

**Agency and Department Comments**

Prepared: August 25, 2025  
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Development and Design

**Proposed Zoning By-law Amendment to Remove a Holding Symbol (“H”), Armstrong Planning & Project Management on behalf of Tribal Development Management Services Inc. on behalf of Amazon Fulfillment Services, ULC and QuadReal Property Group  
12891 Hurontario Street  
File Number: RZ 2025-0016  
Related File Number: POPA 2021-0009, RZ 2024-0026, 21T-24008C, and SPA 2025-0027**

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The following department and agency comments were received regarding the above-noted Zoning By-law Amendment application.

**EXTERNAL AGENCY COMMENTS**

**Ministry of Municipal Affairs and Housing (MMAH) – May 26, 2025**

We are writing regarding a Zoning Bylaw Amendment (ZBA) approved by the Ontario Land Tribunal (OLT-23-001291) for lands owned by Argo Kennedy Limited (Argo Kennedy), located at the southeast quadrant of Hurontario Street and Old School Road and municipally known as 12891 Hurontario Street, 0 Old School Road, and 3431 Old School Road (Subject Property). The ZBA contains a Holding Provision (H52) that states the following:

2. The following is added to Table 13.3

The following provisions shall apply to all lands zoned with a Holding Provision (H52) as shown on Schedule "A" to this By-law until the Holding Provision (H52) is removed from the lands or a portion thereof pursuant to Subsection 36(3) or (4) of the *Planning Act*:

- a) A By-law or By-laws to remove the Holding Provision (H52) from all or a portion of the lands shall not be enacted until written confirmation of clearance for the lifting of the holding zone is provided to the Town from the Minister of Municipal Affairs and Housing with regards to any lands in the Highway 413 Focused Analysis Area (FAA) and/or the Northwest GTA Transmission Corridor Narrowed Area of Interest (NAI).

As you may be aware, on May 2, 2025, the Ministry of Transportation (MTO) and the Ministry of Energy and Mines (MEM) (formerly Ministry of Energy and Electrification) finalized refinements to the Highway 413 Focused Analysis Area (FAA) and the Northwest GTA Transmission Corridor Narrowed Area of Interest (NAI). Further information can be found on the Environmental Registry of Ontario posting at this link.

Ministry staff consulted with MTO and MEM staff and are advised that the FAA and NAI no longer apply to the Subject Property. Accordingly, by way of this email, Ministry staff are providing written confirmation that H52 can be lifted from the zoning by-law.

**Ministry of Transportation (MTO) – July 31, 2025**

After review, and in accordance with the PTHIA, the MTO's Corridor Management and Major Planning & Innovations Offices have no objection to the lifting of the Holding (H) Symbol for the above-described zoning application.

Please continue to include the MTO's Corridor Management Office in the town's Draft Plan of Subdivision approval process, to continue working together to clear the ministry's conditions of approval.

**INTERNAL AGENCY COMMENTS**

**Town of Caledon, Finance – August 6, 2025**

If this proposal towards a Zoning Bylaw Amendment to lift the Holding 'H' symbol to allow for residential development were to proceed as planned, the taxable assessment value of the property may change, to reflect the developments that would have taken place.

This proposal to lift the Holding (H) symbol, does not specifically include the construction of new or additional floor space. Therefore, at this time, Development Charges will not be addressed in these comments.

Other financial obligations may apply.

The Development Charges (DC) comments and estimates above are as at August 6, 2025, and are based upon information provided to the Town by the applicant, current By-laws in effect and current rates, which are indexed twice a year. For site plan or rezoning applications that meet Section 26.2 of DC Act criterion (such as application being complete on or after January 1, 2020, and time elapse between application approval and building permit issuance is less than 18 months), DCs would be calculated at rates applicable on the date when an application is deemed to be complete (the application completion date). Interest charges will apply for affected applications. Non-Residential DCs will be payable at the time of building permit issuance as required under the DC Act and the Town's DC By-law. Further, proposed developments may change from the current proposal to the building permit stage. Any estimates provided will be updated based on changes in actual information related to the construction as provided in the building permit application and any changes to the DC Act and DC By-law/policies.

**Region of Peel – August 14, 2025:**

Region of Peel staff have received the above noted application to lift a Holding ("H") Symbol on lands identified as Mixed Density Residential Zone – Exception 719 – Holding Provision 52 (RMD-719 H52) within the Highway 413 Focused Analysis Area and Northwest GTA Transmission Corridor Narrowed Area of Interest ("FAA/NAI"), generally located southeast of Hurontario Street and Old School Road. The above noted application is associated with subdivision application 21T-24008C which was approved through OLT decision OLT-23-000520 and OLT-23-001291. Following our review of the application, the Region's offers the following comments:

The condition to remove the Holding ("H") symbol is noted below:

- A By-law or By-laws to remove the Holding Provision (H52) from all or a portion of the lands shall not be enacted until written confirmation of clearance for the lifting of the holding zone is provided to the Town from the Minister of Municipal Affairs and Housing with regards to any lands in the Highway 413 Focused Analysis Area (FAA) and/or the Northwest GTA Transmission Corridor Narrowed Area of Interest (NAI).

Based on the Region's review of the submission material, it is our understanding that the portion of the subject lands within the FAA/NAI limits that were subject to the above noted condition have now been confirmed to no longer apply to the lands by the Ministry of Transportation through recent mapping updates and correspondences. As such, the Region of Peel has no concerns or objections to the lifting of the Holding ("H") Symbol pending the following fee payment has been confirmed received:

- In accordance with the Region of Peel Fee By-law (By-law 50-2023), the required Zoning By-law Amendment fee payable to the Region of Peel in the amount of \$4,937.94 remains outstanding and is required. Please contact [eftadvice@peelregion.ca](mailto:eftadvice@peelregion.ca) to make the necessary payment arrangements.

**The following agencies/departments have no concerns with the Zoning By-law Amendment applications (comments are being addressed through Draft Plan of Subdivision):**

- Town of Caledon, GIS
- Town of Caledon, Parks and Natural Heritage
- Town of Caledon, Policy Planning
- Town of Caledon, Urban Design
- Town of Caledon, Zoning
- Town of Caledon, Cultural Heritage
- Town of Caledon, Parks Planning
- Dufferin-Peel Catholic District School Board

**The following agencies/departments did not provide a response:**

- Toronto & Region Conservation Authority
- Town of Caledon, Development Engineering
- Town of Caledon, Fire and Emergency Services
- Town of Caledon, Legal Services
- Town of Caledon, Public Works & Transportation Department, Transportation Engineering
- Town of Caledon, Energy & Environment
- Town of Caledon, Planning and Development Department, Municipal Numbers
- Town of Caledon, Water Resources
- Town of Caledon, Realty Services
- Town of Caledon, Landscape