines</i>		See attached Zoning Compliance Table	
Frontage:	1,060 m	Area:	40.9 ha
Average Width:		Average Depth:	
Existing Use(s): vacant, under cultivation, watercourse, wooded, pond			
Proposed Use(s): future residences (1 per lot), sleep cabins (2 per lot), kitchen (expanded barn) meeting area			
Existing Building(s) or Structure(s): cottage (Thomas 4), Shed (Bracken 1)			
Proposed Building(s) or Structure(s): future residences (1 per lot), sleep cabins (2 per lot) Kitchen (expanded barn)			

<b>Details of Existing Buildings/Structures</b> <i>Provide the following information (accuracy of measurements is important)</i>		
Type of Building:  Cottage (Thomas 4)	Date constructed	1975
	Front lot line setback	256.1 m
	Rear lot line setback	8.4 m
	Side lot line setback	57.2 m
	Side lot line setback	236.1 m
	Height of building	8m
	Dimensions	9 x 11 m
	Floor area	100 sq m.
Type of Building:  Barn (Bracken 1)	Date constructed	1988
	Front lot line setback	224.3 m
	Rear lot line setback	36.4 m
	Side lot line setback	17.9 m
	Side lot line setback	464.6 m
	Height of building	10 m
	Dimensions	10 m x 8.5 m
	Floor area	85 sq. m
Type of Building:  (Bracken Cottage)	Date constructed	1950 (addition in 1980)
	Front lot line setback	21.5m
	Rear lot line setback	16.8m
	Side lot line setback	22.4m
	Side lot line setback	22.8m
	Height of building	10m
	Dimensions	10 x 12 m
	Floor area	120 sq m.

**Proposed Uses/Buildings**

Indicate proposed uses/buildings on the subject lands

Details: The proposed buildings will be used for purposes to augment the farm operations and to promote the regenerative agriculture practices. The Farm Hub will be a gathering place for the public to learn about and experience the farm; the greenhouse and drive shed will support the farm operations; the residences will accommodate the landowners and farm operators and the sustainable cabins will accommodate farm staff and be rented to guests. The kitchen/dining area will service the farm staff and guests.

Check here if there are no proposed changes to uses/buildings

**Details of Proposed Buildings/Structures**

Provide the following information (accuracy of measurements is important)

Type of Building:  Kitchen	Date constructed	to be determined
	Front lot line setback	
	Rear lot line setback	
	Side lot line setback	
	Side lot line setback	
	Height of building	
	Dimensions	
	Floor area	170 sq.m.
Type of Building:  Single detached dwelling (Bracken 2 lot)	Date constructed	to be determined
	Front lot line setback	
	Rear lot line setback	
	Side lot line setback	
	Side lot line setback	
	Height of building	
	Dimensions	
	Floor area	to be determined
Type of Building:  Sustainable Employee/ Guest cabins (10 cabins)	Date constructed	to be determined
	Front lot line setback	
	Rear lot line setback	
	Side lot line setback	
	Side lot line setback	
	Height of building	
	Dimensions	
	Floor area	up to 30 sq m per cabin

**Abutting Land Uses**

Indicate uses of abutting lands in the applicable space below

Details: The western and northern borders abut agricultural lands  
The eastern border abuts a golf course

**Access**

Access to subject lands (Complete appropriate space(s))

Unopened road allowance	
Open Municipal Road/Street	Thomas 1 & 2 and Bracken 1
County Road	
Provincial Highway	
Other Public Road/Street	
Name of Road/Street	Lakeshore Rd
Existing Right-of-Way	
If there is no access by public road or street, what means of access is proposed?	Bracken 2 - common element condominium

**Water and Sewage Services**

Description of services intended for subject lands  
(Check appropriate space)

<b>Water</b>	Yes	No
Municipal Water System owned and operated		No
Well - Privately owned and operated individual or communal	Yes	
Lake or other water body		No
Other (specify)		
<b>Sewage</b>	Yes	No
Municipal Sanitary Sewage System owned and operated		No
Septic System - Privately owned and operated individual or communal	Yes	
Privy		No
Other (specify)		

