



REPORT N° AMÉ-19-26-R

Date	15/02/2019
Submitted by	Claire Lemay
Subject	Zoning By-law Amendment – 600 du Golf Rd – Hammond Golf
File N°	D-14-520

1) **NATURE/GOAL :**

The goal of this report is to present a Zoning By-law Amendment in order to add to the list of permitted uses for the property located on the north-east corner of Joannis Road and du Golf Road. The property owner, 1618566 Ontario Inc. (Hammond Golf) has the intention of opening a micro-brewery associated with the restaurant in the golf club house if the amendment is approved.

2) **DIRECTIVE/PREVIOUS POLICY :**

N/A

3) **DEPARTMENT'S RECOMMENDATION :**

WHEREAS the proposed amendment to the City of Clarence-Rockland Zoning By-law for 600 du Golf Road is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell;

THAT the Planning Committee recommends to Council to amend Zoning By-law 2016-10, in order to add "food production" to the list of permitted uses in the zoning category "Tourist Commercial – Exception 2 (CT-2) Zone" in order to permit a micro-brewery.

ATTENDUE QUE l'amendement proposé au Règlement de zonage de la Cité de Clarence-Rockland pour le 600 chemin du Golf est conforme à la Déclaration de principes provinciale et au Plan officiel des Comtés unis the Prescott et Russell;

QUE le Comité d'aménagement recommande au Conseil Municipal d'approuver le règlement modifiant le Règlement de Zonage 2016-10 afin d'ajouter « production alimentaire » à la liste des usages permis dans la catégorie de zonage « Zone commerciale touristique – Exception 2 (CT-2) » afin de permettre une micro-brasserie.

4) **BACKGROUND :**

Hammond Golf submitted an application for a zoning by-law amendment on February 14th, 2019 in order to permit a micro-brewery on the property of the golf course at 600 du Golf Road (at the corner of du Golf and Joannis). The property is serviced by private well and septic system. The golf course already has a Permit to Take Water from the Ontario Ministry of Environment

and the additional water use required for the proposed micro-brewery is within the quantity approved for this property. Confirmation of septic system capacity will be provided to the Infrastructure and Planning Department in the coming weeks.

No addition to the existing club house building is proposed and no modifications to the parking area are required for this additional proposed use.

5) **DISCUSSION :**

PROVINCIAL POLICY STATEMENT

The subject property is located on rural lands, as defined by the Provincial Policy Statement. Permitted uses on rural lands include "resource-based recreational uses" which includes the golf course and associated restaurant. Section 1.1.5.3 of the Provincial Policy Statement states that: "Recreational, tourism and other economic opportunities should be promoted." Adding a micro-brewery to the existing uses at the golf course club house is consistent with the goal of promoting tourism.

OFFICIAL PLAN OF THE UNITED COUNTIES OF PRESCOTT AND RUSSELL

The subject property is located within the "Rural Policy Area" according to Schedule A of the Official Plan of the United Counties of Prescott and Russell. "Tourism commercial uses" and "recreational commercial uses such as marinas, golf courses and campgrounds" are included in the list of permitted Commercial and Industrial Uses within the Rural Policy Area, as per section 2.5.3 of the Official Plan.

CITY OF CLARENCE-ROCKLAND ZONING BY-LAW 2016-10

The subject property is located in the "Tourist Commercial – Exception 2 (CT-2) Zone" according to Schedule A of the Zoning By-law 2016-10. Section 7.4.1 lists the permitted uses for the Tourist Commercial Zone, including: retail store, sports and recreation facility, restaurant, personal service establishment, place of entertainment, farmer's market, golf course, etc. The proposed amendment would modify section 7.4.3 (b) of the Zoning By-law 2016-10 in order to add "food production" to the list of permitted uses. Part 3 of the Zoning By-law defines "food production" as:

"a premises for the specialized production or preparation and packaging of a limited number of food and beverage products for sale to the public primarily for consumption off the premises such as catering establishments, make-your-own wine and beer establishments, test kitchens, bulk meal preparation, bakeries, and butchers"

It is the opinion of the Infrastructure and Planning Department that this

defined use “food production” includes micro-breweries and micro-distilleries. The beverages produced on the site could then be sold or served through an associated retail store or restaurant, which are already permitted uses in the “Tourist Commercial – Exception 2 (CT-2) Zone”.

In conclusion, the proposed amendment to the Zoning by-law is consistent with the Provincial Policy Statement and conforms to the Official Plan of the United Counties of Prescott and Russell. The proposed use of a micro-brewery on the property is desirable and in the public interest as it will increase tourism opportunities in the region.

6) **CONSULTATION:**

A public notice was sent to all property owners within 120m of the subject property and a notice was posted on the site on February 14th, 2019. A public meeting of the Planning Committee will be held on March 6th, 2019, at which time members of the public will have the opportunity to provide comments on the proposed amendment.

7) **RECOMMENDATIONS OR COMMENTS FROM COMMITTEE/ OTHER DEPARTMENTS :**

Building Services : A change of use permit will be required for the area that will be used for the brewery.

No other comments/objections were received.

8) **FINANCIAL IMPACT (expenses/material/etc.):**

N/A

9) **LEGAL IMPLICATIONS :**

N/A

10) **RISK MANAGEMENT :**

N/A

11) **STRATEGIC IMPLICATIONS :**

N/A

12) **SUPPORTING DOCUMENTS:**

N/A