

Yvette George

From: Watt, Heather (MMAH) <Heather.Watt@ontario.ca>
Sent: Monday, May 26, 2025 3:40 PM
To: Harsh Padhya
Cc: Le, Jennifer (MMAH); Carmine Caruso; Planning
Subject: Update on Argo Kennedy Lands - Mayfield West

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the contents to be safe.

Hi Harsh,

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.

If you have any questions or would like to engage in MTO and MEM's planning of the FAA and NAI corridors, you can contact MTO by emailing Malvika Rudra, Director of the Major Infrastructure Projects Branch at malvika.rudra@ontario.ca and John Manning, Manager of Strategy and Integration at john.manning@ontario.ca. You can contact MEM by emailing Samir Adkar, Director of the Energy Networks and Indigenous Policy Branch at Samir.Adkar@ontario.ca and Kirby Calvert, Manager of Transmission Policy at Kirby.Calvert@Ontario.ca.

Please let us know if you have any questions.

Thank you,
Heather

Heather Watt, MCIP/RPP

Manager, Community Planning & Development | Municipal and Housing Operations Division, Central
Region Office
Ministry of Municipal Affairs and Housing | Ontario Public Service
437-232-9474 | heather.watt@ontario.ca

Ontario |

Taking pride in strengthening Ontario, its places and its people