<b>Storm Drainage</b> <i>Indicate the proposed method of storm drainage (Complete appropriate space(s))</i>		
Sewers	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Ditches	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Swales	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Other, describe:		

<b>Present Land Use</b> <i>Indicate designation and zoning of subject lands in the applicable space below</i>	
Official Plan Designation	Prime Agricultural and Natural Environment
Zoning By-law Designation	Agricultural (A) and Environmental Protection (EP-F)

<b>Status of Other Planning Applications</b> <i>Indicate status of other applications in the applicable space below</i>			
	Yes?	No?	If Yes, please describe and indicate File Number(s)
Is the subject property currently the subject of a Plan of Subdivision application?		No	
Is the subject property currently the subject of a Consent application?		No	
Is the subject property currently the subject of a Minor Variance application?		No	
Is the subject property currently the subject of a Site Plan application?		No	
Apart from this current application, have you applied for an Official Plan, Zoning By-law amendment, Plan of Subdivision, Consent, Minor Variance or Site Plan for any land that is located within 120 metres of the subject land?	Yes		Application for Common Element Condominium Access Road has been submitted. No file number yet.



**Purpose of Proposed Zoning By-law Amendment**

*Describe purpose and reasons for Zoning By-law Amendment in the applicable space below*

Describe the nature and extent of the proposed rezoning.	The proposed rezoning will allow for active farming on the lands along with the means to promote regenerative agriculture practices. Kitchen facilities will allow for the ability to prepare meals for employees and guests. The cabins will provide accommodation for employees and when not required for employees will be rented to guests.
Why is this rezoning being requested?	The On-farm diversified uses which we are proposing (kitchen, guest cabins) are not permitted in the current zoning.

**Purpose of Proposed Official Plan Amendment**

*Describe type, purpose and details of Official Plan Amendment in the applicable space below*

Type of Proposed Amendment (Check appropriate box(es))	<input type="checkbox"/> To add a new policy to the Official Plan or change, delete or replace existing Official Plan policy <input type="checkbox"/> To change or replace the existing Official Plan land use designation of the subject lands
Is this a proposal to alter the boundary of a settlement area or to implement a new area of settlement?	<input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, the subject application must be accompanied by supporting material to fulfill the requirements of a comprehensive review, as defined.
Is this a proposal to remove land from an area of employment?	<input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, the subject application must be accompanied by supporting material to fulfill the requirements of a comprehensive review, as defined.
Describe the purpose of the proposed amendment.	
Describe the policy to be added, changed, replaced or deleted.	

<b>Purpose of Proposed Official Plan Amendment - continued</b> <i>Describe type, purpose and details of Official Plan Amendment in the applicable space below</i>	
If applicable, what is the requested land use designation for the subject land?	
What land uses are permitted by the current designation?	
What land uses would be permitted by the proposed amendment?	

<b>Previous Land Use of the Subject Land</b> <i>Provide details of previous land uses in the applicable space below</i>	
What was the previous use of the subject land?	Describe: The lands have not been cultivated for several years but used to grow crops using commercial agriculture practices.
Has there been an industrial or commercial use on the subject land or land adjacent to the subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Has the grading of the subject land been changed by adding earth or other material?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Has a gas station been located on the subject land or land adjacent to the subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown
Has there been petroleum or other fuel stored on the subject land or land adjacent to the subject land?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unknown

**Previous Land Use of the Subject Land – (continued)**

Provide details of previous land uses in the applicable space below

<p>Is there reason to believe the subject land may have been contaminated by former uses on the site or adjacent sites?</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No  <input type="checkbox"/> Unknown</p>
<p>What information did you use to determine the answers to the above questions?</p>	<p>Details:  Local knowledge</p>
<p>If you answered Yes to any of the questions above, a previous use inventory showing all former uses of the subject lands and/or adjacent lands is required. Is the previous use inventory attached?</p>	<p><input type="checkbox"/> Yes  <input checked="" type="checkbox"/> No</p>

**Provincial Policy**

The table below lists the features or development circumstances of interest to the Municipality. Please complete the table below and be advised of the potential requirements in the noted sections.

Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply		If a feature, specify distance (in metres)	Potential Information Needs
	Yes	No		
<p>Class I industry. (Small scale, self-contained plant, no outside storage, low probability of fugitive emissions and daytime operations only)</p>		<p>No</p>		<p>Assess development for residential and other sensitive uses within 70 metres.</p>

Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply		If a feature, specify distance (in metres)	Potential Information Needs
	Yes	No		
Class II industry. (Medium scale processing and manufacturing with outdoor storage, periodic output of emissions, shift operations and daytime truck traffic.)		No		Assess development for residential and other sensitive uses within 300 metres.
Class III industry within 1000 metres. (Processing and manufacturing with frequent and intense off-site impacts and a high probability of fugitive emissions.)		No		Assess development for residential and other sensitive uses within 1000 metres.
Landfill site		No		Address possible leachate, odour, vermin and other impacts.
Sewage treatment plant		No		Assess the need for a feasibility study for residential and other sensitive uses.
Waste stabilization pond		No		Assess the need for a feasibility study for residential and other sensitive uses.
Active railway lines	Yes		30	Evaluate impacts within 100 metres.(1)
Controlled access highways or freeways, including designated future ones		No		Evaluate impacts within 100 metres.

Note: (1) see Planning Justification Report

Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply		If a feature, specify distance (in metres)	Potential Information Needs
	Yes	No		
Operating mine site		No		Will development hinder continuation or expansion of operations?
Non-operating mine site within 1000 metres		No		Have potential impacts been addressed? Has mine been rehabilitated so there will be no adverse effects?
Electric transformer stations		No		Determine possible impacts within 200 metres.
High voltage electric transmission lines		No		Consult the appropriate electrical power service.
Transportation and infrastructure corridors		No		Will the corridor be protected?
Prime agricultural land	Yes		On-site	Demonstrate the need for use other than agricultural and indicate how impacts are to be mitigated
Agricultural operations	Yes		On-site	Development to comply with the Minimum Distance Separation Formulae.
Mineral Aggregate resource areas		No		Will development hinder access to the resource or the establishment of new resource operations?
Mineral Aggregate operations		No		Will development hinder continuation of extraction?
Existing pits and quarries		No		Will development hinder continued operation or expansion?

Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply		If a feature, specify distance (in metres)	Potential Information Needs
	Yes	No		
Significant wetlands	Yes			Demonstrate no negative impacts.
Significant portions of habitat of endangered and threatened species	Yes			Demonstrate no negative impacts.
Significant: fish habitat, woodlands, valleylands, areas of natural and scientific interest, wildlife habitat	Yes			Demonstrate no negative impacts.
Sensitive groundwater recharge area, headwaters, and aquifers		No		Demonstrate the groundwater recharge areas, headwaters and aquifers will be protected.
Significant built heritage resources and cultural heritage landscapes		No		Development should conserve significant built heritage resources and cultural heritage landscapes.
Significant archaeological resources		No		Assess development proposed in areas of medium and high potential for significant archaeological resources. These resources are to be studied and preserved, or where appropriate, removed, catalogued and analysed prior to development.
Erosion hazards	Yes			Determine feasibility within the 1:100 erosion limits of ravines, river valleys and streams.

Features or Development Circumstances	(a) If a feature, is it on site or within 500 metres OR (b) If a development circumstance, does it apply		If a feature, specify distance (in metres)	Potential Information Needs
	Yes	No		
Floodplains	Yes			Where two-zone floodplain management is in effect, development is not permitted in the floodway. Where a Special Policy Area (SPA) is in effect, development must meet the official plan policies for the SPA.
Contaminated sites		No		Assess an inventory of previous uses in areas of possible soil contamination.

