

May 05, 2026

GSAI File: 792-028

Planning and Development
Community Services Department
Town of Caledon
6311 Old Church Road
Caledon, ON L7C 1J6

Attention: Tanjot Bal, MCIP RPP
Senior Planner, Development and Design

Re: Proposed Zoning By-law Amendment
Argo Mayfield West III Limited (12156 Chinguacousy Road)
Argo Mayfield West IV Limited (1850 and 1890 Mayfield Road)
Argo Mayfield West V Limited (12192 Chinguacousy Road)
Alloa Secondary Plan Area
Town of Caledon (Region of Peel)
RZ 2024-0031

Glen Schnarr & Associates Inc. (GSAI) is pleased to submit the enclosed Zoning By-law Amendment resubmission on behalf of the registered owners, Argo Mayfield West III Limited, Argo Mayfield West IV Limited, and Argo Mayfield West V Limited.

The resubmission relates only to a portion of the lands subject to the zoning by-law amendment. The area has been scoped to allow the rezoning and removal of the hold to a portion of the lands subject to the rezoning by-law amendment while the LSS and EIR are being finalized.

Proposed Draft Zoning By-law Amendment

The proposed zoning amendments include the following.

Permitted Uses

Removal of the following permitted uses on recommendation of zoning staff, as these uses are already permitted in any zone as public uses.

- Accessory Uses
- Emergency Service Facility
- Government Office
- Hospital
- Library
- Park
- School

Definitions

The following updates to the definitions are proposed.

Additional Residential Units

- a) *Notwithstanding the lands identified on Schedule H of Comprehensive Zoning By-law 2006-50, the provisions of Section 4.4 – Additional Residential Units Overlay Zone shall apply to the lands shown on Schedule “A” of this By-law.*
- b) *Notwithstanding the maximum number of dwelling units permitted within a Townhouse Block, Additional Residential Units shall not be counted toward the maximum permitted number of dwelling units within such Townhouse Block.*

Size of Parking Spaces

For the purpose of this zone, the minimum size of a parking space shall be 2.6 m in width and 5.5 m in length.

Zoning Standards

For a Dwelling, Detached and Dwelling, Detached, Rear-Lane:		
	Proposed	Current
Front Yard (minimum)		
Front wall of attached private garage:	5.5m	5.75m
Exterior Side Yard (minimum): To a private garage facing an exterior side lot line:	5.5m	5.75m
Exterior Side Yard abutting a Lane (minimum): To a private garage facing an exterior side lot line:	5.5m	5.75m
Rear Yard (minimum) For a Dwelling, Detached, Rear-Lane abutting a Lane:	0.0m	N/A
Landscape Area (minimum):	N/A	10% of Front Yard
Parking Requirements for a Rear-Lane Dwelling (minimum):	1 parking spaces per dwelling unit	2 parking spaces per dwelling unit

For a Dwelling, Townhouse		
Front Yard (minimum): Front wall of attached private garage:	5.5m	5.75m
Exterior Side Yard (minimum): To a private garage facing an exterior side lot line:	5.5m	5.75m
Landscaping Area (minimum):	N/A	10% of Front Yard
Parking Requirements (minimum):	1 parking space per dwelling unit	
For a Dwelling, Townhouse, Rear-Lane:		
Landscaping Area (minimum):	N/A	10% of Front Yard
For a Dwelling, Back-to-Back Townhouse		
Front Yard (minimum): Front wall of attached private garage:	5.5m	5.75m
Exterior Side Yard abutting a Lane (minimum): To a private garage facing an exterior side lot line:	5.5m	5.75m
Landscaping Area (minimum):	N/A	10% of Front Yard
For a Dwelling, Stacked Townhouse, and Dwelling, Multiplex		
Landscaping Area (minimum):	N/A	10% of the lot
For a Building, Apartment; Building, Apartment, Senior Citizen, and Building, Mixed Use		
Landscaping Area (minimum):	N/A	10% of the lot
PERMITTED ENCROACHMENTS		
Into a required Yard, Front: A bay, bow or box window with or without foundation or cold cellar (maximum):	2m provided a setback of 0.5m is maintained to the lot line, front.	1.0m
Into a required Yard, Rear: In the case of a Dwelling, Detached, Dwelling, Semi-Detached, and Dwelling, Townhouse:	A one-storey component of a main building: 3.5m up to a maximum width of 60% of the lot	A one-storey component of a main building on a lot with a lot depth less than 24m (maximum): 3.5m up to a maximum width of 60% of the lot

	A covered or uncovered porch or balcony, canopy or portico, including stairs or steps (maximum): 2.5m	A covered or uncovered porch or balcony, canopy or portico, including stairs or steps (maximum): 1m
In the case of a Dwelling, Rear-Lane: A bay, bow or box window with or without foundation or cold cellar (maximum):	0.6m	0.5m
Within a Private Garage: Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum):	Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum): 0.5m into a required parking space.	Steps, Stairs, Landings, Ramp, or barrier-free access feature (maximum): 0.25m into a required parking space.

