



Principals

Michael Gagnon
Lena Gagnon
Andrew Walker
Richard Domes

August 21, 2026

GWD File: PN 2370

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Haudenosaunee Development Institute

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P.O. Box 714

Ohswegen, Ontario

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info@hdi.land

**Subject: Indigenous Engagement
Invitation for Consultation
'0' Humber Station Road, Caledon
(Town Files: RZ 2026-0014 & POPA 2026-0010)
(Mr. Satwant Deol)**

**TOWN OF CALEDON
PLANNING
RECEIVED**

August 24, 2026

GAGNON WALKER DOMES LTD.

7685 Hurontario Street, Suite 501 • Brampton ON Canada L6W 0B4 • P: 905-796-5790
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CAUTION**

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To Whom it May Concern,

Gagnon Walker Domes Ltd. (GWD) acts as Planning Consultant to Mr. Satwant Deol (our "Client"), the Registered Owner of the property legally described as the West Half of Lot 11, Concession 5, fronting onto the east side of Humber Station Road, north of King Street in the Town of Caledon (hereinafter referred to as the subject site).

Description of the Subject Site

The subject site is approximately 2.62 hectares (6.47 acres) in size with 121.89 metres (399.90 feet) of frontage along Humber Station Road and a lot depth of 216.19 metres (709.28 feet). The subject site is vacant.



PROPERTY BOUNDARY

Project Details

It is proposed that the subject site be developed for a mixed-use development consisting of four (4) commercial buildings ranging in size from 866.87 m² (9,330.95 ft²) to 1,400.00 m² (15,069.47 ft²) and two (2) 14-storey apartment buildings each consisting of 162 residential units (324 residential units total). A total of 968 parking spaces are provided in a combination of surface and below grade parking. Access to the subject site is proposed from Humber Station Road. A copy of the submitted Site Plan, prepared by nArchitecture Inc., dated January 8, 2025 has been attached for your review.



Official Plan and Zoning By-law Amendment Applications

In order to facilitate the development of the subject site fulsome Official Plan and Zoning By-law Amendment Application submissions for '0' Humber Station Road, Caledon were submitted to Town of Caledon Staff on July 23, 2026 (Town Files: RZ 2026-0014 & POPA 2026-0010).

Forming part of the submissions is a Stage 1-2 Archaeological Assessment, prepared by Amick Consultants Limited, dated March 8, 2018. A copy of the Ministry of Tourism, Culture and Sport Approval Letter, dated June 4, 2018 has been attached for your review and records.