**Consistency with Provincial Policy Statement and Provincial Plans**

*Identify how the application is consistent with the Provincial Policy Statement. Further identify any applicable Provincial Plans and whether the proposal conforms to or does not conflict with the applicable Plans. Explain below or attach separate pages.*

See Planning Justification Report

**Authorization of Owner for Applicant/Agent to Make the Application**  
If the applicant/agent is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant/agent is authorized to make the application must be included with this form, or the authorization set out below must be completed. If the applicant is a corporation, the application shall be signed by an Officer of the Corporation and the Corporation's seal shall be affixed.

I, Winifred Thomas

am the owner of the land that is the subject of this application for a Zoning By-law / Official Plan Amendment and I authorize:

Applicant/Agent (Please Print) Cloverleaf Enterprises Inc.

to make this application on my behalf.

Owner's Signature x W.K. Thomas

Date March 27, 21

**Authorization of Owner for Applicant/Agent to Provide Personal Information**  
If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

I, Winifred Thomas

am the owner of the land that is the subject of the application for a Zoning By-law / Official Plan Amendment and for the purposes of the Municipal Freedom of Information and Protection of Privacy Act, I authorize:

Applicant/Agent (Please Print) Cloverleaf Enterprises Inc.

as my Agent for this application, to provide any of my personal information that will be included in the application or collected during the processing of this application.

Owner's Signature x W.K. Thomas



**Authorization of Owner for Applicant/Agent to Make the Application**  
 If the applicant/agent is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant/agent is authorized to make the application must be included with this form, or the authorization set out below must be completed. If the applicant is a corporation, the application shall be signed by an Officer of the Corporation and the Corporation's seal shall be affixed.

I, STEVEN MACKINNON / COLLEEN ALLEN

am the owner of the land that is the subject of this application for a Zoning By-law / Official Plan Amendment and I authorize:

Applicant/Agent (Please Print) Cloverleaf Enterprises Inc.

to make this application on my behalf

Owner's Signature  

Date MAR 23 / 2021

**Authorization of Owner for Applicant/Agent to Provide Personal Information**  
 If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.

I, STEVEN MACKINNON / COLLEEN ALLEN

am the owner of the land that is the subject of this application for a Zoning By-law / Official Plan Amendment and for the purposes of the Municipal Freedom of Information and Protection of Privacy Act, I authorize:

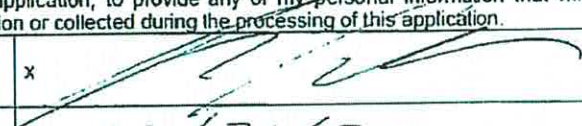
Applicant/Agent (Please Print) Cloverleaf Enterprises Inc.

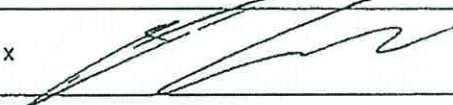
as my Agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of this application.

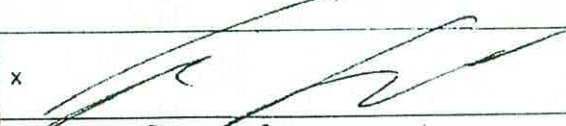
Owner's Signature  

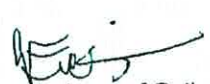
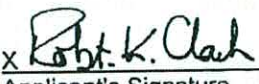
Date MAR 23 / 2021

<b>Authorization of Owner for Applicant/Agent to Make the Application</b> <i>If the applicant/agent is not the owner of the land that is the subject of this application, the written authorization of the owner that the applicant/agent is authorized to make the application must be included with this form, or the authorization set out below must be completed. If the applicant is a corporation, the application shall be signed by an Officer of the Corporation and the Corporation's seal shall be affixed.</i>	
I, <u>12227355 Canada Inc.</u>	
am the owner of the land that is the subject of this application for a Zoning By-law / Official Plan Amendment and I authorize:	
Applicant/Agent (Please Print) <u>Cloverlark Enterprises Inc.</u>	
to make this application on my behalf.	
Owner's Signature	x 
Date	<u>03/24/2021</u>

