

Appendix E

From: [Rebecca Belanger](#)
To: [Richard Wyma](#); [Sahar Jamshidi](#); [Giuliana.Hinchliffe@publicboard.ca](#); [vw@watsonecon.ca](#); [Meagan Adams \(seniormanagerfs@wecdsb.on.ca\)](#); [Miguel Ladouceur \(ladouceurm@csviamonde.ca\)](#); [gagnjean@cscprovidence.ca](#); [CA - Circulations](#); [nmacaulay@elkenenergy.com](#); [barbara.baranow@enbridge.com](#); [Bruno DeSando \(bruno.desando@canadapost.ca\)](#)
Subject: FW: Notice of Complete Application and Request for Agency Comments- Mivita Subdivision Town of Kingsville File No. 37-T-24002
Date: October 26, 2024 10:49:03 AM
Attachments: [Mivita Estates Signed Draft Plan Oct 2024.pdf](#)
[Mivita Estates Subdivision Concept Plan Oct 2024.pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good Morning Everyone,

The developer has put forward a modified draft plan of subdivision for Mivita Estates in Kingsville, file no. 37-T-24002, to be utilized as the draft plan of record. The changes of note include a six unit townhome on Block 47 and a four unit townhome on Block 48. The revised concept plan and draft plan of subdivision have been provided for reference. The total unit count is 126 units. Previously Block 67 (the Block fronting onto Road 2 and Virginio) was proposed to contain a high density residential unit of 108 units. This has been clarified on the revised draft plan of subdivision to contain a total of 24 townhomes on this Block. We have received your comments and requested conditions earlier this year and provided these comments to the municipality for consideration. If you have any additional comments please send them by November 6th as the town will be advancing the application to a public meeting for the Zoning By-law Amendment and seeking a Council Resolution of support for the subdivision.

Thank you and Kind Regards,
Rebecca



[Rebecca Belanger](#)

Manager, Planning Services

County of Essex

360 Fairview Ave. W. Suite 302 | Essex, ON | N8M 1Y6

P: 519-776-6441 ext. 1325

F: 519-776-4455

TTY: 1-877-624-4832

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From: Rebecca Belanger <RBelanger@countyofessex.ca>

Sent: February 6, 2024 2:10 PM

To: rwyma@kingsville.ca; Planning <planning@ERCA.org>; Giuliana Hinchliffe <Giuliana.Hinchliffe@publicboard.ca>; Meagan Adams (seniormanagers@wecdsb.on.ca) <seniormanagers@wecdsb.on.ca>; gagnjean@cscprovidence.ca; Miguel Ladouceur (ladouceurm@csviamonde.ca) <ladouceurm@csviamonde.ca>; CA - Circulations <CA.Circulations@wsp.com>; nmacaulay@elkenenergy.com; barbara.baranow@enbridge.com; Bruno DeSando (bruno.desando@canadapost.ca) <bruno.desando@canadapost.ca>

Cc: Daryan Branch <DBranch@countyofessex.ca>

Subject: Notice of Complete Application and Request for Agency Comments- Mivita Subdivision
Town of Kingsville File No. 37-T-24002

The County of Essex has received an application for a draft plan of subdivision as noted above and deemed the application complete. We request that you review this proposal based on the mandate of your organization and provide any comments and or proposed conditions of draft plan approval to me along with Daryan Branch by February 23, 2024.

VIA EMAIL ONLY

Attached:

- Letter requesting comments and/or conditions of draft plan approval
- Application form
- Draft plan

Available on request:

- Functional Servicing Report, Rood Engineering, August 31, 2023
- Stormwater Management Report, Rood Engineering, November 22, 2023
- Stage 1-2 Archaeological Assessment, Archeoworks Inc., August 5, 2021
- Species-at-Risk Report, Anthony Goodban, email dated June 7, 2021,
- Traffic Impact Study, RC Spencer, July 2021

Kind Regards,
Rebecca

[Rebecca Belanger](#)

Manager, Planning Services ext. 1325

February 6, 2024

- Town of Kingsville - Attention: Richard Wyma
- Essex Region Conservation Authority- Attention: Alicia Good
- Greater Essex County District School Board- Attention: Giuliana Hinchliffe
- Windsor Essex Catholic District School Board- Attention: Meagan Adams
- Conseil scolaire catholiques Providence- Attention: Jean Paul Gagnier
- Conseil scolaire Viamonde- Attention: Miguel Ladouceur
- Bell Canada- Attention: CA.Circulations@wsp.com
- ELK Energy - Attention: Norman Macaulay
- Enbridge- Attention: Barbara M.J. Baranow
- Canada Post- Attention: Bruno DeSando

Dear Sir/Madame:

**Re: Request for Comments
Proposed Draft Plan of Subdivision
Town of Kingsville – PT LT 9, CON 2 ED (Gosfield South)
County of Essex File No. 37-T-24002 (Mivita Estates Subdivision)**

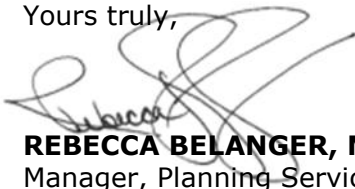
The County of Essex has recently received the above noted application and deemed the application to be complete. Please find attached information in this regard.

As noted above, the circulation consists of an application seeking approval of a draft plan of subdivision located on the southeast corner of Road 2 East and Peterson Lane in Ruthven in the Town of Kingsville, File #37-T-24002, known as Mivita Estates, which will be seeking draft plan approval for thirty (30) single detached dwelling lots, thirty-six (36) lots for seventy-two (72) semi-detached dwelling units, one (1) block for multi-residential use, one (1) block for a stormwater management facility and one (1) block for stormwater access.

We request that you review this proposal based on the mandate of your respective organization and provide any comments and/or concerns that you have to me by **February 23, 2024**. Any requested conditions will be considered for inclusion into the Notice of Decision as conditions of draft plan approval.

Should you have any questions concerning this application, please do not hesitate to contact me.

Yours truly,



REBECCA BELANGER, MCIP, RPP
Manager, Planning Services

cc. Walter Branco

Rob Molliconi

 519-776-6441 ext. 1325
TTY 1-877-624-4832

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 countyofessex.ca