

January 24, 2025

GSAI File: 792-028

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

**TOWN OF CALEDON  
PLANNING  
RECEIVED**

January 24, 2025

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

**Re: Proposed Zoning By-law Amendment**  
**Argo Mayfield West I Limited (0 Chinguacousy Road)**  
**Argo Mayfield West II Limited (12306 Chinguacousy Road)**  
**Argo Mayfield West III Limited (12156 Chinguacousy Road)**  
**Argo Mayfield West IV Limited (1850 and 1890 Mayfield Road)**  
**Argo Alloa (BT) Corporation (12455 Creditview Road)**  
**Dhaliwal's (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 applications for a Zoning By-law Amendment for the above-noted lands ("Subject Lands") on behalf of the registered owners, Argo Mayfield West I Limited, Argo Mayfield West II Limited, and Argo Mayfield West III Limited, Argo Mayfield West IV Limited, Argo Alloa (BT) Corporation and the Dhaliwal's.

The Subject Lands consist of seven parcels in the Alloa Secondary Plan Area generally located west of Chinguacousy Road, north of Mayfield Road and east Creditview Road.

### **Policy Context**

The Subject Lands, together with adjacent lands, have been brought into the Region of Peel and Town of Caledon Settlement Area by way of the 2022 Region of Peel Official Plan and recently adopted Future Caledon Official Plan (2024).

Per the in-effect Town of Caledon Official Plan, the Subject Lands are designated Prime Agricultural Area and Environmental Policy Area in Schedule A (Land Use Plan).

Per the Town's new Future Caledon Official Plan, which is Council-approved, the Subject Lands are identified within the New Urban Area 2051 and Designated Greenfield Area in Schedule B2 (Growth Management), and designated as New Community Area in Schedule B4 (Land Use Designations).

The Subject Lands are further located within the proposed Alloa Secondary Plan Area, which is subject to an active Official Plan Amendment application under file POPA 2024-0004, as submitted July 5, 2024 and deemed complete on August 16, 2024. Within the Alloa Secondary Plan Area, the Subject Lands are conceptually designated as “Neighbourhood Area” and “Natural Environment System Area”, and are located within Phase 1.

Through the POPA 2024-0004 file, a Tertiary Plan has been submitted for the Alloa Secondary Plan Phase 1 Area. Within the Phase 1 Area, the Subject Lands are generally identified for detached, townhouse, and medium-high density residential uses, as well as community-supporting facilities and infrastructure.

### **Town-Initiated Zoning By-law Amendment**

Per the Town-initiated Zoning By-law Amendment, the Subject Lands are zoned “Mixed Density Residential – Exception 686 (RMD-686)”, and “Environmental Policy Area 1 (EPA1)”. Additionally, two Holding Provisions have been applied (H39A; H39B). Holding Provision H39A shall not be lifted until, among other conditions, a secondary plan is approved for the applicable lands. Holding Provision H39B shall not be lifted until an Environmental Impact Study is submitted to the satisfaction of the Town which confirms the extent of the Natural Environment System.

### **Proposed Draft Zoning By-law Amendment**

A minor amendment is proposed to the approved RMD-686 zone, in order to permit a 3.5 metre encroachment into rear yards of single detached, semi-detached, and townhouse dwellings (up to a maximum of 60% of the lot).

A second minor amendment is proposed to permit a 2 metre encroachment of a bay, bow or box window, or cold cellar into front yards (provided a setback of 0.5 metres is maintained to the lot line).

No other amendments are proposed to the balance of the RMD-686 standards.

The removal of the Holding Provision is also requested for both RMD-686 and EPA1 zones.

### **Proposed Draft Plan of Subdivision**

There are currently three active draft plan of subdivision applications under review with the Town: 21T-24016C (0, 12306, and 12156 Chinguacousy Road), 21T-24015C (1850 and 1890 Mayfield Road), and 21T-24013C (12455 Creditview Road). An additional draft plan application for 12192 Chinguacousy Road is expected to be submitted in the near future. Given its central location as the “missing piece” within the 21T-24016C draft plan, much of the supporting documentation already submitted for the 21T-24016C application is anticipated to be directly relevant and applicable to the upcoming submission for 12192 Chinguacousy Road.



The following documents accompany this cover letter.

- Signed Application Form
- Parcel Registry (12192 Chinguacousy Road)
- Draft Zoning By-Law
- Draft Zoning Schedule

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.**

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Herman Wessels  
Planner

Encl.

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