<b>Authorization of Owner for Applicant/Agent to Provide Personal Information</b> <i>If the applicant is not the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.</i>	
I, <u>12227355 Canada Inc.</u>	
am the owner of the land that is the subject of this application for a Zoning By-law / Official Plan Amendment and for the purposes of the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , I authorize:	
Applicant/Agent (Please Print) <u>Cloverlark Enterprises Inc</u>	
as my Agent for this application, to provide any of my personal information that will be included in this application or collected during the processing of this application.	
Owner's Signature	x 
Date	<u>03/24/2021</u>

<b>Consent of Owner to the Use and Disclosure of Personal Information</b> <i>If the applicant is the owner of the land that is the subject of this application, complete the authorization of the owner concerning personal information set out below.</i>	
I,	Cloverlark Enterprises Inc.
I am the owner of the land that is the subject of this application for a zoning by-law/official plan amendment and for the purposes of the <i>Municipal Freedom of Information and Protection of Privacy Act</i> , I authorize and consent to the use by or the disclosure to any person or public body of any personal information that is collected under the authority of the <i>Planning Act</i> for the purposes of processing this application.	
Owner's Signature	x 
Date	03/25/2021

<b>Cost Reimbursement</b> <i>It is required that the applicant agree to be responsible for all reasonable costs and expenses as stated below.</i>	
I,	Cloverlark Enterprises Inc.
I am the applicant and agree to reimburse the Municipality of Port Hope for all reasonable costs and expenses, as determined by Municipal Council, in excess of the application fee, which may be incurred by the Municipality in the processing of this Zoning By-law/Official Plan Amendment.	
Applicant's Signature	x 
Date	03/25/2021

Affidavit							
1.	Robert K. Clark					of the	
	Municipality			of	Port Hope		
in the	County			of	Northumberland		
<p>Make oath and say (or solemnly declare) that all the above information and statements contained in this application are true and that the information contained in documents that accompany this application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of the <i>Canada Evidence Act</i>.</p>							
Sworn (or declared) before me at							
the	Municipality			of	Port Hope		
in the	County			of	Northumberland		
this	25		day of	March		20	21
 A Commissioner of Oaths, etc.				X  Applicant's Signature			
Commissioned by the Municipality of Port Hope, a Commissioner, etc., Province of Ontario, for Meaghan Adams Legal Prof. Corp. Expires March 13, 2022.							

*While every attempt will be made to ensure all submission requirements have been relayed to the applicant, the Municipality of Port Hope does not constitute this application to be a "complete application." The Council of the Municipality of Port Hope will notify the applicant that the information and material required has been provided, or has not been provided, as the case may be, and in accordance with the Planning Act.*

Personal information is being collected on this form under the authority of the *Municipal Act* and the *Municipal Freedom of Information and Protection of Privacy Act* (MFIPPA). Please note that personal information collected will form part of the public record and is public information subject to the MFIPPA regulations and may be published as part of Council agenda and / or public consultation processes. Questions about the collection of personal information may be directed to the Municipal Clerk at 905.885.4544 or [clerk@porthope.ca](mailto:clerk@porthope.ca).

# Zoning By-Law Official Plan Amendment Application Form

## Owner Information

*Particulars on the individuals involved in the application*

1) 5373 Lakeshore Rd (agricultural land)

Cloverlark Enterprises  
158 Bruton St.  
Port Hope, ON  
L1A 1V5  
(m) 647-302-8274  
[jakedeacon@gmail.com](mailto:jakedeacon@gmail.com)  
**Length of Ownership: 5 months**

2) 5373 Lakeshore Rd (cottage)

12227355 Canada Inc.  
33 King St.  
Port Hope, ON  
L1A 2R6  
(m) 647-302-8274  
[jakedeacon@gmail.com](mailto:jakedeacon@gmail.com)  
**Length of Ownership: 3 months**