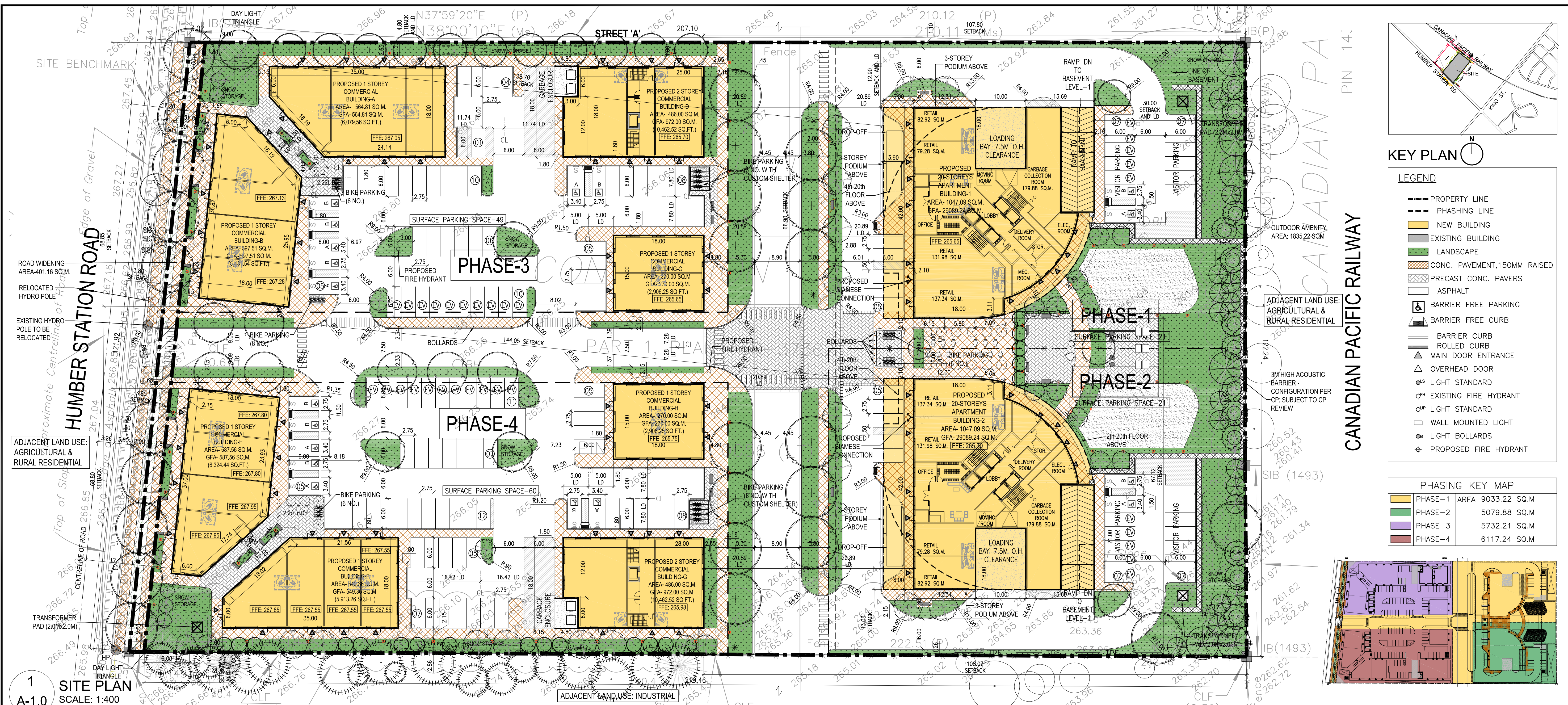
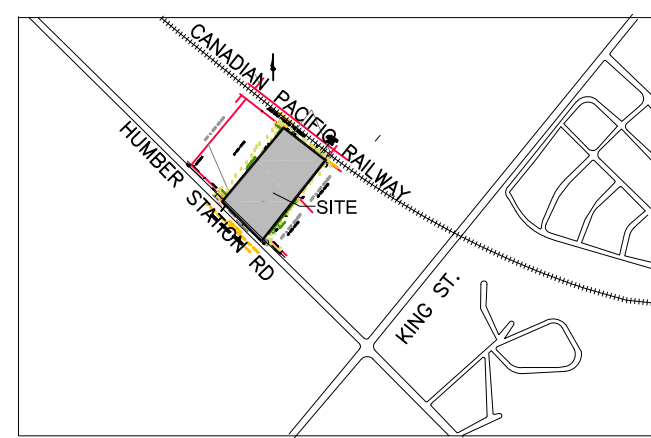
Invitation for Consultation

The purpose of this letter is to advise you of the details of the applications and to request your input on the future development of the subject site. In this regard, we are seeking your interest in participating in discussions regarding the Official Plan and Zoning By-law Application process and request that you contact the undersigned with any questions and/or comments. We would be happy to meet with you to provide any additional information you may require.

Yours truly,

Anthony Sirianni, B.A., C.P.T
Associate Planner

cc: **Satwant Deol**
Gurharpal Deol
Michael Gagnon, Gagnon Walker Domes Ltd.
Andrew Walker, Gagnon Walker Domes Ltd.

