



# Municipality of Port Hope

## Staff Report

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### Report Title: Cultivate 2022

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**Report to:** Planning & Development Committee

**Date of meeting:** June 21, 2022

**Report Author:**

Todd Davis Director, Planning and Development

**Department responsible:**

Planning & Development

**Report Number:** PD-23-22

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### Recommendation:

1. That a resolution be presented to Council to approve the temporary use of the property at 1166 5<sup>th</sup> Line to host the Cultivate Festival September 23, 24, 25, 2022 provided they meet the following conditions of:
  - a. Reaching agreement on the appropriate parking requirements, traffic control conditions, accessibility requirements to the satisfaction of Protective Services.
  - b. Offering limited camping for no more than 50 people, in tents during the festival.
  - c. Providing a fire safety plan to the satisfaction of the Fire Prevention Officer
  - d. Successfully obtaining any permits required through the Building Division.

### Highlights:

- The annual Cultivate festival traditionally presented in Memorial Park in September would like to move their event to 1166 5<sup>th</sup> Line for 2022
- Staff support the change in venue provided that the event organizers agree to a number of conditions

### Background:

The annual Cultivate Festival presented by Cultivate Community Non Profit Services has traditionally been hosted on municipal property at Memorial Park every September to celebrate local food, Canadian music, creativity and community. With COVID19 the formal event as it has been presented in the park was cancelled for the past two years. The event is returning this year and has announced that it will be changing venues to be hosted at the local farm known as Haute Goat.

The festival presenters have provided a thorough overview of the event, which includes:

- Multiple live music stages
- Culinary demonstration area

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- Food and drink vending space
  - Workshop tents
  - Cultivate kids' area
  - Camping

Parking, emergency access, traffic control, sanitation, health and safety are all outlined along with their accessibility policy and a proposed fire safety plan has been provided.

The proposed event is to take place this year at 1166 5<sup>th</sup> Line commonly known as Haute Goat which is zoned Agricultural with an exception no.110 that permits a retail structure on the property and the requisite parking to support it. In the Agricultural zone Farm Related Tourism Establishment is a permitted use and is currently defined in the Municipality of Port Hope Zoning By-law 20/2010 to mean:

“A commercial farm that provides, as an accessory use, educational and active opportunities to experience the agricultural way of life in the Municipality. Such activities may include farm machinery and equipment exhibitions, farm-tours, petting zoos, hay rides, sleigh rides, processing demonstrations, pick your own produce, farm theme playground for children and small scale educational establishments that focus on farming instruction. Overnight camping, amusement parks and recreational uses are not permitted”.

Under the current zoning, the proposed Cultivate event as outlined in attachment 1 is not a permitted use. While small scale farming focused events are permitted, the size, scope and focus of the event are contrary to the current definition. However, as part of the current review of the municipal zoning by-law on-farm diversified uses are being contemplated in a manner that could be more supportive of this type of event activity.

### **Discussion:**

Staff are supportive of events and activities that recognize and celebrate our rural community. As part of the zoning by-law review being prepared for public consultation there is a proposed definition for a Farm Event Venue that is contemplated as an on-farm diversified use. Still in a draft form, the Zoning By-law would permit an on-farm use that is an accessory to the operations and is used for social gatherings for people who are not part of the farm operation, and the event is not related to normal farm practices. Currently there are no specific conditions, requirements, event scale considerations or public feedback to support or guide hosting a medium to large scale event in the Agricultural zone. Staff do expect that ultimately, this type of use would require either a zoning by-law amendment or at the very least result in seeking some type of Municipal Special Event Permit to allow this use on a property.

Cultivate Community Non Profit Services have provided a well considered proposal to host an event on the property at 1166 5<sup>th</sup> in the Agricultural zone. This activity presents an opportunity for the municipality to better understand the impacts of hosting medium sized events in the rural area and would help to inform the conditions and requirements related to the current zoning by-law review, on-farm diversified uses such as farm event venues and any appropriate permitting procedures. Haute Goat has experience hosting

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smaller scale events under the Farm Related Tourism Establishment use and the current proposal would be an appropriate venue to test an event the scale of Cultivate.

Staff would recommend that based on the proposal, Council permit Cultivate to be hosted on the property at 1166 5<sup>th</sup> Line for 2022 with the following conditions:

- That Protective Services, the event presenters, and the property owner all come to agreement on the appropriate parking requirements, traffic control conditions, accessibility requirements necessary to successfully host the festival at the site.
- Limited camping associated with the festival be permitted from September 22 – 25, 2022 for no more than 50 persons in tents and not allow recreational vehicles to limit the impact on the land and to act as a pilot for this type of activity
- A fire safety plan is provided to the satisfaction of the Fire Prevention Officer
- Any permits required through the building department are obtained

The Special Event permitting process in its current form is specific to events proposed for municipal or public properties. With some recent rezoning of Agricultural properties there is the potential for more special events to be held in the rural areas on privately owned land. The municipal interest in these events would be from a public safety, fire safety, traffic/parking control perspective which could be accomplished through an extension of the special event permitting process to ensure that the requirements of Protective Services are considered and consented to when an event is hosted.

Staff will review and amend the Special Event permitting program as appropriate to support these considerations.

**Financial Considerations:**

There are limited financial considerations associated with the recommendations of this report, primarily related to the costs of staff for review and permitting procedures.

**Communication and Public Engagement:**

Cultivate is well into the process of announcing and promoting the 2022 festival at Haute Goat through their social media channels and in local media. In past years the Municipality has supported Cultivate through destination and promotional marketing in consideration of its traditional location on Municipal property.

Provided that Council supports the recommendations of this report, some destination marketing resources would be used to promote the event and ensure that information related to its new location assist with informing local residents and visitors coming to the community.

**Conclusion:**

Staff supports the offering of Cultivate for 2022 at 1166 5<sup>th</sup> Line as an opportunity to activate agricultural property as an on-farm diversified use and better understand how this type of activity could be supported in the zoning by-law review. The support is

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conditional on Cultivate and the property owner providing fire safety, traffic control, parking and accessibility plans to the satisfaction of the Protective Services division.

There is the possibility that more of these types of activities and events will be proposed on privately owned property and staff are further recommending that a review and extension of the special event permit program be conducted.

**Attachments:**

Attachment 1 – Cultivate Municipal Overview 2022