

July 12<sup>th</sup>, 2024*Sent Via Email <Jeff.Hignett@caledon.ca>*

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

Attention: Jeff Hignett  
Senior Planner, Policy, Town of Caledon

**Re: Humber Station Employment Area Secondary Plan (Option #6)  
Secondary Plan Supporting Documents Submission #2  
Humber Station Villages Landowners Group Inc. (the "Group")  
Town of Caledon (the "Town"), Region of Peel (the "Region")**

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Dear Jeff,

Further to the Town's comments on our Humber Station Employment Area Secondary Submission #1 dated November 1, 2023, please consider this second submission which addresses comments received from the Town and the various agencies, and is further supported by additional studies, listed below in Table 1. This resubmission is being made on behalf of the Humber Station Villages Landowners Group Inc., and the members of the Group are listed as follows, and their specific land boundaries are outlined in the attached Landownership Map (Appendix A):

- Prologis Canada Holding (Parcel 1 and 2)
- Ballantry (Boltonn2) Inc (Parcel 3)
- Ballantry (Bolton) Inc. (Parcel 4 & 5)
- Eduardo and Pia Tatone (Parcel 11)
- Longbrook Holdings Inc. (Parcel 12 & 15)

The following OneDrive Link has a compilation of supporting studies that are comprehensive and support the Secondary Plan. A list of the accompanying files that support this submission are stated below.

Download Link: [Comment Matrix Humber Station Employment Area Secondary Plan Submission 1.xlsx](#)



Table 1. Humber Station Employment Area – Supporting Studies Submission #2

Document Name	Consultant	Date of Document
001 – Cover Letter	Delta Urban Inc.	July 2024
002 – Humber Station – Comprehensive Environmental Impact Study and Management Plan Phase 1 – Characterization/Existing Conditions and Baseline Inventory	GEI Consultants Arcadis Schaeffers & Associates	July 2024
003 – Transportation Impact Assessment <ul style="list-style-type: none"><li>Transportation Mobility Plan Update – Humber Station Employment Area Secondary Plan, Town of Caledon</li></ul>	LEA Consulting Ltd	July 2024

Please note that not all studies outlined in the Secondary Plan Terms of Reference are being submitted at this time but will be included in a subsequent submission. Delta Urban is submitting these studies, which includes an updated CEISMP PH 1 and a Transportation Impact Assessment, as outlined.

We again express our appreciation to you and the entire staff for your time and support. Should you have any questions or concerns regarding the aforementioned matters, please do not hesitate to reach out to the undersigned.

Yours Very Truly,

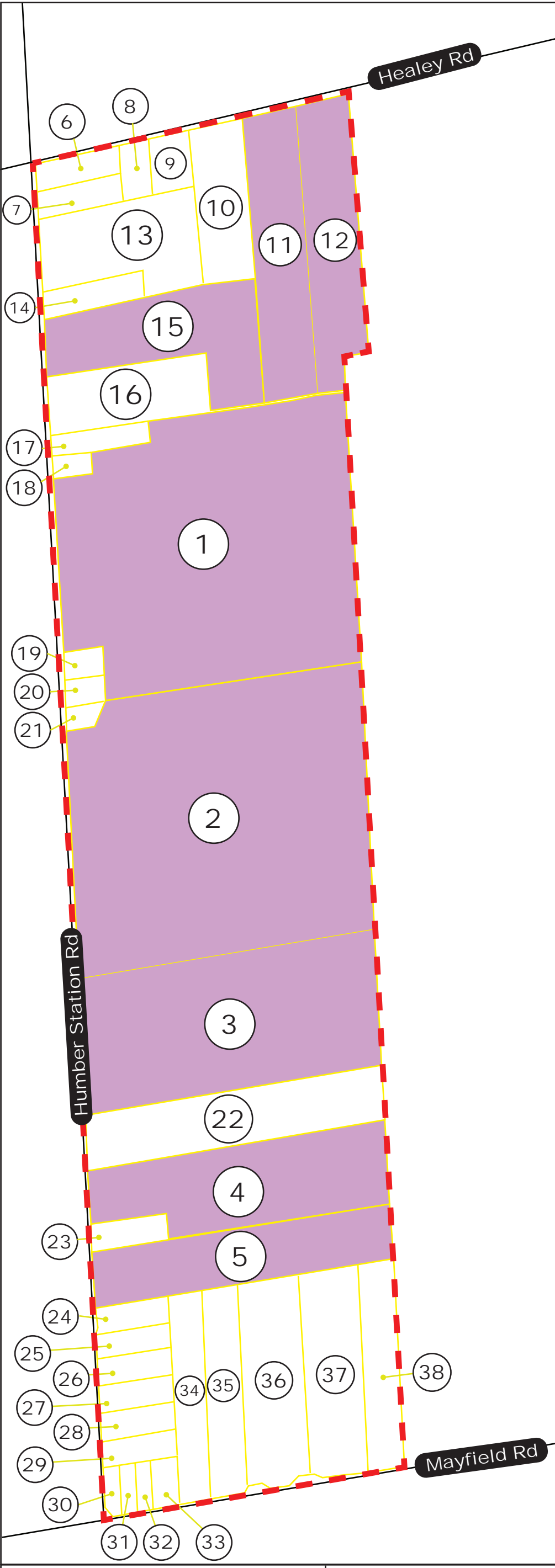
On behalf of Humber Station Villages Landowners,

Robert Roberto, P. Eng.  
General Manager  
Delta Urban Inc.

Matthew Christie, MREI  
Project Coordinator II  
Delta Urban Inc.

cc. Steve Burke, Town of Caledon  
Paul Lowes, SGL PLanning & Design Inc.  
Sierra Horton, SGL PLanning & Design Inc.  
George Buckton, GEI Consultants  
Steve Davis, Arcadis  
Koryun Shahbikian, Schaffers & Associates  
Chris Sidlar, LEA Consulting Ltd.  
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>
TOTAL PARTICIPATING OWNERS' LANDS	352.4560	301.0703
TOTAL NON-PARTICIPATING OWNERS' LANDS	159.9360	159.9360

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