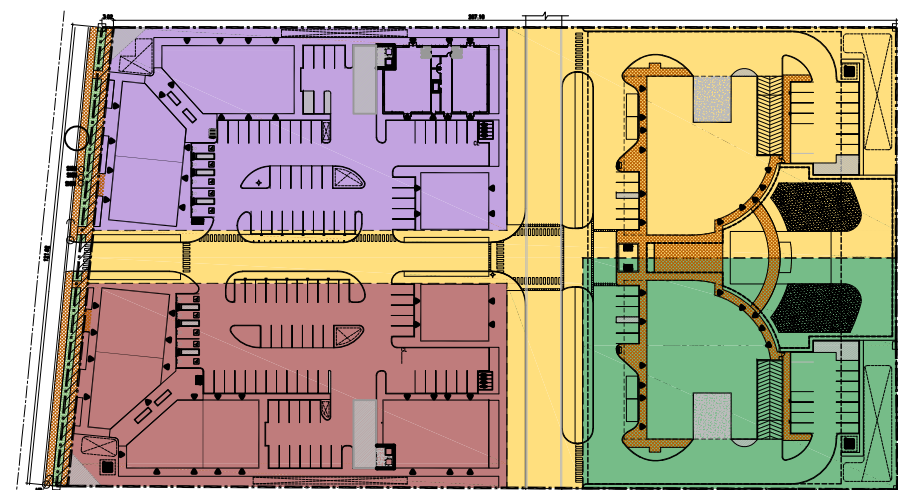


KEY PLAN

- LEGEND
- PROPERTY LINE
 - PHASING LINE
 - NEW BUILDING
 - EXISTING BUILDING
 - LANDSCAPE
 - CONC. PAVEMENT, 150MM RAISED
 - PRECAST CONC. PAVERS
 - ASPHALT
 - BARRIER FREE PARKING
 - BARRIER FREE CURB
 - BARRIER CURB
 - ROLLED CURB
 - MAIN DOOR ENTRANCE
 - OVERHEAD DOOR
 - LIGHT STANDARD
 - EXISTING FIRE HYDRANT
 - LIGHT STANDARD
 - WALL MOUNTED LIGHT
 - LIGHT BOLLARDS
 - PROPOSED FIRE HYDRANT

PHASING KEY MAP

PHASE-1	AREA 9033.22 SQ.M
PHASE-2	5079.88 SQ.M
PHASE-3	5732.21 SQ.M
PHASE-4	6117.24 SQ.M



1 SITE PLAN
A-1.0 SCALE: 1:400

PHASE-1 (APARTMENT BUILDING-1)					
PARKING CALCULATION		PROPOSED	SETBACKS	PROPOSED	BUILDING AREA
APARTMENT - RETAIL (431.52 SQM)	231 (0.7 SPACES PER UNIT)	220 (INC. B.F + EV PARKING)	NORTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	9033.42 SQ.M
ACCESSIBLE PARKING		10	SOUTH SIDE (INTERIOR SIDE LOT LINE)	3 M.	431.24 SQ.M.
RETAIL (431.52 SQM)	22 (1 PER 20 SQ.M. OF GFA)	05	EAST SIDE (REAR LOT LINE)	3 M.	615.85 SQ.M.
VISITOR PARKING (0.10 SPACES PER UNIT)	33	14 (INC. B.F + EV PARKING)	WEST SIDE (FRONT LOT LINE)	NIL	1047.09 SQ.M. (4.03%)
TOTAL PARKING	264	239			29089.24 SQ.M.
BIKE PARKING		78			
PHASE-2 (APARTMENT BUILDING-2)					
PARKING CALCULATION	REQUIRED	PROPOSED	SETBACKS	REQUIRED	PROPOSED
APARTMENT - RETAIL (431.52 SQM)	231 (0.7 SPACES PER UNIT)	220 (INC. B.F PARKING)	NORTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	5079.88 SQ.M
ACCESSIBLE PARKING		10	SOUTH SIDE (INTERIOR SIDE LOT LINE)	3 M.	431.24 SQ.M.
RETAIL (431.52 SQM)	22 (1 PER 20 SQ.M. OF GFA)	05	EAST SIDE (REAR LOT LINE)	3 M.	615.85 SQ.M.
VISITOR PARKING (0.10 SPACES PER UNIT)		14 (INC. B.F PARKING)	WEST SIDE (FRONT LOT LINE)	NIL	1047.09 SQ.M. (4.03%)
TOTAL PARKING	33	239			29089.24 SQ.M.
BIKE PARKING	264	78			
PHASE-3 (COMMERCIAL BUILDINGS-A,B,C,D)					
PARKING CALCULATION	REQUIRED	PROPOSED	SETBACKS	REQUIRED	PROPOSED
COMMERCIAL - 2404.32 SQ.M.	120 (1 PER 20 SQ.M. OF GFA)	49 (INC. B.F + EV PARKING)	NORTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	5714.38 SQ.M
ACCESSIBLE PARKING		07	SOUTH SIDE (INTERIOR SIDE LOT LINE)	3 M.	564.81 SQ.M.
TOTAL PARKING	120	49	EAST SIDE (REAR LOT LINE)	3 M.	597.51 SQ.M.
BIKE PARKING		22	WEST SIDE (FRONT LOT LINE)	NIL	270.00 SQ.M.
					486.00 SQ.M.
					1918.32 SQ.M. (7.39%)
					2404.32 SQ.M.
PHASE-4 (COMMERCIAL BUILDINGS-E,F,G,H)					
PARKING CALCULATION	REQUIRED	PROPOSED	SETBACKS	REQUIRED	PROPOSED
COMMERCIAL - 2378.92 SQ.M.	119 (1 PER 20 SQ.M. OF GFA)	60 (INC. B.F + EV PARKING)	NORTH SIDE (SIDE LOT LINE)	3 M.	6099.70 SQ.M
ACCESSIBLE PARKING		07	SOUTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	587.56 SQ.M.
TOTAL PARKING	119	60	EAST SIDE (INTERIOR REAR LOT LINE)	3 M.	549.36 SQ.M.
BIKE PARKING		14	WEST SIDE (FRONT LOT LINE)	NIL	486.00 SQ.M.
					270.00 SQ.M.
					1892.92 SQ.M. (7.29%)
					2378.92 SQ.M.

