

## HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

May 5, 2025  
HPGI File: 15414

**Attn: Alexandra Service**  
**Climate Change Specialist, Energy & Environment**

**Re: Letter of Commitment for Green Development Standards**  
**Pt Lot 11, Con 4 & 14100, 14166 and 14196 Humber Station Road, Town of Caledon**  
**Humberking (I) Developments Limited and Humberking (IV) Developments Limited**  
**Town File No. RZ 2024-0022 & 21T-24006C**

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This letter has been prepared on behalf of our clients, Humberking (I) Developments Limited and Humberking (IV) Developments Limited, the owner of lands located at 14166 and 14196 Humber Station Road, in the Town of Caledon to confirm compliance with the following metrics in accordance with the Town's Green Development Standards program:

- 1.7 Electric Vehicles
  - That a minimum of one vehicle space per residential unit, regardless of built form, will be EV-Ready.
- 2.2 Healthy Soils
  - That access to a minimum of 30 m<sup>3</sup> soil volume for newly planted trees or tree-specific soil volume indicated in municipal tree species guidelines will be met. Where feasible and appropriate, use of selective grading techniques that reduce soil compaction and preserve the natural landform as much as possible will be utilized.
- 2.4 Urban Heat Island
  - For all sloped-roofed buildings, a cool roof over 100% of available roof area – high-albedo/light-coloured materials with a Solar Reflective Index (SRI) of 78 or over for low-sloped roofs (<2:12), or 29 for steep-sloped roofs (>2:12) shall be provided. For all flat-roofed buildings (slope <2:12), cool roof over 90% of available roof area shall be provided.
- 3.1 Operational Energy and Emissions
  - Tier 3 energy performance under the National Building Code (NBC) 2020 section 9.36 or follow a recognized labelling program equivalent to ENERGY STAR for New Homes version 17.1 revision; AND

- Reduce operational GHG emissions by an additional 20% (demonstrated through an energy modelling report or by installing low carbon equipment listed in the GDS Guidebook); OR
  - Design and construct to conform to the current version of the OBC and install a hybrid heating system.
- 3.3 Solar Readiness
  - All buildings with a pitched roof are designed to be solar-ready according to specifications outlined in GDS Guidebook.
- 3.4 Embodied Carbon
  - Conduct a Materials Emissions Assessment using MCE2 or an equivalent tool to measure A1–A3 stage emissions for all structural, enclosure, and major finishes.
- 3.5 Water Conservation
  - Install high-efficiency Water Sense-labelled toilet and lavatory faucets or equivalent. For single detached homes, each house shall include a separate, non-potable watering system with minimum capacity of 180 L to harvest rainwater for irrigation purposes in a location approved by the Town.
- 3.7 Owner Education
  - Distribute a Town-approved sustainability handout to all new building owners/tenants and provide permanent signage for Green/LID/site features.

Please note further detail will be provided for the above noted metrics at the detailed design stage.

We hereby declare that the statements made by Humphries Planning Group Inc. (HPGI) in this application are to the best of my belief and knowledge, and are a true and complete representation of the purpose and intent of this application.

Yours truly,  
**HUMPHRIES PLANNING GROUP INC.**

*R. Humphries*

Rosemarie Humphries BA, MCIP, RPP  
President

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