

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]
Subject: 3402 Ganaraska Rd
Date: December 29, 2022 9:41:07 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

After attending the Public Meeting regarding this application and hearing both sides of the discussion between the Town and the Ferguson's, it appears there is definitely tension and some issues on both sides regarding approval and moving things forward. My understanding is the biggest hurdle to overcome is what exactly the Zoning designation for the site will be, the Town is asking for more information and the Ferguson's believe they have provided enough information to move forward.

With my last email my biggest concern was the future "farm employee accommodation", and what that may look like, I didn't want to see any potential for a multi-unit residential building. I recently discussed the issues with the Fergusons and they have assured me that they have no intention to build a multi-unit residential building, and that they have no intention to subdivide the land.

Obviously I have no input on how this application moves to approval, but I would like to say that I do support the approval of the Farm Market as soon as possible so that this small business can stop bleeding money and open their business. Provided that the Zoning application approvals ensure there is no potential for a multi-unit residential or residential subdivision, and that future structures are reviewed through an appropriate site plan approval process, and that all studies and impacts to the land are considered at the appropriate time, I have no objections to this application. I would also seek assurance that if the land were sold, that any future owner would also be restricted from developing a multi-unit residential building or residential subdivision.

Regards,
Glenn Deeth

----- Forwarded Message -----

From: Municipality of Port Hope <noreply@porthope.ca>

To: [REDACTED]

Sent: Friday, October 14, 2022 at 03:00:28 p.m. EDT

Subject: (Automatic Reply) Thank you for contacting Municipality of Port Hope

This message is to confirm receipt of your recent email to the Municipality of Port Hope.

Thank you,

Municipality of Port Hope

Your Name:

Glenn Deeth

Subject:

ZB03-2022 - 3402 Ganaraska Rd

Your Message:

Hello, I am a resident of Garden Hill and would like more information on what is potentially to be approved under this application? I don't object a a farmers market, cafe/bakery within, agricultural activities or a community garden. However I would like more clarification, and would actually like to see the removal of the list of potential future uses from this application. The application notes a potential future single detached residential dwelling, accessory farm employee accommodations, accessory buildings or structures. None of these potential future uses have any merit at this point as there are no details or supporting documentation, therefore there should be no approval for these uses. If the Ferguson's provide detailed design and appropriate studies, etc. then it could be reviewed and community residents would have an opportunity to object or support the application with the appropriate knowledge. At this point the supporting drawings, studies and reports are completely insufficient to address potential future uses. Please contact me when a public meeting date is established for this rezoning application.

From: [REDACTED]
To: [Planning](#)
Subject: Laura McLean 3402 ganaraska road
Date: December 15, 2022 4:51:31 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing with further comment on the proposed rezoning of 3402 Ganaraska road.

I wrote a letter of support when the comment period opened and also attended the public meeting last night, December 14th at town hall.

I would like to address four points: further uses, building permit, the planning department, the process.

I am 100% in favour of rezoning this property immediately and in whatever means necessary so that the Garden Hill Farmers Market can open and this family business can move on with serving the community.

1. Further Uses: it is clear that at this time the applicants have no plans for further uses.

As they site, the original zoning included a house and a secondary house. They are simply returning this aspect of the zoning to potentially allow a home in the future - they are not asking to immediately build anything other than their market/bakery building and continue on with business.

The applicants have asked for zoning to include worker housing. They explained this too to be future planning, should their farmland that currently houses workers be changed to no longer allow that.

To expect a family farm to not have contingency plans for their own, their family or their employee housing is impractical.

To suggest what they are asking for is anything other than long-term planning is dishonest and doesn't recognize the entire application process they would have to go through for further considerations.

This application, as seen documented on the Port Hope website, is clearly to support the immediate use of the land for a market with bakery and vegetable crop growing.

2. Building Permit: It was presented by the applicants, and confirmed by town staff, that the former building inspector approved their building permit and communicated through email that it was ready for pickup.

The applicants also pointed out that their construction drawings are stamped by the former building planner, with building permit number and signed and dated. This document can be found here:

https://www.porthope.ca/en/business-and-development/current-planning-applications.aspx#Drawings_5

It was confirmed by town staff that a stop work order was never issued.

To suggest they built without a permit is dishonest. Staff granted the permit, have released the permit number to the general public and are now claiming that permit was never issued.

