



221 North Rivermede Road- Concord, ON L4K 3N7
P: 905.738.7010 F: 905.738.5948
www.zancorhomes.com

December 18, 2024

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

Attn: **Planning and Development**
plannig@caledon.ca

Re: **Draft Plan of Condominium Application**
21CDM-24002C - Block 157 (Zancor Homes, SPA22-51)
Blk 157 of Registered Plan 43M-2112
Pin Nos.: 14242-1402 & 14252-1403

On behalf of Zancor Homes, owner of Block 157 of Registered Plan 43M-2112, please accept this letter as a formal Application for Draft Plan of Condominium Approval for the proposed private stacked townhouse development on the subject property, located at the southwest intersection of Tim Manley Avenue and Petch Avenue, Mayfield West Ph2 Subdivision, Caledon.

The proposed stacked townhouse development has completed all civil underground servicing and base roadworks. All buildings are currently under construction with framing and roofing underway. All building foundations, incl. gas and hydro meters are completed. Our OLS (JD Barnes) have completed their initial site measurements and tie-ins with the signed draft plan of condominium included with this submission package.

Statistics and Zoning Matrix below:

Block 157 – Zancor Homes

- 0.85 ha – Site Area
- 4 Blocks – 57 units (67 U.P.H.)
- 8,116.50 m² – Total GFA
- 123 parking spaces (2 per unit)
- 9 visitor parking spaces
- Open space area
- Minor Variance on maximum bldg. area approved (Notice of full effect included in this submission)



ZONING MATRIX		
CALEDON		
ZONE: RT-668		
	REQUIREMENTS	PROPOSAL
MIN. LOT AREA	N/A	N/A
MIN. LOT FRONTAGE	40m	125.5m
MAX BUILDING AREA	30%	32.5% (2755 m2)
MIN. FRONT YARD	3.0m	4.35m
MIN. DISTANCE TO VEHICULAR DOOR OF PRIVATE GARAGE	5.5m	5.5m
MIN. EXTERIOR SIDE YARD	3.0m	3.65m
MIN. REAR YARD	2.0m	7.33m
MIN. INTERIOR SIDE YARD TO MAIN BUILDING (BLOCK 2)	3.0m	3.94m
MIN. INTERIOR SIDE YARD TO MAIN BUILDING (BLOCK 3)	3.0m	3.13m
MIN. SEPARATION DISTANCE BETWEEN A TOWNHOUSE BLOCK	3.0m	8.52m
MAX. TOWNHOUSE UNITS PER TOWNHOUSE BLOCK	30 UNITS	24 UNITS
BUILDING HEIGHT	4 STOREYS	4 STOREYS
MIN. DRIVEWAY SETBACK FROM OTHER LOT LINES	1.2m	COMPLIES
MIN. DRIVEWAY AND PARKING AREA SETBACK	3.0m	0.21 m
OUTDOOR AMENITY SPACE	7m2/UNIT	REFER TO FLOOR PLAN DRAWINGS
MIN. SETBACK TO DAYLIGHT TRIANGLE	0.3m	2.47m
MIN. ENTRANCE SEPARATION	22.5m	34.13m

Owner

Organization/Corporation Name: ZANCOR HOMES (CALEDON) LTD.
Contact: Domenic DiGenova
Business Phone: 905-738-7010
Email Address: Domenic@zancorhomes.com

Applicant

Organization/Corporation Name: Zancor Homes
Contact: Carlos Ilagan, CET
Business Phone: 416-566-1617
Email Address: carlos@zancorhomes.com

Below are the consultants assigned to the project:

Architect

Ravi Patel – Development Manager
 RN Design
 905-738-3177
RaviP@rndesign.com
 8395 Jane St., Suite 202, Vaughan ON, L4K 5Y2



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Surveyor (OLS)

Grant Stidwill P.Eng., OLS, OLIP
J.D. Barnes Ltd. - Ontario Land Surveyor
905-875-9955
gstidwill@jdbarnes.com
401 Wheelabrator Way, Suite A, Milton ON, L9T 3C1

Planner

Marcus Martins, B.URPL – Senior Planner
Humphries Planning Group Inc.
905-264-7678
MMartins@humphriesplanning.com
190 Pippin Road, Suite A, Vaughan ON, L4K 4X9

Civil

Jordan Varlow, P.Eng. – Senior Project Engineer
WSP Canada Inc.
150 Commerce Valley Drive West, Thornhill ON, L3T 7Z3

Sincerely,

A handwritten signature in blue ink, appearing to read "Carlos Ilagan", with a long horizontal line extending to the right.

Carlos Ilagan, CET
Director, Planning & Development
Zancor Homes