3) 5229 Lakeshore Rd

Winifred Thomas  
7 Gorham Lane  
Middlebury, VT  
USA  
05753  
(t) 862-222-0028  
[skm.wkt@gmail.com](mailto:skm.wkt@gmail.com)  
**Length of Ownership: 49 years**

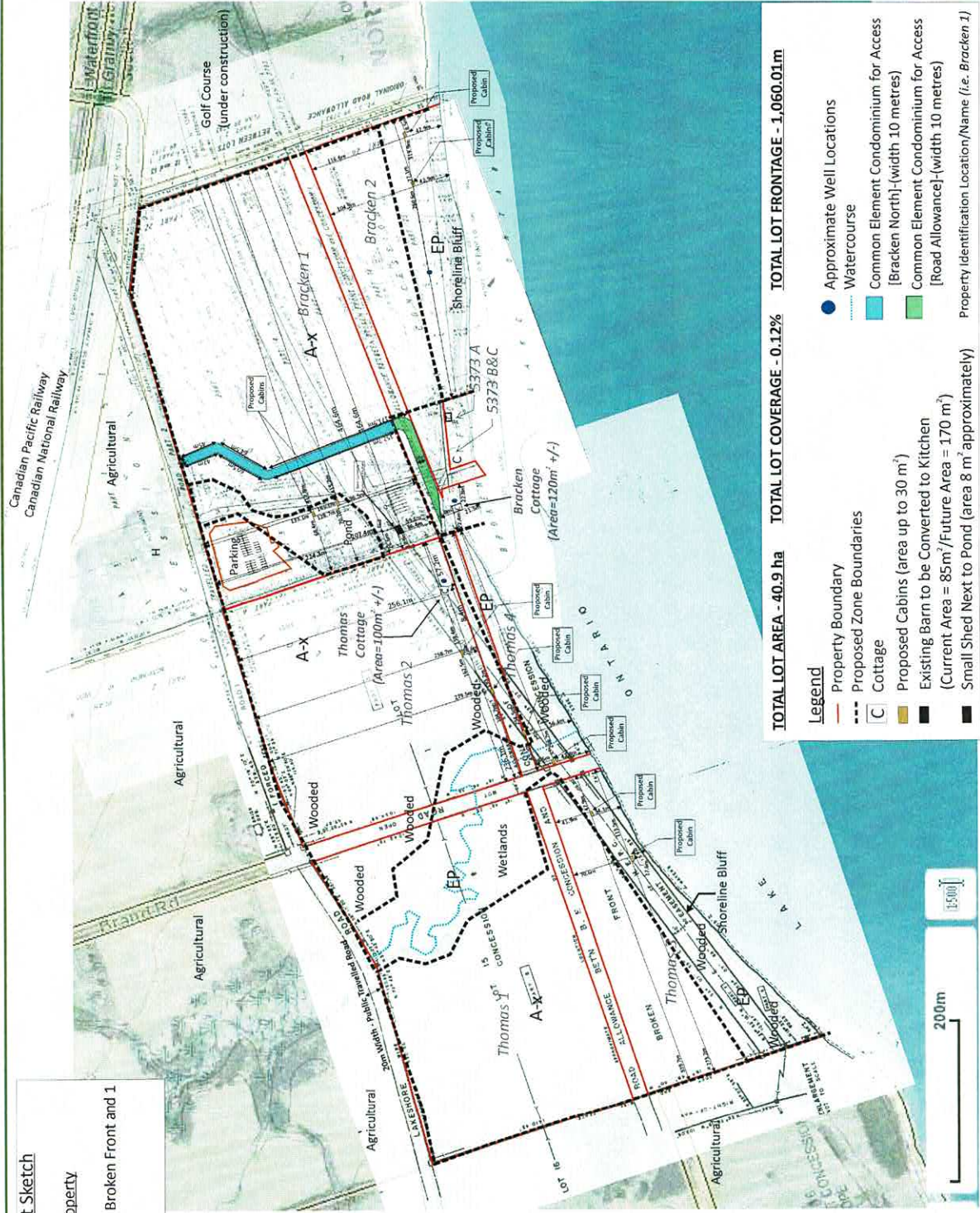
4) 5373D Lakeshore Rd

Steven MacKinnon & Colleen Allen  
1 – 28 Rachael St.  
Toronto, ON  
M4W 1M5  
(m) 416-457-6995  
[mac@stevenmackinnon.com](mailto:mac@stevenmackinnon.com)  
**Length of Ownership: 5 months**

