


Technical Report: Operations and Land Use Requirements for the Port Perry Agricultural Society & Fairgrounds

ONTARIO CENTRAL AGRICULT'L & LIVE STOCK ASSOCIATION

FAIR



THE FIRST ANNUAL EXHIBITION WILL BE HELD AT

PORT PERRY, ONTARIO

ON TUESDAY, WEDNESDAY, THURSDAY AND FRIDAY,
OCTOBER 5, 6, 7 & 8, '86

THE GROUNDS CONTAIN 23 ACRES, AND ARE BEAUTIFULLY AND CONVENIENTLY LOCATED

\$5,000 IN PREMIUMS	FINE HALF-MILE TRACK
COMPETITION OPEN TO ALL!	<small>QUALIFIED WITH APPLICABLE FEES AND ATTENTION</small>
A SPLENDID BAND	SPECIAL ATTRACTIONS EVERY DAY!
<small>THIS IS AN ATTRACTION IN ITSELF</small>	SPEED TRIALS DAILY
THE SOCIETY IS UNDER A SOLID AND VIGOROUS MANAGEMENT	LET EVERYBODY TURN OUT!
FINE DISPLAY OF LIVE STOCK	<small>AND TO THEIR RESOURCES AND JUDICIOUS TASTE AND SKILL THE MANAGEMENT OF AGRICULTURE AND ALL THE UTILITIES, MINERAL, SOIL, AND ALL THE INDUSTRIAL TRADES AND SOCIAL IMPROVEMENTS</small>
<small>PREYER AND TRAVELLERS, FROM ALL PARTS OF THE PROVINCE, CANADIAN AND FOREIGN, WASHINGTON, PHOENIX, BRIDGE WOOD, AND ALL THE</small>	<small>Send to the Secretary for a Premium List</small>

LOWEST EXCURSION RATES ON ALL RAILROADS

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2 BACKGROUND

The Port Perry Agricultural Society (PPAS) has been in existence for 173 years and 2026 marks the 140th anniversary of holding the fair at the current location. The Fairgrounds are an important community hub and have hosted Prime Ministers and special events since well before the invention of things like basketball, radio, and zippers.

The Port Perry Fairgrounds are centrally located within the urban area of Port Perry, with direct access to regional roads, township walking and bicycle paths and proximity to agricultural lands.

The property is:

- Located within a mixed rural-urban interface
- Accessible to both local residents, regional agricultural users and tourists
- Surrounded by established infrastructure that supports event traffic



All major functions are co-located and interdependent, allowing:

- Efficient movement of animals and people
- Centralized judging and programming
- Shared servicing (water, hydro, waste)

100% of the property is actively utilized and is the ideal location and size. There is no redundant or surplus land.

3 PURPOSE OF REPORT

This report documents the operational requirements, land use patterns, and infrastructure dependencies of the Port Perry Agricultural Society (PPAS) at the Port Perry Fairgrounds. The purpose is to demonstrate that:

- The Society's activities require full use of the existing fairgrounds property; and
- Relocation would require substantial capital investment to replicate essential facilities and functions.

4 OVERVIEW OF THE PORT PERRY AGRICULTURAL SOCIETY

The Port Perry Agricultural Society is a long-standing, volunteer-driven, non-profit organization dedicated to:

- Promoting agriculture and rural heritage
- Hosting the annual Port Perry Fair
- Supporting youth agricultural programming
- Providing community event space

The Society operates year-round and serves a broad network of agricultural producers, community organizations, and residents across the Township of Scugog and Durham Region.

5 DESCRIPTION OF FAIRGROUNDS PROPERTY

The Port Perry Fairgrounds is a multi-use site consisting of:

- Exhibition space and agricultural buildings
- Livestock barns and show rings
- ½ mile track – one of the oldest public racetracks remaining in Ontario.
- Permaculture garden
- Outdoor event spaces and midway areas
- Parking and circulation areas
- Entertainment shelter with two stages
- Ancillary service infrastructure (utilities, storage, washrooms)

The site functions as an integrated campus, where buildings and open spaces are interdependent and collectively support major events.

6 CORE OPERATIONS

6.1 ANNUAL PORT PERRY FAIR

The Fair is the Society's primary event and includes:

- Livestock and horse shows

- Agricultural competitions and displays
- Rodeo
- Demolition Derby and Tractor Pull
- Midway
- Vendor areas
- Educational programming
- Entertainment and community gatherings
- Concerts
- Fiddle Contest
- Junior Fun Fair
- Children's Pet Show
- Manufacturer Demonstrations



The Fair requires simultaneous use of all buildings and open areas, including:

- Livestock barns for housing and judging
- Exhibition space for displays and competitions
- Outdoor space for midway, parking, and demonstrations
- Installation of temporary grandstand seating and tents for flexible use of the site for exhibitions and other events.

