

AMENDMENT NO. 254
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

Draft

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2019-47

A By-law to adopt Amendment No. 254 to the Official Plan for
the Town of Caledon.

WHEREAS the Council of the Corporation of the Town of Caledon, in accordance with the provisions of the *Planning Act*, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

- 1. Amendment No. 254 to the Official Plan for the Town of Caledon Planning Area shall be and is hereby adopted.

Enacted by the Town of Caledon Council this 24th day of September, 2019.

Allan Thompson, Mayor

Carey Herd, Clerk

Draft

THE CONSTITUTIONAL STATEMENT

PART A - THE PREAMBLE - does not constitute part of this amendment.

PART B - THE AMENDMENT - consisting of the following text and Schedule "A" constitutes Amendment No. 254 of the Town of Caledon Official Plan.

Draft

AMENDMENT NO. 254**OF THE TOWN OF CALEDON OFFICIAL PLAN****PART A - THE PREAMBLE****Purpose of the Amendment:**

The purpose of this Amendment is to amend Schedule "A" Town of Caledon Land Use Plan of the Town of Caledon Official Plan by redesignating a portion of the lands subject to this Amendment from Environmental Policy Area and Rural Lands to Rural Economic Development Area with a site specific policy to permit a hotel, conference centre and restaurant.

Location:

The lands subject to this Amendment, as indicated on the attached Schedule "A", comprise an area of 36.5 ha. The property is lands legally described as Lots 8, 9, and Part Lot 7 Block 12 Plan CAL5; Lots 1, 2, 3, 4, and Part Mill Privilege 8 Block 11 CAL5; Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, and Part Lot 2 Block 10 Plan CAL5; Lots 37, 38, 46, 47, 48, 49, 50, 51, 52, 53, 54, and Part Lots 39, 40, 41, 42, 43, 44, 45, 55 Block 8 Plan CAL5; Part Lot 59 Part Lots 23, 24, Concession 4 WHS; Block 7 Plan CAL5; Factory Street, Parts of Bridge Street, Emeline Street, William Street, and Credit Street Plan CAL5; Part Alfred Street Plan CAL5 as closed by VS204188 as in RO1088430; Parts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 on 43R-9032 and Parts 3, 5, 6, 11, 12, 16, 18, 19, 20, 21, 22, 23 on 43R-5284 save and except Part Lot 24 Concession 4 WHS DES Part 1 on 43R-15443, Part Lot 23 Concession 4 WHS, Part Lots 54, 55 Block 8 Plan CAL5 DES Parts 3, 5, 6, 7, 8 on 43R-28727; Town of Caledon; Regional Municipality of Peel, presently bearing PIN 14277-0415 (LT), and municipally known as 55 John Street North and is located north of Queen Street West, west of Main Street (Regional Road 136) in Alton.

Basis:

The basis for this Amendment is contained in Staff Report 2019-0131, as adopted by Planning and Development Committee on September 17, 2019 and ratified by Council on September 24, 2019. The applicant, Glen Schnarr and Associates Inc., on behalf of Lais Hotel Properties, has requested an amendment to the Town of Caledon Official Plan to redesignate a portion of the lands to permit the expansion of the existing hotel and conference centre facility on the property.

The subject property is partially located within the settlement boundary of the Village of Alton, and is also designated Rural Lands and Environmental Policy Area on Schedule "A" Town of Caledon Land Use Plan within the Town of Caledon Official Plan. The majority of the proposed development is located within the Rural Lands designation which permits rural economic development uses. The Rural Economic Development Area policies permit uses such as spa, country inns, retreats and limited restaurant development, subject to an Official Plan Amendment to redesignate lands from Rural Lands to Rural Economic Development Area.

The applicant has submitted Official Plan Amendment and Zoning By-law Amendment applications, including various technical studies in support of the proposed amendment and applications. The Official Plan Amendment proposes to redesignate lands from Rural Lands and Environmental Policy Area to Rural Economic Development Area, with a site-specific notwithstanding clause to permit a hotel. The applications have been circulated to internal departments and external agencies and a public meeting pursuant to the *Planning Act* was held on May 1, 2018. Planning staff has reviewed this application and is of the opinion that the proposed amendment is consistent with the Provincial Policy Statement and conforms to the policies of the Growth Plan, Greenbelt Plan, Region of Peel Official Plan and Town of Caledon Official Plan.

PART B - THE AMENDMENT

This part of the document, entitled "Part B - The Amendment", and consisting of the following text constitutes Amendment No. 254 of the Town of Caledon Official Plan.