**Zoning Compliance Table**  
 Hope Towns Farm Hub  
 5229 & 5373 Lakeshore Road  
 CCS Project No.4516

Property	Frontage (m)	Area (ha)	Average Width	Average Depth	Existing Uses	Proposed Uses	On-farm Diversified Use	Existing Buildings	Proposed Buildings
<b>A Zone Regulation</b>	<b>165</b>	<b>40.0</b>							
Thomas 1	410	10.3	400	270	vacant, under cultivation, watercourse	cultivation, residence, guest/employee cabin	guest/employee cabin	vacant	residence, guest/employee cabin
Thomas 2	254	8	275	260	vacant, under cultivation, watercourse, wooded	cultivation, residence, guest/employee cabin	guest/employee cabin	vacant	residence, guest/employee cabin
Thomas 3	lake: 450	4.9	420	150	vacant, under cultivation, shoreline	cultivation, residence, guest/employee cabin	guest/employee cabin	vacant	guest/employee cabin
Thomas 4	lake: 250	1.1	275	80	cottage, shoreline	cottage, guest/employee cabin, shoreline	guest/employee cabin	cottage	cottage, guest/employee cabin
Bracken 1	520	12.2	510	230	shed, pond, wooded, cultivation	cultivation, residence, guest/employee cabin, meeting building, kitchen	events area, guest/employee cabin	shed	residence, guest/employee cabin, meeting building, kitchen
Bracken 2	lake: 200	4.6	290	120	vacant, under cultivation, shoreline	residence, cultivation, guest/employee cabin, shoreline	guest/employee cabin	vacant	residence, guest/employee cabin
<b>TOTAL</b>		<b>41.1</b>					<b>0.71 ha</b>		

**Zoning By-law Amendment Sketch**  
 HopeTowns FarmHub  
 Legal Description of Subject Property  
 5373 & 5229 Lakeshore Road  
 Lots 13, 14 and 15, Concession Broken Front and 1  
 Municipality of Port Hope  
 County of Northumberland



