

November 1<sup>st</sup>, 2023

Sent Via Email &lt;Steve.Burke@Caledon.ca&gt;

The Corporation of the Town of Caledon  
6311 Old Church Road,  
Caledon, ON, L7C 1J6

Attention: Steve Burke, MCIP, RPP  
Manager, Strategic Policy Planning

**Re: Humber Station Employment Area Secondary Plan (Option #6)  
Secondary Plan Supporting Documents Submission #1  
Humber Station Village Landowners Group Inc. (the "Group")  
Town of Caledon (the "Town), Region of Peel (the "Region")**

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Dear Steve,

We are writing to as the Group Manager for the Humber Village Landowners Group Inc. ("the Group"). The Group is comprised of landowners who collectively own approximately 70% of the lands within the Humber Station Employment Area Secondary Plan (the "Secondary Plan"), commonly known as the Option 6 lands which were included in the urban boundary expansion designated by ROPA 30 in the Town of Caledon (the "Town"). The members of the Group are listed below, and their specific land boundaries are outlined in the attached Landownership Map (Appendix A). The Secondary Plan Area is generally bordered by Coleraine Drive to the east, Humber Station Road to the west, Mayfield Road to the south, and Healey Road to the north, encompassing a total area of approximately 512 Acres.

#### **Participating Ownership**

- Parcel 1 & 2: Prologis Canada Holding (*Prologis Inc.*)
- Parcel 3: Ballantry (Bolton 2) Inc. (*Ballantry Homes*)
- Parcel 4 & 5: Ballantry (Bolton) Inc. (*Ballantry Homes*)
- Parcel 11: Eduardo & Pia Tatone (*Tatone*)
- Parcel 12 & 15: Longbrook Holdings Inc. (*Royal Pine*)

Following our discussions in February 2023 with staff and in consideration of the Secondary Plan Terms of Reference dated March 2023, which was submitted by our Group, as well as the Town's draft Humber Station Employment Area Secondary Plan Terms of Reference currently under review by Council, we are submitting a comprehensive set of supporting studies in support of the Secondary Plan. This letter, along with the accompanying supporting studies are summarized in Table 1 below, and can be accessed via the One Drive Link below. All reports are enclosed in Word. Docs and PDF format:

Download Link:

[https://deltaurban-my.sharepoint.com/:f:/p/ericl/EuwM8-ga9ChNhtC9JoFlrs8BnMwGIR\\_mKO6d3uazjGfaEQ?e=VKQn1C](https://deltaurban-my.sharepoint.com/:f:/p/ericl/EuwM8-ga9ChNhtC9JoFlrs8BnMwGIR_mKO6d3uazjGfaEQ?e=VKQn1C)



Table 1. Humber Station Employment Area – Supporting Studies Submission #1

Document Name	Consultant	Date of Document
001 – Cover Letter	Delta Urban Inc.	September 2023
002 – Land Use Plan	SGL PLanning & Design Inc.	September 2023
003 – Secondary Plan Policies	SGL Planning & Design Inc.	September 2023
004 – Phase 1 CEISMP, encompassing: <ul style="list-style-type: none"> <li>• Scoped Subwatershed Study/Stormwater Management Assessment</li> <li>• Preliminary Servicing Assessment</li> <li>• Geotechnical Report</li> <li>• Hydrogeological Report</li> </ul>	GEI Consultants Arcadis Schaeffers & Associates	September 2023
005 – Transportation Impact Assessment	LEA Consulting Ltd	September 2023
006 - Archaeological Resource Assessment	Archeoworks	February 2022

Please note that not all studies outlined in the Secondary Plan Terms of Reference are being submitted at this time. Additional studies, namely, the Cultural Heritage and Phase 1 Environmental Site Assessment (ESA) report, will be included as part of a subsequent submission. Considering the primary supporting studies are enclosed herein, we kindly ask that you proceed with the formal circulation of this submission package and to commence the review process.

We express our appreciation to you and the entire staff for your time and unwavering support. We eagerly anticipate our ongoing working relationship and the successful completion of the Secondary Plan Study, leading to its ultimate approval. Should you have any questions or concerns regarding the aforementioned matters, please do not hesitate to reach out to the undersigned.

Yours Very Truly,

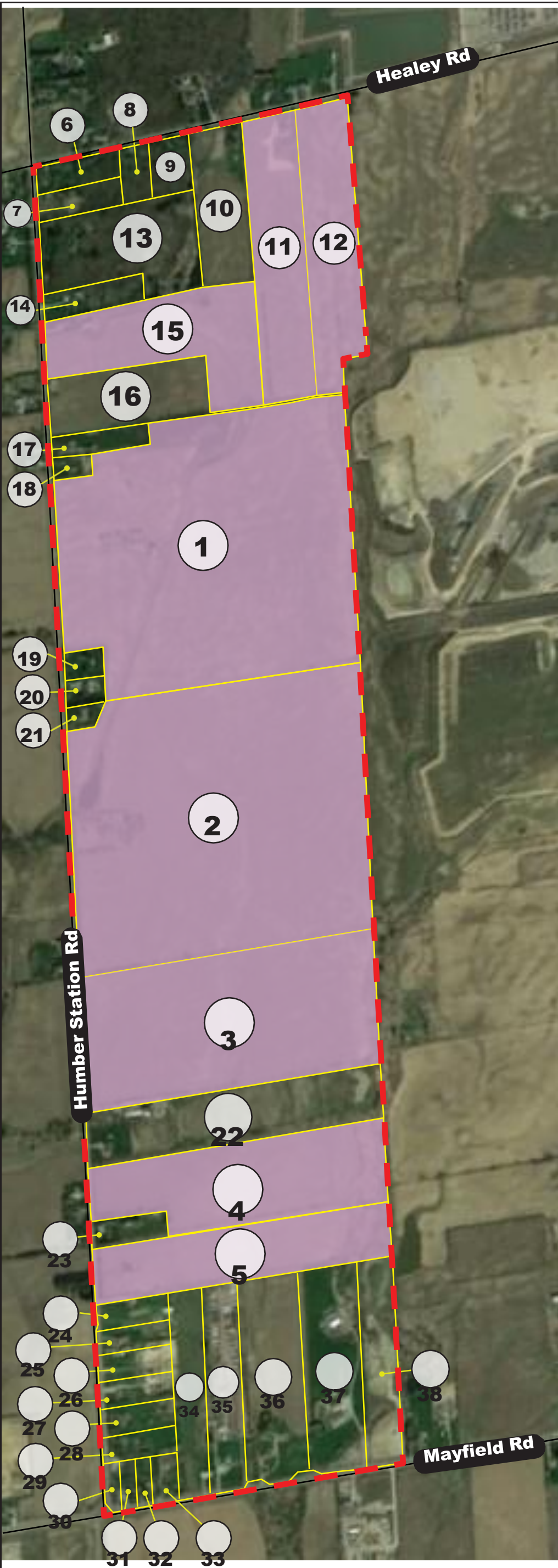
on behalf of Humber Station Villages Landowners