6.2 AGRICULTURAL PROGRAMMING AND PARTNER ORGANIZATIONS

The fairgrounds support numerous agricultural and community groups, including:

- **Ontario County Holstein Club**
 - Dairy cattle shows, judging events, and breeder engagement
 - Requires livestock barns, show rings, and wash facilities
- **Dufferin East 4-H Association**
 - Youth education programs in livestock handling, crop science, and rural skills

- Requires barns, meeting space, and outdoor demonstration areas



- **Other Agricultural Users**

- Beef and equine associations
- Sheep Sheering
- Farriers
- Beekeepers
- Care and Share Garden
- Year round and event-based use of barns and grounds

6.3 COMMUNITY AND NON-AGRICULTURAL USES

The fairgrounds also function as a community hub, hosting:

- Year-round public park space (primary purpose)
- Markets and vendor fairs
- Community festivals and events
- School athletic days and sporting events
- Community rentals
- Emergency or contingency uses (as needed)
- Fire Department training
- Parking space for public workers, emergency vehicles, movie production, construction crews
- Additional use by Public Works Department
- Movie Nights
- Dance Competitions

This diversified use supports financial sustainability and reinforces the site's importance as public community infrastructure.

6.4 PARTIAL LIST OF COMMUNITY EVENTS AND ACTIVITIES SCHEDULED FOR 2026

2026 EVENTS CALENDAR

— Mark Your Calendar! —



**Monday
Feb 16**

Port Perry Agricultural Society
Family Day Festivities



**Saturday
May 16**

Spring Mini Fair



**Saturday
May 30**

Durham Farm and Rural Family Resources
Farm Safety Day



**Saturday
May 30**

Craft Show



**Saturday
June 13**

Edge Entertainment Group
Monster Madness



**Thursday
June 18**

Durham West 4H
Judging Day



**Saturday
June 20**

Durham Regional Police Service
Community Safety Day



**Labour Day
Weekend**

Port Perry Fair



**Sunday
Sept 13**

Terry Fox Run



**Saturday
Oct 3**

Osteo Pathways/Northend Fitness/Kids Run



**Sunday
Oct 4**

The Children's House Montessori School -
Strong in Scugog Fundraiser



**Saturday
Dec 5**

Scugog Chamber of Commerce
Marshalling Port Perry Santa Claus Parade

7 FUNCTIONAL LAND USE REQUIREMENTS

The fairgrounds must operate as a fully integrated site for the following reasons:

Co-location of Uses

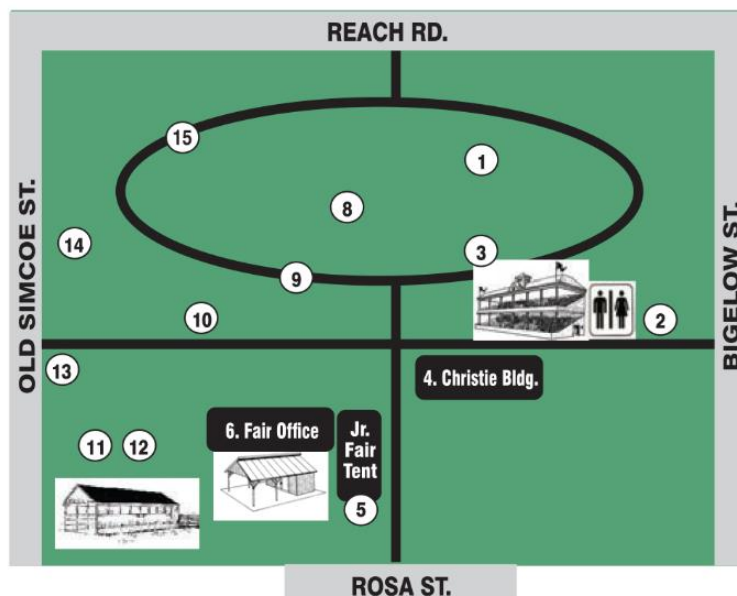
- Livestock and equine shows, exhibitions, vendors, and parking must occur simultaneously
- Separation of these uses across multiple sites would be operationally unworkable

Circulation and Safety

- Adequate space is required for:
 - Events and Exhibitions
 - Animal movement
 - Public access
 - Emergency services
- Buffer areas are essential for safety and regulatory compliance

Agricultural Suitability

- Existing grounds are configured for:
 - Livestock handling
 - Biosecurity safety
 - Temporary and permanent agricultural installations



MAP LEGEND

1. Midway
2. Beer Tent
3. Extreme Rodeo
Demolition Derby
Tractor Pull
4. Christie Building
5. Entertainment Shelter
6. Fair Office
7. Junior Fair Tent
8. Fire Department
9. Heavy Horse Show
10. Agricultural Tent
11. Dairy Show
12. Beef Show
13. Permaculture Garden

8 INFRASTRUCTURE INVENTORY

Key facilities include:

- Livestock Barns (multi-species capable)
- Show Rings and Judging Areas
- Administrative/Office Space
- Racetrack
- Food Services Areas
- Washroom Facilities
- Storage Buildings
- Parking Areas and Access Roads
- Utility Services (water, hydro, drainage)
- Permaculture gardens
- Entertainment shelter with two stages

These assets represent decades of incremental investment and are tailored specifically to agricultural fair operations.

