



221 North Rivermede Road- Concord, ON L4K 3N7  
P: 905.738.7010 F: 905.738.5948  
[www.zancorhomes.com](http://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](mailto:plannig@caledon.ca)

Re: **Draft Plan of Condominium Application**  
**21CDM-24003C - Block 158 (Fernbrook Homes)**  
Block 158 of Registered Plan 43M-2112  
Pin Nos.: 14242-1402 & 14252-1403

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On behalf of Fernbrook Homes, owner of Block 158 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 southeast 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 158 - Fernbrook Homes**

- 1.04 ha – Site Area
- 7 Blocks – 72 units (69 U.P.H)
- 10,273.80 m<sup>2</sup> – Total GFA
- 152 parking spaces (2 per unit)
- 8 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-667		
	REQUIREMENTS	PROPOSAL
MIN. LOT AREA	N/A	N/A
MV #1 MIN. LOT FRONTAGE	40m	135m
MAX BUILDING AREA	30%	33.5% (3498 m2)
MIN. FRONT YARD	3.0m	4.05m
MIN. DISTANCE TO VEHICULAR DOOR OF PRIVATE GARAGE	5.5m	5.92m
MIN. EXTERIOR SIDE YARD	3.0m	3.0m
MIN. REAR YARD	2.0m	2.61m
MIN. INTERIOR SIDE YARD TO MAIN BUILDING	3.0m	N/A
MIN. BETWEEN ATTACHED UNITS	N/A	N/A
MIN. SEPARATION DISTANCE BETWEEN A TOWNHOUSE BLOCK	3.0m	4.56m
MAX. TOWNHOUSE UNITS PER TOWNHOUSE BLOCK	30 UNITS	12 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	0.57m
OUTDOOR AMENITY SPACE	7m2/UNIT	REFER TO FLOOR PLAN DRAWINGS
MIN. SETBACK TO DAYLIGHT TRIANGLE	0.3m	0.78m
MIN. ENTRANCE SEPARATION	22.5m	34.85m

Owner

**Organization/Corporation Name:** FERNBROOK HOMES (MCLAUGHLIN ONE) LTD.  
**Contact:** Mike Riccardi  
**Business Phone:** 416-667-0447  
**Email Address:** [m.riccardi@fernbrookhomes.com](mailto:m.riccardi@fernbrookhomes.com)

Applicant

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

Below are the consultants assigned to the project:

Architect

Ravi Patel – Development Manager  
 RN Design  
 905-738-3177  
[RaviP@rndesign.com](mailto: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](mailto: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](mailto: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 Jagan", written over a circular stamp or seal.

Carlos Jagan, CET  
*Director, Planning & Development*  
Zancor Homes