



Town of Kingsville Council  
2021 Division Road North  
Kingsville, ON N9Y 2Y9

August 11, 2023

Attn: Mr. George Robinson, MCIP, RPP  
Manager of Planning & Development Services

**Re: Branco Estates Draft Plan of Subdivision Extension (Phase 1 &2), File No. 37-T-13001**

Dear Mr. Robinson,

Please accept this letter as our formal request for an extension of the Draft Plan of Subdivision Approval for Branco Estates (formerly Remark), File #37-T-13001, which has an upcoming expiration date of November 9, 2023.

Due to the current economic downturn, new home sales have been much slower than anticipated without an increase foreseen for the near future. With the low sales in Phase 1, there is not enough justification to start building in Phase 2, thus necessitating the need for a time extension.

To date, Phase 1 consists of 12 semi-detached lots and 15 single family detached lots, see attached M-plan 12M-693. There are currently 3 semi units sold and we have moved forward with building 3 model semi units. Outstanding works in Phase 1 are surface asphalt and sidewalks to be completed closer to 80% build-out, which we anticipate could be nearer to end of 2024.

As such, we are requesting this DPS time extension which would allow ample time to procure additional sales in Phase 1 in order to justify the need for expansion into Phase 2.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Molliconi', is written over a horizontal line.

Robert Molliconi, P. Eng  
General Manager

cc: Rebecca Belanger, Manager, Planning Services, County of Essex

**Nevan Developments**  
950 Seacliff Drive Kingsville Ontario N9Y 2K9  
P: 519-733-3332 F:519-733-6514

PLAN 12M-693

1. I certify that this plan is prepared by me or under my direct supervision and that I am a duly qualified person to do so.

2. I certify that the information contained herein is true and correct to the best of my knowledge and belief.

3. I certify that the information contained herein is true and correct to the best of my knowledge and belief.

4. I certify that the information contained herein is true and correct to the best of my knowledge and belief.

5. I certify that the information contained herein is true and correct to the best of my knowledge and belief.

*Robert A. Mc...*  
 Surveyor  
 152243 Ontario Street, Toronto, Ont. M6H 1S5

SCALE: 1:1000

PLAN OF SUBDIVISION  
 OF PART OF LOT 3  
 CONCESSION 1, EASTERN DIVISION  
 TOWN OF KINGSVILLE  
 COUNTY OF ESSEX, ONTARIO  
 VERHAEGEN LAND SURVEYORS, A DIVISION OF J.L. BARRON LTD.

"METRIC" DIMENSIONS AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS

INTEGRATION DATA

CONTRACT NUMBER	12M-693
DATE OF CONTRACT	2011/03/13
DATE OF SURVEY	2011/03/13
DATE OF PLAN	2011/03/13
DATE OF RECORDING	2011/03/13
DATE OF CANCELLATION	
DATE OF REVISION	
DATE OF AMENDMENT	
DATE OF CANCELLATION	
DATE OF REVISION	
DATE OF AMENDMENT	

LEGEND AND NOTES

1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.

2. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.

3. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.

4. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.

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8. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.

9. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.

10. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.

OWNER'S CERTIFICATE

I, the undersigned, being the owner of the land described in the above plan, do hereby certify that the information contained therein is true and correct to the best of my knowledge and belief.

Signature: *Walter...*  
 Date: 2011/03/13

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified person to do so, do hereby certify that the information contained in the above plan is true and correct to the best of my knowledge and belief.

