

HUMPHRIES PLANNING GROUP INC.

FOUNDED IN 2003

March 12th, 2026
HPGI File: 17498

Planning and Development Services

Town of Caledon
6311 Old Church Road
Caledon, Ontario
L7C 1J6

Attn: Cindy Dziuba

**Re: Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications
Queensgate (Mosaik) Inc.
12944 Albion-Vaughan Road, Town of Caledon**

Humphries Planning Group Inc. (“HPGI”) is the planning consultant for Queensgate (Mosaik) Inc., the registered owner of the land located at 12944 Albion-Vaughan Road, Bolton (the “Subject Site”), in the Town of Caledon.

A, Official Plan Amendment, Zoning By-law Amendment and Site Plan Application are being submitted to facilitate the development of 49 3-storey common-element townhouse units, including 30 back-to-back townhouses and 19 front-loaded townhouses, on 6-metre-wide condominium laneways with access from Queensgate Boulevard. A Pre-Application Review Committee Meeting was held with Town Staff on February 13, 2025 to discuss the proposed development of the Subject Site.

Property Description

The subject land is located on the northwest corner of Albion Vaughan Road and Queensgate Boulevard, Village of Bolton, in the Town of Caledon. There are existing structures on the property, containing one residential unit and a garage. The subject land also includes former 5th side road allowance. The subject land has an area of 0.98 hectares (2.42 acres), approximately 121.35 metres (398 feet) of frontage along Queensgate Boulevard and 80.61 m of frontage along Albion Vaughan Road.

Land Use

In accordance with the Town of Caledon Official Plan (2024), the Subject Site is designated “Low Density Residential”, per Schedule C-2.

The Subject Site is zoned ‘R1-116 – Residential One’, subject to site-specific exception 116

(By-law 97-71, as amended) by the Town of Caledon Zoning By-law 2006-50. Exception 116 recognizes a former home occupation use on the site.

Development Proposal

The proposed development is 49 3-storey common element townhouses on 6 m wide laneways with access from Queensgate Boulevard. The development consists of 30 3-storey back-to-back townhouse units and 19 3-storey front-loaded townhouse units. A total of 110 parking spaces are proposed, with 2 parking spaces provided for each unit, one on the driveway, one in the garage and additional 12 visitor spaces throughout the site. The density of the proposed development is 47 units per hectare.

Submission Materials:

In support of the subject applications, the following materials are being submitted **digitally** via file transfer link, in accordance with the complete Pre-Consultation Meeting Minutes.

No.	Deliverable	Consultant	Date
1	Cover Letter	HPGI	March 12, 2026
2	PARC Meeting Form	-	February 13, 2025
3	Application Forms	HPGI	March 2026
4	Planning Justification Report	HPGI	March 2026
5	Acknowledgement of Public Information Form	Owner	March 5, 2026
6	Draft OPA and Schedule	HPGI	January 2026
7	Draft ZBA and Schedule	HPGI	January 2026
8	Site Plan	RN Design	December 12, 2025
9	Survey Plan	R-PE	October 2017
10	R-Plan	J.D. Barnes	August 14, 2022
11	Fees (Region of Peel)	Owner	March 2026
12	Fees (Town of Caledon)	Owner	March 2026
13	Arborist Report and Tree Preservation Plan	Gray Matter	February 17, 2026
14	Elevation Drawings	RN Design	December 12, 2025
15	Engineering Cost Estimate	Candevcon	January 30, 2026
16	Erosion and Sediment Control Plans	Candevcon	September 8, 2025
17	Floor Plan Drawings	RN Design	December 12, 2025
18	Functional Servicing Report	Candevcon	February 25, 2026
19	Geotechnical Report	Soil Engineers Ltd	November 2017
20	Green Development Standards Checklist	Landscape Planning	February 2, 2026
21	Grading Plans	Candevcon	September 8, 2025

22	Healthy Development Assessment	NexTrans	March 2, 2026
23	Hydrogeological Study	Soil Engineers Ltd	January 2018
24	Indigenous Engagement Summary/Form	HPGI	February 12, 2026
25	Landscape Cost Estimate	Landscape Planning Limited	January 26, 2026
26	Landscape Letter of Conformance	Landscape Planning Limited	January 26, 2026
27	Landscape Plans	Landscape Planning Limited	July 2025
28	Environmental Noise Feasibility Study	Valcoustics	December 17, 2025
29	Photometrics Plan	RTG Systems Inc.	January 27, 2026
30	Site Lighting Plan	RTG Systems Inc.	January 27, 2026
31	Parcel Abstract	Service Ontario	November 25, 2024
32	Servicing Drawings	Candevcon Group Inc.	September 8, 2025
33	Stormwater Management Report	Candevcon	January 30, 2026
34	Streetscape Plan	RN Design	March 2026
35	Transportation Impact Study	NexTrans	January 21, 2026
36	Tree Inventory	Gray Matter	April 19, 2025
37	Urban Design Brief	RN Design	February 27, 2026
38	Waste Management Plan	RN Design	December 12, 2025

We trust that the above materials provided are sufficient for the purposes of circulation, review and advancement through the planning approvals process. Should you require anything further, please do not hesitate to contact the undersigned.

Yours truly,
HUMPHRIES PLANNING GROUP INC.



Rosemarie L. Humphries BA, MCIP, RPP
President

cc. *Queensgate (Mosaik) Inc.*