

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

December 18, 2024
HPGI File: 15414

Planning and Development Services

Town of Caledon
6311 Old Church Road
Caledon ON
L7C 1J6

Attn: Tanjot Bal, Senior Planner
tanjot.bal@caledon.ca

Re: Zoning By-law Amendment & Draft Plan of Subdivision – 2nd Submission
Pt Lot 11, Con 4 & 14100, 14166 and 14196 Humber Station Road
Town of Caledon
Humberking (I) Developments Limited and Humberking (IV) Developments Limited
PIN 14329-0055, 14329-0031, 14329-0030, 14329-0029 and 14329-0027
Town File No. RZ 2024-0022 & 21T-24006C

Humphries Planning Group Inc. (HPGI) is the planning consultant for the owner, Humberking (I) Developments Limited and Humberking (IV) Developments Limited of the parcel with the legal address Part of Lot 11 and Concession 4, and with the municipal address 14100, 14166 and 14196 Humber Station Road, in the Town of Caledon ('Subject Site'). This correspondence is to formally re-submit the above noted applications for Zoning By-law Amendment and Draft Plan of Subdivision.

Consulting Team Contact Information

Owner: Humberking Developments Limited
Applicant: Humphries Planning Group Inc.
Planner: Humphries Planning Group Inc.
Engineer: Urbantech
Landscape Consultant: Nak Designs
Architect/Urban Designer: Nak Designs
Environmental Consultant: Beacon Environmental
Traffic Consultant: BA Group

Property Description

The Subject Site is located on the West and East side of Humber Station Road, North of King Street. The Subject Site is approximately 204,200 m² (20.42 ha) in area and has a frontage of approximately 586 meters along the West of Humber Station Road, approximately 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 is

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approximately 165 meters, and 329 meters, and the depth for the East of Humber Station Road is approximately 189 meters. Currently, the site has a number of structures located on site used for agricultural/rural residential uses including dwellings, attached and detached garages, barns and sheds. The neighbouring properties consist of agricultural properties to the North and West, agricultural and commercial properties to the east, and commercial properties to the south. The subject site is adjacent to the roadways (Humber Station Road and King Street to the Northeast and Southeast).

Land Use

The Subject Lands are located within the Bolton Residential Expansion Settlement Area as determined by ROPA 30. The subject land is also Subject to a Minister Zoning Order O.Reg 171/21 which zones the land Mixed-Use Residential Zone(west side of Humber Station road) and Mobility Transit Hub Zone(east side of Humber Station road).

Proposal

The draft plan of subdivision intends to implement the landowners group generated Secondary Plan for the Community (POPA 2021-0002). The draft plan specifically proposes parkland, various forms of townhouse typologies, mixed use and mid-rise buildings generating an estimated 1,056 residential units, park, swm pond and NHS areas per the attached concept plans.

In support of the last submission in August 2024, the following materials are being submitted:


	Deliverable	Consultant	Date
1	Cover Letter	HPGI	December 18, 2024
2	Comment Response Matrix	HPGI	December 2024
3	Draft Plan of Subdivision (PDF & CAD)	HPGI	November 14, 2024
4	Phasing Plan	HPGI	November 14, 2024
5	PJR Addendum Letter	HPGI	November 27, 2024
6	Draft Zoning By-law Amendment <ul style="list-style-type: none"> • Redline • Schedule A 	HPGI	December 19, 2024 March 8, 2024
7	Green Development Standard Checklist	HPGI	December 19, 2024
8	Arborist Report	Beacon	October 9, 2024
9	Community-Wide CEISMP	Beacon	October 11, 2024
10	CEISMP Addendum	Beacon	December 17, 2024
11	Community-Wide FSR	Urbantech	October 2024
12	Hydrogeological Investigation	DS Consultants	October 10, 2024
13	Architectural Design Guidelines	NAK	December 2024
14	Urban Design Brief	NAK	December 2024
15	Caledon Station Community Design Guidelines	NAK	October 2024

16	Park Facility Fit Plan	NAK	October 3, 2024
17	Mobility Plan	NAK	October 2024
18	Caledon Station Development Staging and Sequencing Plan	NAK GSAI	November 2024
19	Caledon Station Framework Plan	Gerrard Design	October 2024
20	Phase 2 Environmental Site Assessment (ESA) – East	Soil Engineers	November 8, 2024
21	Huron-Wendat Nation (HWN) Review Letter	HWN	September 24, 2024
22	Caledon Station Affordable Housing Letter	GSAI	September 30, 2024
23	Transportation Technical Appendices	BA Group	December 18, 2024

We trust that the above materials are in order and are sufficient for the Zoning By-law Amendment and Draft Plan of Subdivision application. Should you have any questions or require additional information, please contact the undersigned.

Yours truly,

HUMPHRIES PLANNING GROUP INC.



Rosemarie Humphries BA, MCIP, RPP
President

cc. *Humberking (1) Developments Limited & Humberking (IV) Developments Limited*
Brampton Transit - Andrew Charles, andrew.charles@brampton.ca