It is also requested to lift the two Holding Provisions that have been applied (H39A; H39B) as these conditions have been satisfied.

Holding Provision- H39A	Compliance
a) Only the following uses are permitted prior to the removal of the Holding Provision (H39A):	
<ul style="list-style-type: none"> a) A use legally existing on the lands as of the date of the enactment of this By-law; b) A use that was permitted on the Subject Lands, or portion thereof, pursuant to Comprehensive Zoning By-law 2006-50 as of the date of the enactment of this By-law; and, c) Non-Intensive Recreation Uses and Environmental Management Uses. 	<ul style="list-style-type: none"> o N/A
<i>b) A By-law or By-laws to remove the Holding Provision (H39A) from all or a portion of the lands shall not be enacted until the following conditions, as applicable, have been met to the satisfaction of the Town:</i>	
i. Approval of a secondary plan in conformity with the Town's Future Caledon Official Plan or an Official Plan Amendment;	<ul style="list-style-type: none"> o We note that the Alloo Secondary Plan was approved in July 2025 and came into full force and effect via Official Plan Amendment No. 5 (By-law 2025-0097)
ii. Approval of Draft Plan of Subdivision has been issued or where the lands are not subject to a Plan of Subdivision, a Site Plan Approval – Final Summary letter has been issued by the Town. Through the Draft Plan of Subdivision or Site Plan	<ul style="list-style-type: none"> o Draft Plan Approval has been issued on November 29, 2025. The applicable EPA1 zone was reviewed and deemed satisfactory by the Town and CVC.

<p>approval process, the applicant shall submit an Environmental Impact Study, to the satisfaction of the Town (“EIS”), which among other things, determines the extent of the Natural Environment System as defined in the Future Caledon Official Plan. Any lands that are identified as being within the Natural Environment System through the EIS and protected from development shall either be dedicated to the Town or other appropriate public authority or otherwise protected from development over the long term to the satisfaction of the Town as a condition of draft plan approval or through Site Plan approval.</p>	
<p>iii. Written confirmation, where required, from the Regional Municipality of Peel and/or the applicable utility, that:</p> <ul style="list-style-type: none"> i. a development agreement has been executed to implement the required water and sanitary services, which may include payment of fees and posting of required securities; and/or ii. there is sufficient municipal water and sanitary sewer capacity to service the lands. 	<ul style="list-style-type: none"> o Through the review of the Draft Plan of Subdivisions, confirmation was provided by the Region that lands can be serviced, and that capacity is available.
<p>iv. Only with respect to lands in the Focus Analysis Area of the Highway 413 Transportation Corridor (FAA) and the Narrowed Area of Interest of the Northwest GTA Transmission Identification Study (Northwest GTA TIS), the Applicant has provided written confirmation of clearance for the lifting of the holding zone to the Town from the appropriate Ministry with regards to any lands in the FAA and Northwest GTA TIS.</p>	<ul style="list-style-type: none"> o We note that the lands subject to this application do not fall within the Focus Analysis Area of the Highway 413 Transportation Corridor (FAA) and the Narrowed Area of Interest of the Northwest GTA Transmission Identification Study (Northwest GTA TIS), therefore this is not applicable to the Subject Lands.

Holding Provision- H39B	Compliance
<p><i>A holding provision (H39B) shall apply to the lands shown on Schedule “A” to this By-law and may be lifted over all or a portion of the lands provided that the following conditions, as applicable, have been met to the satisfaction of the Town:</i></p>	
<p>a) The submission of an Environmental Impact Study, to the satisfaction of the Town (“EIS”), which among other things, determines the extent of the Natural Environment System as defined in the Future Caledon Official Plan in order to confirm the limits and extent of the Environmental Policy Area 1 Zone (EPA1) as described in the note on Schedule “A” to this By-law. Following the</p>	<ul style="list-style-type: none"> o We note that an Environmental Impact Statement prepared by C.F Crozier & Associates Inc. was completed to the satisfaction of the Town and submitted with the applicable draft plan of subdivisions. The applicable EPA1 zone was reviewed and deemed satisfactory by the Town and CVC.

completion of the EIS to the satisfaction of the Town, the holding provision (H39B) shall only be lifted from lands that are already within the EPA1 zone where those lands have been identified to form part of the Natural Environment System and protected from development through the EIS. For clarity, the holding provision (H39B) shall not be lifted from lands that form part of the Natural Environment System and are protected from development as identified through the EIS where lands are zoned for residential or commercial uses on Schedule "A".	
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Supporting Material

The following documents accompany this cover letter.

- Draft Zoning By-law
- Draft Zoning Schedule
- Zoning Matrix
- Comment Response Table

Please do not hesitate to contact the undersigned if you require anything further or wish to clarify anything contained in this application.

Sincerely,

GLEN SCHNARR & ASSOCIATES INC.



Herman Wessels, MCIP, RPP
Planner

Encl.

- c. S. Bland, Argo Corporation
- J. Marr, Argo Corporation
- J. Afonso, Glen Schnarr & Associates Inc.