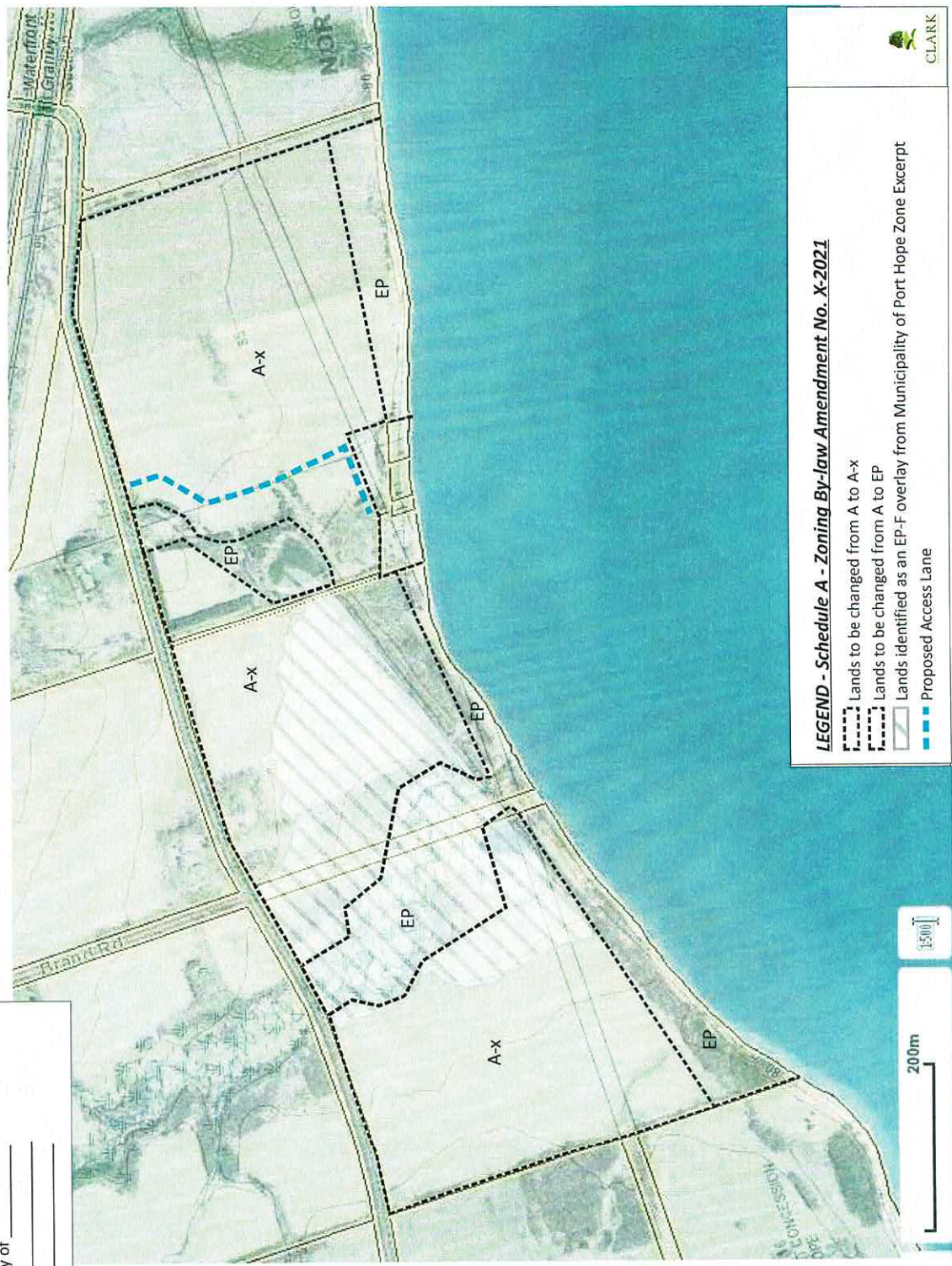
**TOTAL LOT AREA - 40.9 ha**    **TOTAL LOT COVERAGE - 0.12%**    **TOTAL LOT FRONTAGE - 1,060.01m**

**Legend**





- Property Boundary
- - - Proposed Zone Boundaries
- [C] Cottage
- Proposed Cabins (area up to 30 m<sup>2</sup>)
- Existing Barn to be Converted to Kitchen (Current Area = 85m<sup>2</sup>/Future Area = 170 m<sup>2</sup>)
- Small Shed Next to Pond (area 8 m<sup>2</sup> approximately)
- Approximate Well Locations
- Watercourse
- Common Element Condominium for Access [Bracken North]-(width 10 metres)
- Common Element Condominium for Access [Road Allowance]-(width 10 metres)
- Property Identification Location/Name (i.e. Bracken 1)



This is Schedule '\_\_\_', Schedule A, Sheet \_\_\_ of By-law 20/2010  
 Passed this \_\_\_ day of \_\_\_\_\_  
 Mayor \_\_\_\_\_  
 Clerk \_\_\_\_\_



**LEGEND - Schedule A - Zoning By-law Amendment No. X-2021**

-  Lands to be changed from A to A-x
-  Lands to be changed from A to EP
-  Lands identified as an EP-F overlay from Municipality of Port Hope Zone Excerpt
-  Proposed Access Lane

200m  
1500'