PROJECT STATISTICS		
ADDRESS: "0" HUMBER STATION RD CALEDON		
PROPOSED ZONING: RMD		
	REQUIRED	PROPOSED
TOTAL LOT AREA	NIL	26328.55 SQ.M. (6.50 Acre)
ROAD WIDENING AREA (DEDUCTION)		365.79 SQ.M.
PROPOSED LOT AREA		25962.76 SQ.M. (6.41 Acre)
LOT FRONTAGE	NIL	121.92 M.
TOTAL PAVED AREA		15435.9 SQ.M. (59.46%)
TOTAL LANDSCAPED AREA	15% OF LOT	4621.44 SQ.M. (17.80%)
BUILDING HEIGHT (MAX.)	20 STOREYS	20 STOREYS
TOTAL NO. OF RESIDENTIAL UNITS		660
BASEMENT LEVELS		2
TOTAL PARKING SPACES		587
EV READY PARKING SPACES (RESIDENTIAL PHASE 1 & 2)		94
EV READY PARKING SPACES (COMMERCIAL PHASE 3 & 4)		21
TOTAL LOADING AREAS		4
PLANTING STRIP	3M ALONG A STREET	
AMENITY AREA (BUILDING 1 & 2) (GYM+PARTY HALL+CO-SHARING OFFICE)	1320 SQ.M. (2M ² PER UNIT)	1243.14 SQ.M.
OUTDOOR AMENITY AREA	2592.74 SQ.M. (10% OF SITE AREA)	1835.22 SQ.M. (6.97%)
NUMBER OF UNITS FOR EACH APARTMENT BUILDING IN PHASE 1 AND 2: 330 UNITS (145 (1BR UNIT), 179 (2BR UNITS), 6 (3BR UNITS))		
PARKING SIZES: SURFACE PARKING SIZE (2.6M X 5.8M) UNDERGROUND PARKING SIZE (2.75M X 6.0M) ACCESSIBLE PARKING SIZE (TYPE-A-3.4M X 6.0M) (TYPE-B-2.75M X 6.0M)		
MUNICIPAL ADDRESS & LEGAL DESCRIPTION		
PART OF LOT 11 CONCESSION 5 (FORMERLY TOWNSHIP OF ALBION, COUNTY OF PEELE) TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEELE		
SURVEY INFORMATION TAKEN FROM:		
2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1		
PHONE 905.951.6000/ FAX 905.857.4811 /EMAIL-info@maurogroup.ca		
OWNER:		
SATWANT DEOL, 188 La Rocca Avenue, Woodbridge, Ontario, L4H 2M3		

n Architecture Inc

PRINCIPAL: NITIN MALHOTRA, ARCHITECT.