Signature: *Robert A. Mc...*  
 Date: 2011/03/13

THIS PLAN OF SUBDIVISION IS FILED FOR RECORD IN THE OFFICE OF THE REGISTRAR OF LANDS AND SURVEYS ON 2011/03/13

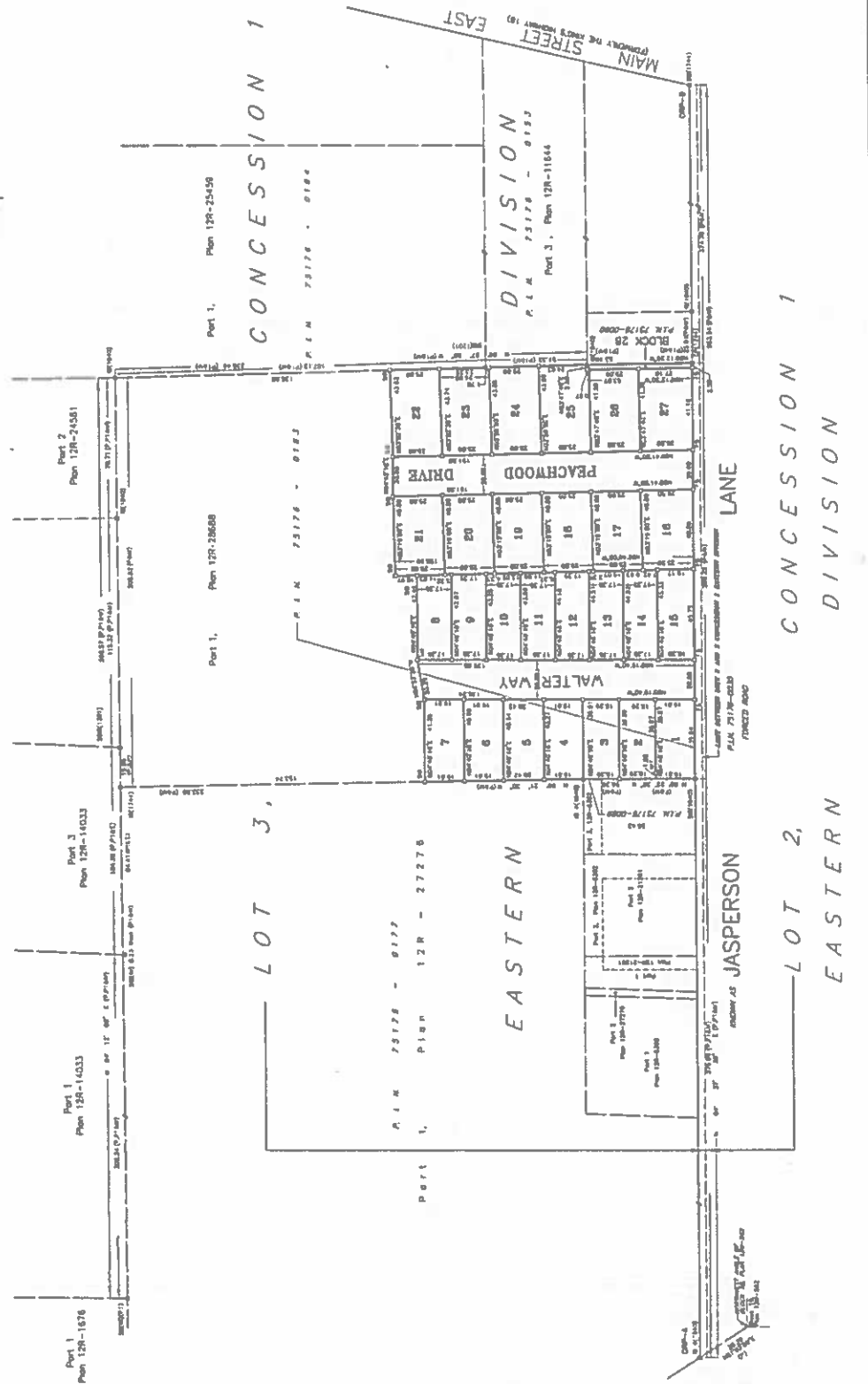
VERHAEGEN  
 LAND SURVEYORS  
 A DIVISION OF J.L. BARRON LTD.

152243 Ontario Street, Toronto, Ont. M6H 1S5  
 Tel: (416) 291-1111  
 Fax: (416) 291-1112

ST-1-13001

The land plan of subdivision is prepared by me or under my direct supervision and that I am a duly qualified person to do so.

Signature: *Robert A. Mc...*  
 Date: 2011/03/13



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