

Meeting Date: November 17, 2020

Subject: Proposed Official Plan Amendment for Rural Economic Development Areas in Ward 1

Submitted By: Stephanie McVittie, Acting Manager, Development Review, Planning

RECOMMENDATION

That staff be directed to initiate an Official Plan Amendment to broaden the tourism-related uses permitted in the Rural Economic Development Area designation in the Town of Caledon Official Plan; and

That staff be directed to consult with the landowners of the lands identified in Schedules A and B to Staff Report 2020-0258 and propose redesignation of these lands to a Rural Economic Development Area to support the use of these lands as recreation/tourism related uses.

REPORT HIGHLIGHTS

- Tourism is a priority for Caledon and the Town continues to look for opportunities to invest in the tourism sector.
- There are a number of tourism-related businesses located within Ward 1 which are strategically located to leverage the character of the rural area including Mount Alverno and Osprey Valley Golf Course.
- The Town is looking to recognize and assist in the continued operation and potential expansion of these businesses.
- The Town's Official Plan provides for a Rural Economic Development Area designation which aims to recognize tourism-related opportunities where the use depends on the character of the rural area and are complimentary to and compatible with rural area uses.
- Town staff are seeking direction from Council to initiate an Official Plan Amendment to broaden the tourism-related uses permitted in the Rural Economic Development Area and redesignate the lands identified on Schedules "A" and "B" to this Report to Rural Economic Development Area to support the use of these lands as recreation/tourism related uses.

DISCUSSION

The purpose of this Report is to seek Council direction to initiate an Official Plan Amendment to broaden the tourism-related uses permitted in the Rural Economic Development Area and redesignate various lands within Ward 1 as identified on Schedules "A" and "B" (attached) to a Rural Economic Development Area to support the use of these lands as recreation/tourism related uses.

Background

The Town of Caledon is in a unique position given its varied topography, with a large part of the community within the Greenbelt, Niagara Escarpment, and Oak Ridges Moraine Conservation Plan areas. Being near the urban centres of the Greater Toronto Hamilton Area (GTHA) there is potential for Caledon to grow to become a significant passive tourism destination within Ontario.

Within the Town of Caledon 2020-2030 Economic Development Strategy, one of the actions directs Town of Caledon staff to investigate opportunities to introduce appropriate policies in the Town's Official Plan Update to support alternative accommodations, agri-tourism, agri-entertainment and cultural development opportunities.

Tourism is a priority for the Town and Caledon is supportive of tourism development opportunities. As noted within the Caledon Tourism Strategy, a strengthened tourism position that builds on existing community assets, experiences and events can also improve the quality of place considerations, result in increased overnight stays and allow visitors to explore varied experiences continually.

More specifically, within Ward 1, there are a number of recreation/tourism related businesses strategically located to leverage the character of the rural area. The Town has identified properties within Ward 1 which offer opportunity for enhanced tourism opportunities which are complimentary to and compatible with rural area uses. These properties are listed below and illustrated on Schedules "A" and "B", attached:

- Mount Alverno (accommodation)
- Osprey Valley Golf Course (golf course complex)

Mount Alverno

Mount Alverno is located at 20704 and 20706 Heart Lake Road, on the west side of Heart Lake Road, north of Highpoint Sideroad. See Schedule "A" – Mount Alverno Location Map attached. The property is approximately 40 ha (100 ac) in size. The property is located within the Greenbelt Plan and is designated both Protected Countryside and Natural Heritage System within the Plan. The Region of Peel designates the lands as Rural System, Area with Special Policies (Greenbelt Plan) on Schedule "D", Regional Structure. The Town of Caledon Official Plan designates the lands as Rural Lands and Environmental Policy Area on Schedule "A", Town of Caledon Land Use Plan, within the buffer of a Sand and Gravel Resource on Schedule "L", CHPMARA Prioritization Plan. The lands are zoned Rural (A2) and Environmental Policy Area 2 Zone (EPA2) by Zoning By-law 2006-50, as amended. The lands are also located within a Wellhead Protection Area and is regulated by the Credit Valley Conservation Authority.

