



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

July 31, 2025

Attn: Mr. Richard J.H. Wyma, CSLA
Director of Planning & Development Services

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

Dear Mr. Wyma,

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, 2025.

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 (24 units) and 15 single family detached lots, see attached M-plan 12M-693. There are currently 9 semi units sold and we have moved forward with building 3 model semi units. There are 3 single family lots sold. Outstanding works in Phase 1 are surface asphalt and sidewalks to be completed closer to 80% build-out, which we anticipate could now be nearer to end of 2026.

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', 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