9120 Leslie Street, Suite-208

Richmond Hill, Ontario. L4B 3J9

T : 4 1 6 . 2 5 6 . 9 7 4 1

E : info@narchitecture.com

www.narchitecture.com

11 DEC. 2025

PROJECT NORTH

11th DECEMBER 2025

ISSUED FOR OPA APPLICATION #1

NOT FOR CONSTRUCTION

1.	11 DEC. 2025	ISSUED FOR OPA APPLICATION #1	MG.
No.	Date	Version	Dwn.

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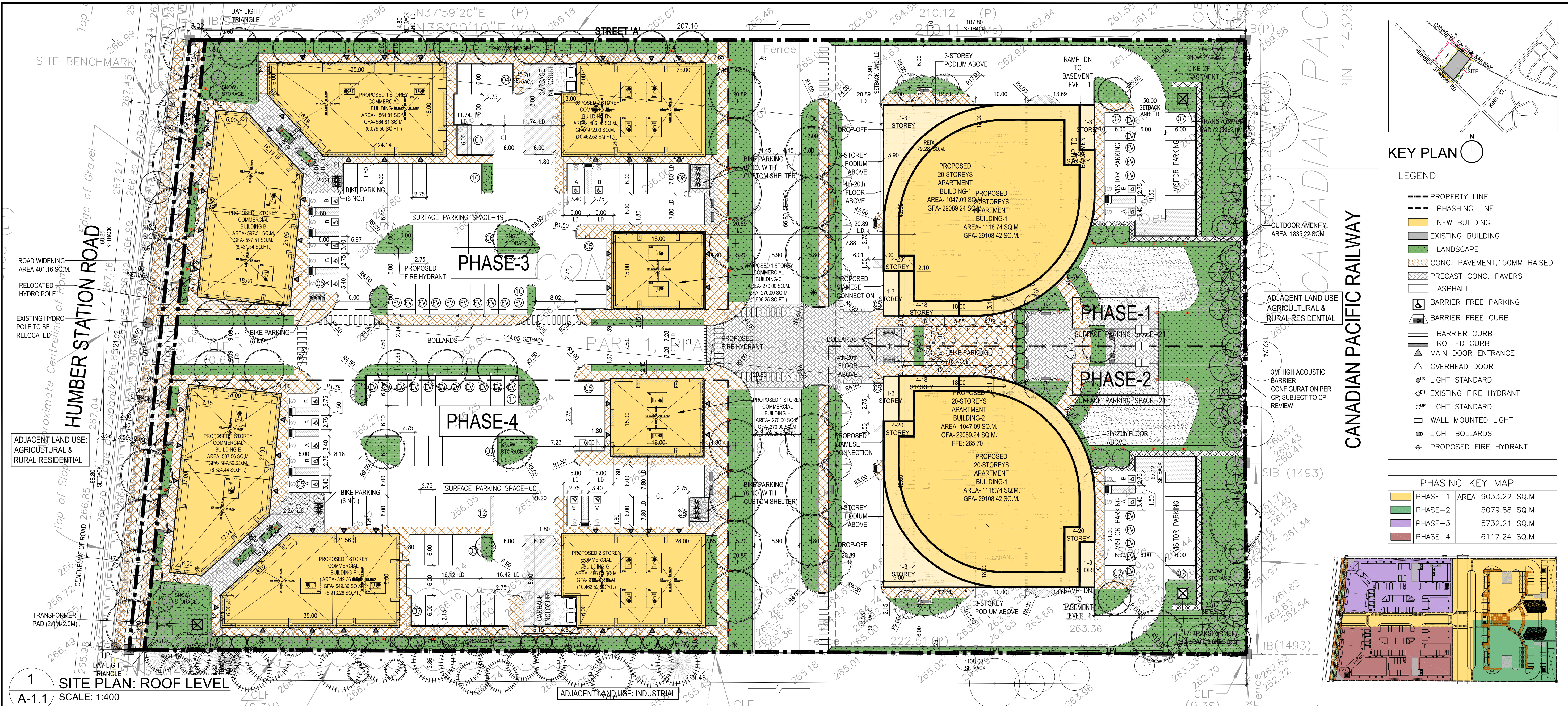
PROJECT:

"0" HUMBER STATION RD CALEDON, ON.

