



## FINAL SITE PLAN APPROVAL NOTIFICATION

May 16, 2024

*Sent via email*

Fernbrook Homes (c/o Mike Riccardi) [m.riccardi@fernbrookhomes.com](mailto:m.riccardi@fernbrookhomes.com)  
5-2220 Highway 7 West  
Concord, ON L4K 1W7

Dear Mr. Riccardi,

**Re: Application for Site Plan Approval (Full Stream)**  
**0 Tim Manley Avenue**  
**Block 158, Plan 43M-2112**  
**File No.: SPA 2022-0051**

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Please be advised that the above-noted Site Plan Application was redlined and received Final Site Plan Approval by the Town of Caledon on May 16, 2024. This approval is for seven (7) medium density residential blocks consisting of 72 units. The proposed units will consist of three-storey stacked townhouse units and other site works.

Attached is a copy of the approval certificate, as well as a set of the Final Approved plans for your files.

The following requirements are to be satisfied prior to the issuance of **Building Permit**:

1.	Payment of Development Charges	Contact: Glendon Turner Senior Financial Analyst Town of Caledon 905.584.2272 x. 4153 <a href="mailto:Glendon.turner@caledon.ca">Glendon.turner@caledon.ca</a>
2.	Payment of Cash in Lieu of Parkland	Contact: Eva Li Senior Landscape Architect Town of Caledon 905.584.2272 x. 4378 <a href="mailto:Eva.li@caledon.ca">Eva.li@caledon.ca</a>

I trust this information is of assistance to you. Please do not hesitate to contact me at extension 4258 should you have any questions.

Yours truly,



Carmine Caruso, MCIP, RPP  
Manager, Development  
Planning Department  
**TOWN OF CALEDON**

- c. Elizabeth Occhiuto, Coordinator, Building Services
- Daniela Gaudio, Law Clerk
- Municipal Numbers
- Christina Marzo, Region of Peel

## Certificate of Final Site Plan Approval

May 16, 2024

By-law 2013-086 has delegated Site Plan Approval Authority to the Manager of Development, Planning Department per Section 41 of the *Planning Act* RSO 1990.

The Manager of Development hereby grants Approval to Site Plan application:

**Re: Application for Site Plan Approval (Full Stream)**  
**0 Tim Manley Avenue**  
**Block 158, Plan 43M-2122**  
**Part Lot 1, Concession 6 (ALB)**  
**File No.: SPA 2022-0052**

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This approval shall apply to the following plans:

1. SP102 – Concept Site Plan, prepared by SRN Architects, revision #10 dated July 7, 2023
2. A4 – Front Elevation Block 1, prepared by SRN Architects, revision #3 dated June 26, 2023
3. A3 – Front & Left Side Elevation Block 2, prepared by SRN Architects, revision #3 dated June 26, 2023
4. A4 – Front, Rear, Left & Right-Side Elevation Block 3, prepared by SRN Architects, revision #3 dated June 26, 2023
5. A4 – Front, Rear, Left & Right-Side Elevation Block 4, prepared by SRN Architects, revision #3 dated June 26, 2023
6. A3 – Front & Rear, Left & Right-Side Elevation Block 5, prepared by SRN Architects, revision #3 dated June 26, 2023
7. A3 – Front & Rear, Left & Right-Side Elevation Block 6, prepared by SRN Architects, revision #3 dated June 26, 2023
8. A3 – Front & Rear, Left & Right-Side Elevation Block 7, prepared by SRN Architects, revision #3 dated June 26, 2023
9. Exterior Colour Selections, received March 30, 2023
10. Urban Design Brief, Prepared by Humphries Planning Group Inc., dated August 2022
11. 003 – Functional Design Review Block 158 Fire Route Review, prepared by LEA Ltd., dated March 29, 2023
12. 004 – Waste Management Review Block 158, prepared by LEA Ltd., dated March 29, 2023
13. Environmental Noise and Vibration Report Addendum, prepared by Actinium Engineering, dated February 21, 2023
14. Stormwater Management Report Block 158, prepared by WSP, dated March 6, 2023
15. Geotechnical Letter of Opinion, prepared by Soil Engineers Ltd. Consulting Engineers, dated July 08, 2022
16. Storm Design Sheet – Block 158, prepared by WSP Canada Inc., received July 13, 2023

17. Subdivision Storm Design Sheet, prepared by WSP, received March 30, 2023
18. Engineering Cost Estimate – Block 157, prepared by A.D Raimondo, dated June 26, 2023
19. NT1 – General Notes, prepared by WSP, revision #5 dated July 7, 2023
20. GR1 - Site Grading Plan, prepared by WSP, revision #6 dated August 10, 2023
21. SS1 – Site Servicing Plan, prepared by WSP, revision #6 dated August 10, 2023
22. STM1 – Storm Drainage Plan, prepared by WSP, revision #3 dated July 7, 2023
23. SEC1 – Connection Cross Sections, prepared by WSP, revision #5 dated July 7, 2023
24. ER1 – Erosion and Sediment Control Plan, prepared by WSP, revision #5 dated July 7, 2023
25. D1 – Details, prepared by WSP, revision #4 dated July 7, 2023
26. D2 – Details, prepared by WSP, revision #5 dated July 7, 2023
  
27. SL1 – Streetlight Plan, prepared by GHD Ltd., revision #3 dated June 27, 2023
28. SL2 – Photometric Study, prepared by GHD Ltd., revision #3 dated June 27, 2023
29. SL3 – Details, prepared by GHD Ltd., revision #3 dated June 27, 2023
30. SL4 – Details, prepared by GHD Ltd., revision #3 dated June 27, 2023
31. Transportation Response Letter and Traffic Impact Study Addendum, prepared by LEA Consulting Ltd., dated July 12, 2023
32. Landscape Cost Estimate, prepared by Landscape Planning Landscape Architects, dated September 21, 2023
33. Landscape Letter of Conformance, prepared by Landscape Planning Landscape Architects, dated July 7, 2023
34. L-1 – Landscape/Surface Materials Plan (Block 158), prepared by Landscape Planning Landscape Architects, revision #6 dated September 21, 2023
35. D-1 – Landscape Details, prepared by Landscape Planning Landscape Architects, revision #6 dated September 21, 2023
36. D-2 – Landscape Notes, prepared by Landscape Planning Landscape Architects, revision #6 dated September 21, 2023
37. Noise Attenuation Statement, signed by Fernbrook Homes (McLaughlin One) Ltd. for Mayfield West 2 (Brookvalley) Stage 1A