Details of the Amendment

The Town of Caledon Official Plan is amended as follows:

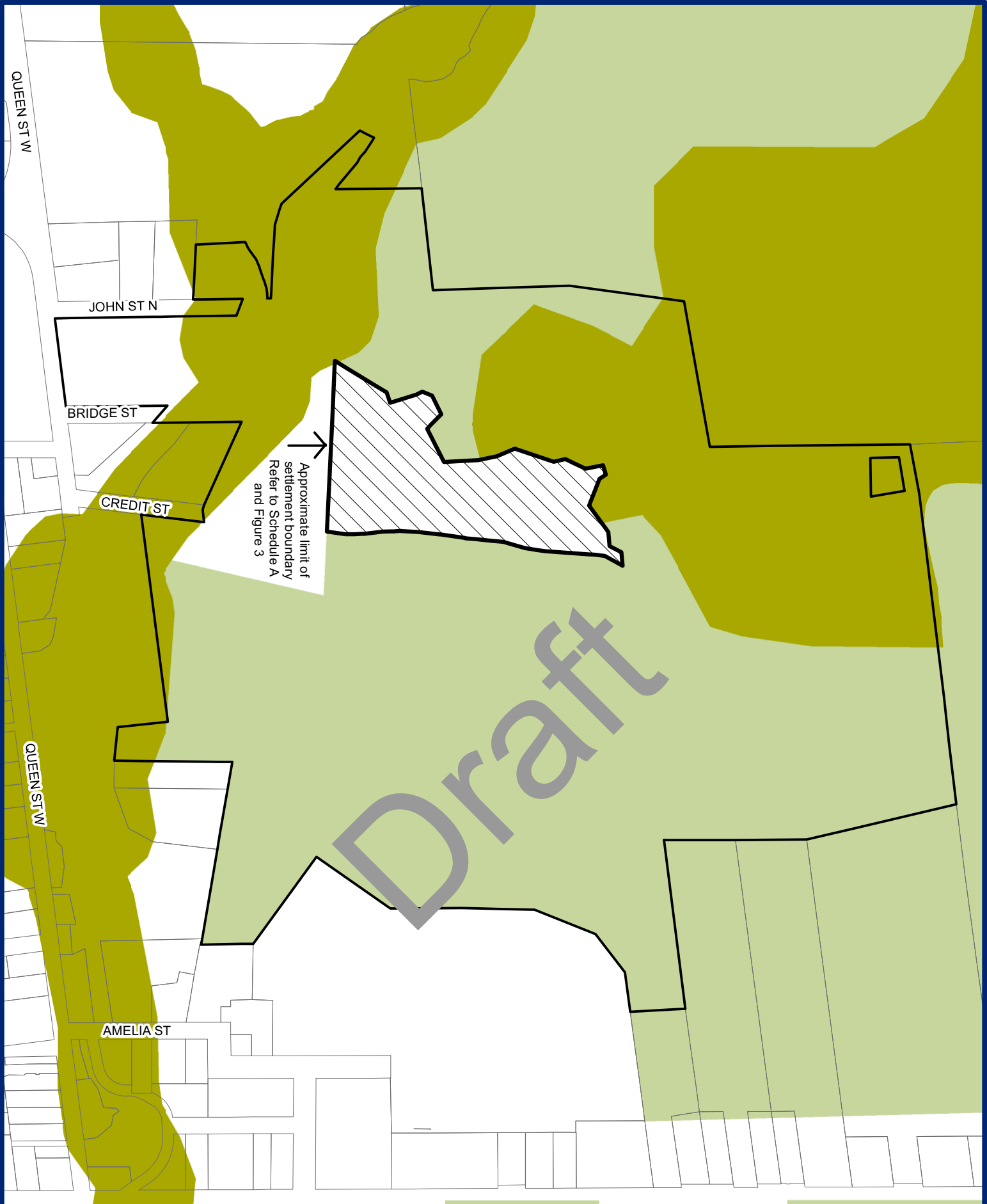
1. Section 5.2.5 is amended by adding the following subsection 5.2.5.7:

5.2.5.7: Notwithstanding Subsections 5.2.5.1 and 5.2.5.5 of the Plan, a hotel, consisting of no more than 121 guest rooms and cabins, a conference centre and restaurant shall be permitted on a portion of the lands municipally known as 55 John Street North, Alton, as shown on Schedule "A", Town of Caledon Land Use Plan.
2. "Schedule A" Town of Caledon Land Use Plan of the Town of Caledon Official Plan shall be amended for a portion of the lands municipally known as 55 John Street North, Alton, from Environmental Policy Area and Rural Lands to Rural Economic Development Area subject to Section 5.2.5.7, in accordance with Schedule "A" attached hereto.

Implementation and Interpretation

The implementation and interpretation of this Amendment shall be in accordance with the policies of the Town of Caledon Official Plan.

Draft



SCHEDULE A
OPA 254

 Subject Lands

 Lands to be designated Rural Economic Development Area and subject to Section 5.2.5.7

Municipality known as
55 John Street North, Alton
Town of Caledon;
Regional Municipality of Peel

