

Staff Report 2023-0111

Meeting Date: February 21, 2023

Subject: Proposed Town-Initiated Zoning By-law Amendment for the Agricultural Societies and Fairgrounds, Wards 1, 2 and 5

Submitted By: Adam Wendland, Senior Planner, Development, Planning Department

RECOMMENDATION

That staff be directed to consult with the following Agricultural Societies to explore opportunities to change the permitted uses on the noted subject lands, including concerts and events:

- Peel Agricultural Society, subject lands municipally known as 12942 Heart Lake Road (Brampton Fairgrounds),
- Albion and Bolton Agricultural Society, subject lands municipally known as 150 Queen Street North (Bolton Fairgrounds), and
- Caledon Agricultural Society, subject lands municipally known as 18297 Hurontario Street (Caledon Fairgrounds); and,

That staff initiate Zoning By-law Amendment(s) as outlined in Staff Report 2023-0111 as deemed necessary.

REPORT HIGHLIGHTS

- The Town is home to three agricultural societies and fairgrounds:
 - Peel Agricultural Society, subject lands municipally known as 12942 Heart Lake Road (Brampton Fairgrounds),
 - Albion and Bolton Agricultural Society, subject lands municipally known as 150 Queen Street North (Bolton Fairgrounds), and
 - Caledon Agricultural Society, subject lands municipally known as 18297 Hurontario Street (Caledon Fairgrounds).
- The Peel Agricultural Society is asking to broaden and enhance the types of events they can offer on the Brampton Fairgrounds, to include concerts.
- The Town has received the request and recognize the potential opportunity to increase the sustainability of the Fairgrounds and the benefit for economic development in reviewing the permitted uses on site.
- Staff further recognize that the same review of permitted uses may benefit the Bolton and Caledon Fairgrounds.
- Town staff are seeking direction from Council to consult with the Agricultural Societies to explore opportunities to broaden and enhance the permitted uses on the Fairgrounds, and, if positive interest is received, initiate a Zoning By-law Amendment(s) to broaden the permitted uses on each Fairground property.
- Prior to hosting the public meeting, staff will determine the appropriate type of Zoning By-law Amendment required (permanent or temporary zoning change), draft the by-law including uses and standards, and identify methods to mitigate any potential nuisances (such as noise and traffic) while recognizing the unique characteristics of each property and surrounding community.

DISCUSSION

The purpose of this Report is to seek Council direction to consult with the Agricultural Societies to explore opportunities to change the permitted uses on the Fairgrounds, and, if positive interest is received, initiate a Zoning By-law Amendment(s) to broaden the permitted uses on each Fairground property.

Caledon's Agricultural Societies and Fairgrounds

The Town of Caledon has deep ties to farming and the local agricultural community. The Town is home to 3 agricultural societies and fairgrounds:

- Peel Agricultural Society (Brampton Fairgrounds) – 12492 Heart Lake Road (Ward 2)
- Caledon Agricultural Society (Caledon Fairgrounds) – 18297 Hurontario Street (Ward 1)
- Albion Bolton Agricultural Society (Bolton Fairgrounds) – 150 Queen Street South (Ward 5)

Request from the Peel Agricultural Society

In 2022, Planning staff were requested to examine the Brampton Fairgrounds for its consistency between existing land use permissions and those permissions the Peel Agricultural Society seeks to add, including concerts and events.

Town staff recognize that there may be opportunities to increase the sustainability of all fairgrounds in Caledon with potential Zoning By-law Amendments to expand uses, recognizing site and location context. The expansion of permitted uses may attract economic development opportunities and assist with the long-term sustainability of the Fairgrounds.

Proposed Zoning By-law Amendment

Town staff recognize the unique nature of the Fairground properties contained in this report and seek Council permission to initiate a Zoning By-law Amendment to:

- Determine the tenure for such amendment (permanent or temporary)
- Evaluate the existing uses operating on site and determine the appropriate zone category for the subject property
- Seek opportunities to further specify the permitted uses and standards to reflect appropriate requests to be included in the amendment.

In rezoning the lands, Planning staff will work with various departments (including economic development, engineering and municipal law enforcement) to consider and

evaluate the proposal in accordance with the Official Plan policies and the following matters:

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

Next Steps

1. Planning and Economic Development staff will consult with each Agricultural Society on reviewing existing land use permissions and reviewing the possibility to expand upon those uses.
2. If an Agricultural Society is interested, Town staff will draft a Zoning By-law Amendment, determining if the proposed amendment will be permanent or temporary, identifying uses and standards, and methods to mitigate any potential nuisances (such as noise and traffic) while recognizing the unique characteristics of each property and surrounding community.
3. Once a draft Zoning By-law Amendment is completed, staff will proceed with the Zoning By-law Amendment process including circulation and public consultation (including a formal public meeting) prior to a staff report for Council's consideration on the matter.

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: Work with the agricultural and rural community to provide community needs

ATTACHMENTS

None