9 RELOCATION IMPACTS

Beyond capital costs, relocation would result in:

- Loss of historical continuity and community identity
- Disruption to agricultural programming, particularly Holstein Club and 4-H
- Potential loss of accredited, high-level, judged events
- Reduced accessibility for local farmers and participants
- Potential loss of partner organizations due to lack of comparable facilities
- Multi-year transition period impacting operations and revenue

10 SUMMARY

The Port Perry Agricultural Society requires the full use of the existing fairgrounds property to fulfill its mandate. The site functions as a fully integrated agricultural and community campus, with each component contributing to overall operations.

Relocation would require:

- Significant capital investment

- Rebuilding specialized agricultural infrastructure
- Re-establishing community and organizational relationships

Accordingly, continued access to the full fairgrounds property is essential to the viability of the Society and its programming.

11 COMPATIBLE PUBLIC AND COMMUNITY USES

In addition to its core agricultural functions, the Port Perry Fairgrounds has the capacity to support a range of compatible passive and active public uses. These uses can:

- Increase year-round utilization
- Enhance community value and accessibility
- Support municipal recreation and cultural programming

These uses are compatible with and complementary to agricultural operations, provided the full property is retained to allow flexible space allocation.

11.1 EXAMPLES OF COMPATIBLE USES

Walking Paths and Passive Recreation

- Perimeter or internal multi-use walking paths
- Seasonal or year-round use for:
 - Walking
 - Jogging
 - Mobility aids (accessible design)
- Integration with open green space without interfering with event zones
- Paths can be routed along edges or buffer areas and temporarily closed or redirected during major events.

Expanded Permaculture Garden

- The permaculture garden was expanded in 2025 and is being further expanded and diversified.

- It provides a popular opportunity for volunteer vegetable gardeners and the food grown there is provided to local groups.
- An allotment program would enhance further community involvement.



Benches, Seating Areas, and Picnic Spaces

- Informal gathering areas for residents
- Rest areas along walking routes
- Picnic tables and shaded seating zones
- Encourages daily use by residents
- Supports intergenerational and accessible outdoor space

Playground and Family-Oriented Space

- Small to mid-sized playground area
- Potential for:
 - Nature-based play features
 - Inclusive and accessible equipment
- Located outside primary livestock and midway zones
- Can be temporarily restricted during large-scale events

Outdoor Performance Space / Concert Shell

- Permanent or semi-permanent band shell or stage
- Supports:
 - Live music
 - Local theatre
 - Cultural events
 - Community performances
- Can be integrated into fair programming
- Enhances tourism and event hosting capacity
- Expands non-agricultural revenue opportunities



Open Green Space and Flexible Use Areas

- Maintained as multi-purpose open fields
- Used for:
 - Informal recreation
 - Overflow event space
 - Agricultural demonstrations
 - Exhibitions
 - Sporting events
- Flexibility ensures the space can transition between daily public use and large-scale event use.

Racetrack Area

- Return of equine events
- Athletic training and events
- Staging area for parades
- Film production location

12 MULTI-USE DESIGN PRINCIPLES

To ensure compatibility between agricultural and public uses, the following principles apply:

- Flexibility:
Spaces must be adaptable between passive use and event use
- Durable Surfaces and Infrastructure:
Grounds must withstand:
 - Heavy equipment
 - Livestock movement
 - High foot traffic
- Temporary Conversion Capability:
Public amenities must not impede:
 - Midway setup
 - Livestock staging
 - Emergency access

- Health and Safety Separation:
Clear buffers between:
 - Livestock areas
 - Public recreation zones

13 IMPLICATIONS FOR LAND REQUIREMENTS

While these additional uses enhance the value of the fairgrounds, they reinforce the need for the full property:

- Public amenities require dedicated space that does not compromise event operations
- Major events (e.g., the Fair) require temporary reallocation of all available land
- Loss of land would force a trade-off between:
 - Agricultural programming
 - Community recreation uses

14 CONCLUSION

The Port Perry Fairgrounds is well-positioned to function as a multi-use community asset, integrating:

- Agricultural programming
- Community events
- Passive recreation
- Cultural activities

However, this expanded role is only viable if the Society retains access to the full property, ensuring that:

- Agricultural operations remain uncompromised
- Public uses can coexist without conflict
- The site retains flexibility for future growth and evolving community needs