Town staff said "that email was sent prematurely" however, this is not the applicants fault and they should not be punished by a decision at the building department being made and then taken back.

To do right by this applicant and proceed in good faith the permit should be released immediately.

3. The Planning Department: On a professional level I have never seen contempt so clearly displayed from town staff to a citizen of their community.

It is clear that the head planner Theodhora Merepeza has no intention on working with this applicant to rezone this property.

When councillor Collins asked the planning department to confirm that the applicants have until December 27 for a decision to be made, the head planner went on attack of the applicants for several minutes without answering the question. It was only after she finished that the applicants themselves asked her again councillor Collins question that she confirmed.

As of today, December 15th, this file should be treated with an urgent nature.

4. The Process: I have followed municipal politics since I became eligible to vote. I have read the files posted on the Municipality of Port Hope website. I have participated in the process. I attended last night's meeting with no plan to speak, and to simply hear more information from the applicant and the town staff.

CAO David Smith's comment that the public was just receiving the full information and the 157 emails in support were only in support of the "garden market" really upset me.

What the public is overwhelmingly in support of is proceeding with rezoning so that this applicant is no longer tied up in the red tape of the planning department and will, ideally, this land will not be tied up in it again as their family and business expands.

I was pleased the Mayor Olena Hankivsky asked the applicants how this process has been for them, because sitting in that meeting it is very clear they have been up against town staff with changing criteria or an "oops we take it back" mentality towards the building permit. This is not how we function as a society.

Sitting in that meeting last night was perhaps the most frustrating and excruciating moments in my decades of following municipal politics.

I ask, once again, that the town council and staff resolve this immediately. With the knowledge that there is a finite amount of time and this rezoning application expiring before

end of year I ask that this be delayed no more.

I ask that the building permit be released immediately.

I am without a doubt 100% in support of this rezoning, including further uses, and ask council and staff to allow these applicants go on with their lives, build their business and serve Port Hope at their new facility.

Thank you,

Laura McLean

From: Mary B [REDACTED]

Sent: December 15, 2022 6:21 PM

Attachment 2

To: Clerk [REDACTED]

Subject: 3402 Ganaraska Rd - Zoning

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm working on learning/understanding zoning. I haven't finished reading the document (over 300 pages) but I have some observations, questions and items for your consideration.

- * I read in the report that Fire has no concerns; shouldn't sprinkler, water access and Emergency monitoring be part of any plan submitted for a new public building (office of the fire Marshall)?
- * Soil testing and environmental impact studies? Both on the proposed building site agricultural farming land.
- * Do the owners understand they are subject to regulatory compliance and regular inspections as set out by Ministry of Agriculture Food and Rural Affairs and on request of town for an inspection. In addition to any allowance made with the zoning modification.
- * I see there is an elementary school as a neighbour to the north (I don't know if it is the same road etc.) will road crossing, school bus loading and drop off be done safely, are lights or crosswalk requirement going to be assessed and accommodated as needed.
- * Will this business result in greater cost to the town for snow removal or police services
- * Will this be a seasonal business
- * Do they need an emergency preparedness plan
- * Impact on normal farm production, is the future intent to retire from farming in favour of Agri-tourism business - at what point is it not Agri-tourism and should it be treated and accountable as other higher taxable business classifications?
- * Food Inspection by Haliburton, Kawartha, Pine Ridge District Health Unit for public safety inspections to help prevent illness or the spread of communicable disease
- * Depending on the success of the Agri-tourism business, can the tax bracket flip between farm, commercial and residential?

It might be worth a telephone call to the 'Agricultural Information Contact Centre, 1.877.424.1300.

I was reading about agri-tourism that farm marketing is pushing - the Ministry of Agriculture Food and Rural Affairs (<http://omafra.gov.on.ca/english/busdev/facts/16-029.htm>) where the intention is the farm take what it already produces on the farm and create a new product or service to add to the farm business bottom line.

I started looking at the agri-tourism as it can include animals. Which is why I'm even more concerned to have our own bylaws of banning petting zoos, private zoos, animals for entertainment, exotic animals, canned hunting, wildlife breeding etc., etc.

FYI, I have put in my name forward to apply to join the bylaws committee. I believe I could make positive contributions to the benefit and protection of our growing Port Hope.

Thank you for your consideration.

Kind regards,

Mary Brown

[REDACTED]