

## Staff Report 2025-0505

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Meeting: Planning and Development Committee Meeting

Meeting Date: September 16, 2025

Subject: Proposed Zoning By-law Amendment to Remove a Holding Symbol (“H”), Glen Schnarr & Associates Inc. on behalf of Argo Kennedy Ltd. & Argo Northfields Corporation, 12891 Hurontario Street, Ward 2 (File No. RZ 2025-0016).

Submitted By: Harsh Padhya, Senior Planner, Development & Design,  
Development Planning Division

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### RECOMMENDATION

That the By-law attached as Schedule ‘B’ to Staff Report 2025-0505 be enacted to amend Comprehensive Zoning By-law 2006-50, as amended, by removing a site-specific Holding Symbol (“H52”) from lands currently zoned Mixed Density Residential – Exception 719 – Holding Provision 52 (“RMD-719-H52”). Removal of the Holding Symbol (“H52”) will allow the lands to be developed for residential uses proposed in an approved draft plan of subdivision (File No. 21T-24008C).

### REPORT HIGHLIGHTS

- An application was filed by Glen Schnarr & Associates Inc. on behalf of Argo Kennedy Ltd. & Argo Northfields Corporation on June 13, 2025, to request removal of the Holding Symbol (“H52”) from a site-specific zone RMD-719-H52.
- The lands are located on the south-east corner of Hurontario Street and Old School Road, municipally known as 12891 Hurontario Street.
- The Holding Symbol was applied as part of an Ontario Land Tribunal (OLT) decision, dated March 14, 2025, that approved an Official Plan Amendment, a Zoning By-law Amendment and a Draft Plan of Subdivision.
- The Holding Symbol was applied to the portion of lands located in the Highway 413 Focused Analysis Area (FAA) to prohibit development on the lands until confirmation was received from the Ministry of Municipal Affairs and Housing that the proposed Highway will not impact the development.
- Ministry of Municipal Affairs and Housing (MMAH) confirmed that the Highway 413 Focused Analysis Area (FAA) and/or the Northwest GTA Transmission Corridor Narrowed Area of Interest (NAI) no longer apply and Holding Symbol “H52” can be lifted from the zoning by-law.
- The application was circulated to internal departments and external agencies for comments. No objections were received to the removal of the Holding Symbol “H52”.
- Staff prepared a “Notice of Intent to Pass an Amending By-law to Remove a Holding (“H”) Symbol” in accordance with the Planning Act.

## **DISCUSSION**

The purpose of this report is to recommend Council enact the proposed Zoning By-law amendment, which removes the Holding Symbol “H52” from the site-specific zone “RMD-719-H52” applicable to the lands. This will permit lands to be developed for the residential uses proposed in approved draft plan of subdivision (File No. 21T-24008C).

### **Subject Lands**

The lands are located at 12891 Hurontario Street at the south-east corner of Hurontario Street and Old School Road. The property is approximately 31.68 hectares (78.26 acres) in size and has frontage of 508 metres on Old School Road and 645 metres on Hurontario Street. The lands form part of a larger approved draft plan of subdivision (21T-24008C) and are currently used for agricultural purposes.

### **Background**

The subject lands form a part of the broader Argo Kennedy Lands within the Mayfield West Phase 3 Secondary Plan area that fronts on Hurontario Street and Old School Road (south-east corner).

On March 14, 2025, Ontario Land Tribunal (OLT) issued a decision approving an Official Plan Amendment for Mayfield West Phase 3 Secondary Plan (OLT-23-000520); a Zoning By-law Amendment (By-law 2025-0043); and a Draft Plan of Subdivision to facilitate development within the subject lands (OLT-23-000520 and OLT-23-001291).

Under the approved Zoning By-law Amendment, the Focused Analysis Area (FAA) and/or the Northwest GTA Transmission Corridor Narrowed Area of Interest (NAI) within the subject lands is zoned as Mixed Density Residential – Exception 719 – Holding Provision 52 (RMD-719-H52).

### **Holding (“H”) Symbol Restriction**

As noted above, the implementing zoning approved by OLT incorporated a Holding Symbol. The holding symbol was applied to the subject lands by the Ministry of Municipal Affairs and Housing (MMAH), as a portion of the Highway 413 Focused Analysis Area (FAA) and the Northwest GTA Transmission Corridor Narrowed Area of Interest (NAI) extended into the plan area.

In May 2025, the Ministry of Transportation (MTO) published refinements to the FAA to reflect progress on the planning and design of Highway 413. The refinements published reflect a higher degree of confidence with respect to the proposed alignment of the highway, the extensions to Highways 410 and 427, and all of the proposed interchanges.

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With respect to the proposed development at 12891 Hurontario Street, the proposed changes to the FAA/NAI remove those properties from the FAA/NAI.

The requirement to lift the holding symbol was to provide a written confirmation of clearance to the Town from the Minister of Municipal Affairs and Housing (MMAH) with regards to any lands in the Highway 413 FAA/NAI.

### **Application Review**

To move forward with the removal of the Holding Symbol, a Zoning By-law Amendment application was filed by Glen Schnarr & Associates Inc. on behalf of Argo Kennedy Ltd. & Argo Northfields Corporation on June 13, 2025. The proposed application was circulated to internal departments and external agencies for review and comment. No concerns were identified with the removal of the Hold and the single condition was addressed through the receipt of clearance from the Ministry of Municipal Affairs and Housing (“MMAH”).

In accordance with the *Planning Act* and pursuant to Council’s motion adopted on June 25, 2024, a Notice of Intent to Pass an Amending By-law to remove a Holding (“H”) Symbol was mailed to all landowners within 1,000 metres of the subject property, which includes the 120-metre notification area required under the *Planning Act*. The Notice was also posted on the Town’s website and advertised in the Caledon Citizen newspaper on August 28, 2025. The intended date for Council consideration of the By-law is set for the September 23, 2025 meeting.

### **Conclusion**

Staff is satisfied that the above-referenced conditions for the removal of the Holding (“H52”) Symbol provisions have been fulfilled. A draft amending By-law to remove the Holding Symbol from the subject lands is attached to this report as Schedule “B”. Further development on the lands will be subject to the registration of the draft plan of subdivision and / or site plan approval.

Staff note that in accordance with Section 36(3) of the *Planning Act*, only the applicant has appeal rights with respect to the removal of a Holding (H) symbol. There are no third-party rights to appeal the proposed Zoning By-law Amendment. This information was included in the Notice for information purposes.

### **FINANCIAL IMPLICATIONS**

None

**COUNCIL WORK PLAN**

**Strategic Plan 2023-2035**

This report is directly related to the following priority in Caledon's 2023-2035 Strategic Plan:

Community Vitality and Livability

- Building complete communities for all ages and abilities

Details about Caledon's 2023-2035 Strategic Plan can be found at [caledon.ca/strategicplan](https://caledon.ca/strategicplan).

**ATTACHMENTS**

Schedule A: Location Map

Schedule B: Draft Zoning By-law and Schedule

Schedule C: Agency and Department Comments

Schedule D: Clearance from Ministry of Municipal Affairs and Housing (MMAH)

Schedule E: Approved Draft Plan of Subdivision