DRAWING TITLE:

SITE PLAN: GROUND LEVEL

DRAWN BY: MB	DATE: 08 JAN. 2025
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.: 24-66	DRAWING NO.: A-1.0



1 SITE PLAN: ROOF LEVEL
A-1.1 SCALE: 1:400

PHASE-1 (APARTMENT BUILDING-1)					
PARKING CALCULATION		PROPOSED	SETBACKS		PROPOSED
APARTMENT - RETAIL (431.52 SQM)	231 (0.7 SPACES PER UNIT)	220 (INC. B.F.+EV PARKING)	NORTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	12.90 M.
ACCESSIBLE PARKING		10	SOUTH SIDE (INTERIOR SIDE LOT LINE)	3 M.	67.12 M.
RETAIL (431.52 SQM)	22 (1 PER 20 SQ.M. OF GFA)	05	EAST SIDE (REAR LOT LINE)	3 M.	30.00 M.
VISITOR PARKING (0.10 SPACES PER UNIT)	33	14 (INC. B.F. + EV PARKING)	WEST SIDE (FRONT LOT LINE)	NIL	138.70 M.
TOTAL PARKING	264	239			
BIKE PARKING		78			
PHASE-2 (APARTMENT BUILDING-2)					
PARKING CALCULATION	REQUIRED	PROPOSED	SETBACKS	REQUIRED	PROPOSED
APARTMENT - RETAIL (431.52 SQM)	231 (0.7 SPACES PER UNIT)	220 (INC. B.F. PARKING)	NORTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	66.90 M.
ACCESSIBLE PARKING		10	SOUTH SIDE (INTERIOR SIDE LOT LINE)	3 M.	13.03 M.
RETAIL (431.52 SQM)	22 (1 PER 20 SQ.M. OF GFA)	05	EAST SIDE (REAR LOT LINE)	3 M.	30.17 M.
VISITOR PARKING (0.10 SPACES PER UNIT)		14 (INC. B.F. PARKING)	WEST SIDE (FRONT LOT LINE)	NIL	144.05 M.
TOTAL PARKING	33	239			
BIKE PARKING	264	78			
PHASE-3 (COMMERCIAL BUILDINGS-A,B,C,D)					
PARKING CALCULATION	REQUIRED	PROPOSED	SETBACKS	REQUIRED	PROPOSED
COMMERCIAL-2404.32 SQM.	120 (1 PER 20 SQ.M. OF GFA)	49 (INC. B.F. + EV PARKING)	NORTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	4.80 M.
ACCESSIBLE PARKING		07	SOUTH SIDE (INTERIOR SIDE LOT LINE)	3 M.	68.39 M.
TOTAL PARKING	120	49	EAST SIDE (REAR LOT LINE)	3 M.	107.80 M.
BIKE PARKING		22	WEST SIDE (FRONT LOT LINE)	NIL	3.80 M.
PHASE-4 (COMMERCIAL BUILDINGS-E,F,G,H)					
PARKING CALCULATION	REQUIRED	PROPOSED	SETBACKS	REQUIRED	PROPOSED
COMMERCIAL- 2378.92 SQM.	119 (1 PER 20 SQ.M. OF GFA)	60 (INC. B.F. + EV PARKING)	NORTH SIDE (SIDE LOT LINE)	3 M.	67.96 M.
ACCESSIBLE PARKING		07	SOUTH SIDE (EXTERIOR SIDE LOT LINE)	3 M.	4.82 M.
TOTAL PARKING	119	60	EAST SIDE (INTERIOR REAR LOT LINE)	3 M.	108.87 M.
BIKE PARKING		14	WEST SIDE (FRONT LOT LINE)	NIL	3.80 M.