The property contains a lodge/resort consisting of 22 suites, dining area, chapel, multi-purpose building, 10 cottages and associated parking and accessory uses.

Osprey Valley Golf Course Complex

The Osprey Valley Golf Course complex is comprised of various properties along Main Street (Highway 136), just south of Alton. The properties are municipally known as 18821 Main Street, 19370 Main Street, 19379 Main Street, 19499 Main Street, 0 Beech Grove Sideroad and 1875 Beech Grove Sideroad. See Schedule “B” – Osprey Valley Location Map attached. The properties total an area of approximately 293 ha (726 ac) in size. The property is located within the Greenbelt Plan and is designated both Protected Countryside and Natural Heritage System within the Plan. The Region of Peel designates the lands as Rural System, Area with Special Policies (Greenbelt Plan) on Schedule “D”, Regional Structure. The Town of Caledon Official Plan designates the lands as General Agricultural Area, Open Space Policy Area, Environmental Policy Area on Schedule “A”, Town of Caledon Land Use Plan, within the buffer of a Bedrock Resource on Schedule “L”, CHPMARA Prioritization Plan. The lands are zoned Agricultural (A1), Open Space – Exception 569 (OS-569), Open Space – Exception 570 (OS-570), Environmental Policy Area 1 Zone – Exception 404 (EPA1-404), and Environmental Policy Area 2 Zone (EPA2) by Zoning By-law 2006-50, as amended. The lands are also located within a Wellhead Protection Area and are regulated by the Credit Valley Conservation Authority.

The properties contain various land uses including agricultural, rural residential, and environmental uses, as well as the more well known Osprey Valley Golf Course including associated accessory uses.

Proposed Rural Economic Development Area

The Town’s Official Plan contains a Rural Economic Development Area land use designation which may be considered subject to an Official Plan Amendment to redesignate the lands.

This land use designation is intended to provide a limited range of land uses that depend on the character of the rural area, are complimentary to and compatible with rural area uses and provide tourism opportunities. Examples of uses include spaces, country inns, wellness centres, retreats, culinary institutes and limited restaurant development. Uses such as hotels/motels, theme parks, go-kart racetracks, adventure game parks, amusement parks, variety stores are prohibited.

Town staff recognize the unique nature of the properties contained within this report and seek Council permission to initiate an Official Plan Amendment to:

- Broaden the tourism-related uses permitted in the Rural Economic Development Area to include uses such as golf courses, agri-tourism uses, breweries/cideries/wineries, resort-style accommodation; and,

- Seek opportunities to designate the landholdings identified in Schedules “A” and “B”, attached to this report, as Rural Economic Development Areas to support the use of these lands as recreation/tourism related uses.

If the recommendation is approved, staff will proceed and consult further with the owners of these lands to discuss the opportunities and refine the proposal, establish policies and limits of the designation. In redesignating lands, staff will consider and evaluate the proposal in accordance with the Official Plan policies, ensuring no adverse effects, including but not limited to:

- Appropriateness and compatibility with existing uses, including scale and location
- Transportation
- Maintaining the natural topography and open landscape character to the extent possible
- Minimal impact on surrounding farm operations
- Ensuring adequate separation distance
- Ensure adequate servicing, on-site parking, setbacks, landscape and access.

Upon completion of this consultation, Town staff will draft an Official Plan Amendment and proceed with the Official Plan Amendment process including circulation and public consultation.

Town staff will not initiate the completion of studies as part of this process. Privately initiated Zoning By-law Amendment and Site Plan applications will be required to be submitted by each individual owner as part of any proposed development. All studies, plans, material will be required as part of those applications.

FINANCIAL IMPLICATIONS

Minimal advertising costs may be occurred to provide notice as per the *Planning Act* that will be funded from the Planning Department’s operating budget. There are no immediate financial implications associated with this report.

COUNCIL WORK PLAN

Connected Community: Actively promote tourism including our cultural and village main street assets, and preserve heritage and natural areas

Improved Service Delivery: Improve and innovate business processes for better customer service and service delivery

ATTACHMENTS

Schedule A: Mount Alverno Location Map

Schedule B: Osprey Valley Location Map

