

April 25, 2025

Project: HS.CL

VIA EMAIL

Jeff Hignett
Town of Caledon
6311 Old Church Road
Caledon, ON
L7C 1J6

Re: Humer Station Employment Area – Design Guidelines Conformity

The new Town of Caledon Comprehensive Town-Wide Design Guidelines were recently approved in March 2025. The updated Design Guidelines provide comprehensive guidance for development and redevelopment across the Town, placing a particular focus on balancing anticipated growth with good public and private realm design. The Design Guidelines recognize the importance of delivering high quality site design and built form within employment areas. Based on discussion with the Town, instead of providing area-specific Community Design Guidelines for the Humer Station Employment Area Secondary Plan, this letter specifies that all development will conform to the most up-to-date Town-Wide Design Guidelines.

Section 10.2 of the Town-Wide Design Guidelines applies to employment areas and provides detailed guidance on site planning and built form, as well as landscape, streetscape and open space elements. The Design Guidelines aim to ensure Caledon's employment neighbourhoods are compatible with surrounding areas and provide attractive, efficient, safe and economically viable environments with high-quality streetscapes, building design and site design. The Design Guidelines are applicable to all development within the Humer Station Employment Area Secondary Plan and will be considered and applied through future draft plan and site plan applications to the Town. We understand separate Urban Design Briefs will be required as each draft plan is submitted to outline conformity with the Town-Wide Design Guidelines.

The following elements of the Town-Wide Design Guidelines will be addressed:

- Site Planning
 - Building Relationship to the Street
 - Site Circulation
 - Parking
 - Loading and Servicing
 - Outdoor Storage
 - Site Lighting
 - Signage and Display Areas
- Built Form
 - Building Massing and Design
 - Exterior Materials and Colours
 - Exterior Equipment
- Priority Lots
 - Corner Buildings
 - Major Road and Edge Buildings
 - T-Intersection Buildings
 - Buildings Adjacent to Natural Areas
- Landscape Design
 - Typical Internal Streetscapes
 - Major Road Streetscapes
 - Site and Building Entrances
 - Site Frontages and Buffer Areas
 - Outdoor Storage, Perimeter Screening and Fencing
 - General Site Enhancements
 - Outdoor Amenity Areas
 - Walkways
 - Lawn Areas
- Considerations for Prestige Employment

Yours very truly,
SGL PLANNING & DESIGN INC.



Sierra Horton, RPP

c.c. Paul Lowes, SGL Planning & Design
Mustafa Ghassan, Delta Urban