

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

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HPGI File: 15414

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Re: Indigenous Engagement
Pt Lot 11, Con 4 & 14100, and 14166 and 14196 Humber Station Road
Town of Caledon
Humberking (I) Developments Limited & Humberking (IV) Developments
Limited
PIN 14329-0055, 14329-0031, 14329-0030, 14329-0029 and 14329-0027
Town File No. PRE 2023-0080 and PRE 2023-0081

Property Description:

The Subject Site is located on the West and East side of Humber Station Road, North of King Street, municipally addressed as 14100, and 14166 and 14196 Humber Station Road, also described as Part Lot 11, Concession 4. The Subject Site is approximately 163,700 m² in area and has a frontage of approximately 586 meters along the West of Humber Station Road, 198 meters along the East of Humber Station Road, and approximately 165 meters along King Street. The depth of the West side of Humber Station Road ranges approximately between 165 meters, and 329 meters, and the depth for the East of Humber Station Road is approximately 189 meters.



Proposal:

The draft plan of subdivision intends to implement the landowners group generated Secondary Plan for the Community (POPA 2021-0002) which has been the subject of extensive review and consultation. The draft plan specifically proposes parkland, swm pond, drainage channel with Natural Heritage Features, various forms of townhouse typologies, mixed use and mid-rise buildings generating an estimated 1,058 residential units.

In relation to the Official Plan/LOPA at least three formal public meetings have taken place to date, November 2021, January 2023 and May 2023. All of these meetings have included the subject land. Further, all detailed study work undertaken for the secondary plan has included the subject lands.

An MZO was also approved on March 5, 2021 which included the subject lands. Zoning currently permits development of the lands for Mixed Use Residential and Mobility Transit Hub. Most recently, the Town of Caledon also approved Zoning By-law 2024-55 which also includes the subject lands. It is intended that the zoning application being filed by Humberking (1) Developments Limited and Humberking (IV) Developments Limited will adjust certain building requirements of this by-law to implement the proposed development and mirror that when also being proposed by the other applications within the secondary plan area. Therefore, being a community wide comprehensive zoning by-law.

For your review we are enclosing the following completed materials:


Page 3 of 3

- (1) copy of Stage 1 & 2 Archaeological Assessment Report (East Side of Humber Station Road)
- (1) copy of Stage 2 Archaeological Assessment (West Side of Humber Station Road)
- (1) copy of Stage 1 & 2 Archaeological Assessment MCN acceptance letter
- (1) copy of Stage 2 Archaeological MCN acceptance letter; and
- (1) copy of Caledon Station Summer Engagement Program which took place for the entire Secondary Plan Area.
- Secondary Plan/Framework Plan
- MZO materials
- Caledon Zoning Bylaw and modifications proposed by Humberking
- Link to community-wide CEISMP and FSR documents which accompany the Humberking applications
- Draft Plan of Subdivision

We look forward to your response on the receipt of these documents and will be pleased to respond to any questions that you may have.

Yours truly,

HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries BA, MCIP, RPP
President

cc. Humberking (1) Developments Limited & Humberking (IV) Developments Limited