PROJECT STATISTICS		
ADDRESS: "0" HUMBER STATION RD CALEDON		
PROPOSED ZONING: RMD		
	REQUIRED	PROPOSED
TOTAL LOT AREA	NIL	26328.55 SQ.M.(6.50Acre)
ROAD WIDENING AREA (DEDUCTION)		365.79 SQ.M.
PROPOSED LOT AREA		25962.76 SQ.M.(6.41Acre)
LOT FRONTAGE	NIL	121.92 M.
TOTAL PAVED AREA		15435.9 SQ.M.(59.46%)
TOTAL LANDSCAPED AREA	15% OF LOT	4621.44 SQ.M.(17.80%)
BUILDING HEIGHT (MAX.)	20 STOREYS	20 STOREYS
TOTAL NO. OF RESIDENTIAL UNITS		660
BASEMENT LEVELS		2
TOTAL PARKING SPACES		587
EV READY PARKING SPACES (RESIDENTIAL PHASE 1 & 2)		94
EV READY PARKING SPACES (COMMERCIAL PHASE 3 & 4)		21
TOTAL LOADING AREAS		4
PLANTING STRIP	3M ALONG A STREET	
AMENITY AREA (BUILDING 1 & 2) (GYM+PARTY HALL+CO-SHARING OFFICE)	1320 SQ.M. (2M ² PER UNIT)	1243.14 SQ.M.
OUTDOOR AMENITY AREA	2592.74 SQ.M. (10% OF SITE AREA)	1835.22 SQ.M. (6.97%)
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MUNICIPAL ADDRESS & LEGAL DESCRIPTION		
PART OF LOT 11 CONCESSION 5 (FORMERLY TOWNSHIP OF ALBION, COUNTY OF PEEL) TOWN OF CALEDON REGIONAL MUNICIPALITY OF PEEL		
SURVEY INFORMATION TAKEN FROM:		
2 HOLLAND DRIVE, UNIT 5, BOLTON, ONTARIO L7E 1E1		
PHONE 905.951.6000/ FAX 905.857.4811 /EMAIL-info@maurogroup.ca		
OWNER:		
SATWANT DEOL, 188 La Rocca Avenue, Woodbridge, Ontario, L4H 2M3		

n Architecture Inc
PRINCIPAL: NITIN MALHOTRA, ARCHITECT.
9120 Leslie Street, Suite-208
Richmond Hill, Ontario. L4B 3J9
T : 4 1 6 . 2 5 6 . 9 7 4 1
E: info@narchitecture.com
www.narchitecture.com

11 DEC. 2025

11th DECEMBER 2025
ISSUED FOR OPA APPLICATION #1
NOT FOR CONSTRUCTION

1.	11 DEC. 2025	ISSUED FOR OPA APPLICATION #1	MG.
No.	Date	Version	Dwn.

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PROJECT:

"0" HUMBER STATION RD CALEDON, ON.

DRAWING TITLE:

SITE PLAN: ROOF LEVEL

DRAWN BY: MB	DATE: 08 JAN. 2025
CHECKED BY: NM	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

24-66

A-1.1

Ministry of Tourism, Culture and Sport

Archaeology Programs Unit
Programs and Services Branch
Culture Division
401 Bay Street, Suite 1700
Toronto ON M7A 0A7
Tel.: (807) 475-1628
Email: Paige.Campbell@ontario.ca

Ministère du Tourisme, de la Culture et du Sport

Unité des programmes d'archéologie
Direction des programmes et des services
Division de culture
401, rue Bay, bureau 1700
Toronto ON M7A 0A7
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Email: Paige.Campbell@ontario.ca



Jun 4, 2018

Marilyn Cornies (P038)
AMICK Consultants Limited
553 Dufferin London ON N6B 2A5

RE: Review and Entry into the Ontario Public Register of Archaeological Reports: Archaeological Assessment Report Entitled, "2016 Stage 1-2 Archaeological Assessment of the West Half of Lot 11 Concession 5, Town of Caledon, Township of Albion, Regional Municipality of Peel", Dated Mar 8, 2018, Filed with MTCS Toronto Office on Mar 22, 2018, MTCS Project Information Form Number P038-0872-2016, MTCS File Number 0005939

Dear Ms. Cornies:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, R.S.O. 1990, c 0.18.¹ This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 Standards and Guidelines for Consultant Archaeologists set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment of the study area as depicted in Maps 4 and 5 of the above titled report and recommends the following:

As a result of the property Assessment of the study area, no archaeological resources were encountered. Consequently, the following recommendations are made:

- No further archaeological assessment of the study area is warranted;
- The Provincial interest in archaeological resources with respect to the proposed undertaking has been addressed;
- The proposed undertaking is clear of any archaeological concern.

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 Standards and Guidelines for Consultant Archaeologists and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

Paige Campbell
Archaeology Review Officer

cc. Archaeology Licensing Officer
Siva Balasingham, Caledon Hills Engineering Ltd
n/a n/a, Caledon

¹In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate, incomplete, misleading or fraudulent.