



November 15, 2025

**Via: Email**

Meghan Townsend CAO/Clerk  
Town of Grand Valley  
5 Main Street  
Grand Valley ON L9W 5S6

Dear Meghan:

**Re: Mayberry Phase 3A Stage 1  
Assumption/Final Acceptance  
Project No.: 300035622.0000**

Thomasfield Homes Limited (the Developer) has requested Final Assumption / Final Acceptance of Mayberry Phase 3A – Stage 1. This subdivision stage included Tindall Crescent, Portion of Mill Stret West (to which some obligations have been transferred to Phase 3B), and the Private road Hamilton Lane which has its own Site Plan Agreement. There are no vacant lots remaining within this stage.

The minimum two-year maintenance period that commenced on Phase 3A-Stage 1 beginning October 31, 2023 has now been met. We are supportive of the request for Final Acceptance of Phase 3A-Stage 1.

After payment of remaining invoices including all administrative/legal costs, the remaining securities related to Phase 3A-Stage 1 can be released. The Town should ensure that they have \$927,315 for the remaining subdivision agreement obligations for Stage 2.

Should you have any questions, please contact me.

Yours truly,

**R.J. Burnside & Associates Limited**

Carley Dixon, P.Eng.  
CD:cd

**Cc: Tom Kriszan and Paul Heitschu, Thomasfield Homes (Via: Email)  
Steve Conway, GEI (Via: Email)**