

## HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

May 6, 2025  
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 – 3<sup>rd</sup> 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 m<sup>2</sup> (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

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 December 2024, the following materials are being submitted:

	<b>Deliverable</b>	<b>Consultant</b>	<b>Date</b>
1	Cover Letter	HPGI	May 6, 2025
2	Comment Response Matrix	HPGI	April 2025
3	Draft Plan of Subdivision	HPGI	April 19, 2025
4	Draft Zoning By-law Amendment <ul style="list-style-type: none"><li>• Redline</li></ul>	HPGI	April 2025
5	Green Development Standard Letter of Commitment	HPGI	May 5, 2025
6	Geotechnical Comment Response Letter	DS Consultants	April 11, 2025
7	Park Storage System Chamber System Layout <ul style="list-style-type: none"><li>• Tank 1 (Dwg. FIG 1)</li><li>• Tank 2 (Dwg. FIG 2)</li><li>• Tank 3 (Dwg. FIG 3)</li></ul>	Urbantech	January 2025
8	Density Planning Justification Addendum Letter	GSAI	November 22, 2024
9	Development Staging and Sequencing Plan	NAK	April 10, 2025
10	Architectural Control Guidelines	NAK	April 2025
11	Urban Design Brief	NAK	April 2025

*Pt Lot 11, Con 4 and 14100, 14166, 14196 Humber Station Road  
3<sup>rd</sup> Submission Application  
May 6, 2025*

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12	Indigenous Engagement Summary	HPGI	April 2025
-	Digital Submission	HPGI	May 6, 2025

We trust that the above materials are in order and are sufficient for the 3<sup>rd</sup> Zoning By-law Amendment and Draft Plan of Subdivision submission. 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 (I) Developments Limited & Humberking (IV) Developments Limited*