Mustafa Ghassan, BES, M.Eng-CEM  
Partner  
Delta Urban Inc.

Eric Lee, BURPI  
Project Coordinator  
Delta Urban Inc.

cc. Jeff Hignett, Senior Planner, Town of Caledon  
Paul Lowes, SGL PLanning & Design Inc.  
Sierra Horton, SGL PLanning & Design Inc.  
Members of the Humber Station Landowners Group

Enclosed. Appendix A – Humbert Station Employment Area Landownership Map



Humber Station Villages Secondary Plan Area - Ownership List

Parcel #	Ownership Name	Common Name	Gross Area (ac)	Net Dev. Area (ac)
			A	D = A - B - C
1	PROLOGIS CANADA HOLDING	Prologis	94.91	71.95
2	PROLOGIS CANADA HOLDING	Prologis	99.24	92.18
3	BALLANTRY (BOLTON 2) INC.	Ballantry Homes	49.94	49.94
4	BALLANTRY (BOLTON) INC.	Ballantry Homes	28.43	23.14
5	BALLANTRY (BOLTON) INC.	Ballantry Homes	20.92	13.56
6	VENA/ FRANCESCO COLOMBA;	Private	2.64	2.64
7	PIETRO , GRAZIA ROSA	Private	2.99	2.99
8	ADGEY, GLENN ALAN	Private	2.07	2.07
9	AGIUS, JOSEPH	Private	2.94	2.94
10	PANTERRA INC.	TBC	10.38	10.38
11	EDUARDO & PIA TATONE	Tatone	19.39	19.33
12	Longbrook Holdings Inc.	Royal Pine	18.62	16.71
13	2223789 ONTARIO INC.	TBC	16.51	16.51
14	CHLADNY, JENNIFER DAWN	Private	3.46	3.46
15	Longbrook Holdings Inc.	Royal Pine	21.01	14.26
16	EGIDIO & ANGELO CAMARDA	Private	11.79	11.79
17	DE FRANCESCO, ANGELINA	Private	2.51	2.51
18	KULDIP & RAVINDER SINGH	Private	1.00	1.00
19	BETTY & JOHN BYRNE	Private	1.33	1.33
20	MALANCA, MARY	Private	1.37	1.37
21	FIORINI, LISA; FIORINI, JERRY	Private	1.00	1.00
22	MANJIT & MOHINDER SINGH	Private	20.68	20.68
23	MICHELE COLABRESE	Private	2.48	2.48
24	MUIA, IDA	Private	2.30	2.30
25	IANNITTI, GINA; IANNITTI	Private	2.34	2.34
26	GREWAL, JASPREET	Private	2.49	2.49
27	BALJINDER KHANGURA	Private	2.49	2.49
28	CALLEGARI, EUGENIO ANTONIO	Private	2.55	2.55
29	DHALIWAL, PAWANPREET	Private	2.41	2.41
30	SCHEPISI, SARINA ANN	Private	0.90	0.90
31	MADDALENA & VITO MACIOCIO	Private	0.95	0.95
32	KHATRA, MANJIT	Private	0.93	0.93
33	PARTICIPANT INVESTORS INC	TBC	1.64	1.64
34	AURORAWOOD HOMES LTD.	Private	8.35	8.35
35	888979 ONTARIO LIMITED	TBC	9.33	9.33
36	RONNY GIUSEPPE	Private	15.83	15.83
37	ROSSI QUALITY SERVICES INC	TBC	14.79	14.79
38	2721146 ONTARIO INC.	TBC	9.48	9.48

<b>TOTAL</b>	<b>512.3920</b>	<b>461.0063</b>
<b>TOTAL PARTICIPATING OWNERS' LANDS</b>	<b>352.4560</b>	<b>301.0703</b>
<b>TOTAL NON-PARTICIPATING OWNERS' LANDS</b>	<b>159.9360</b>	<b>159.9360</b>

Description: Ownership Map Humber Station Villages Municipality: Bolton Region: Region of Peel	Date: January 19, 2023
	Revisions:

Source: Geowarehouse / Google Earth



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**LEGEND**

- - - Humber Station Villages Secondary Plan Boundary
- Parcel Boundary
- Participating Landowner



Map Scale: NTS

# Humber Station Villages Secondary Plan Area Landownership Map