



## Report to Council

Department: Development Services

Division: Planning

Date: January 12, 2026

Prepared by: Rita Jabbour, RPP, Manager, Planning Services

Report Number: Planning-2026-01

Subject: Extension of Draft Plan Approval for Phase II of Sunset Gardens residential subdivision (Ward 4) (County of Essex File No.:37-T-22007)

Number of Pages: 4 including attachments

### Recommendation(s)

**That** Planning report 2026-01 entitled Extension of Draft Plan Approval for Phase II of Sunset Gardens Residential Subdivision (Ward 4) (File No.: 37-T-22007) prepared by Rita Jabbour, RPP, Manager, Planning Services dated January 12, 2026 be received, and

**That** Council approve an extension of Draft Plan Approval for the lands comprising PT LT 1, Registrar's Compiled Plan 1646 (County of Essex File No.: 37-T-22007) for a period of three (3) years from the date of draft plan approval, and

**That** a copy of the resolution of approval be forwarded to the Manager, Planning Services for the County of Essex.

### Purpose

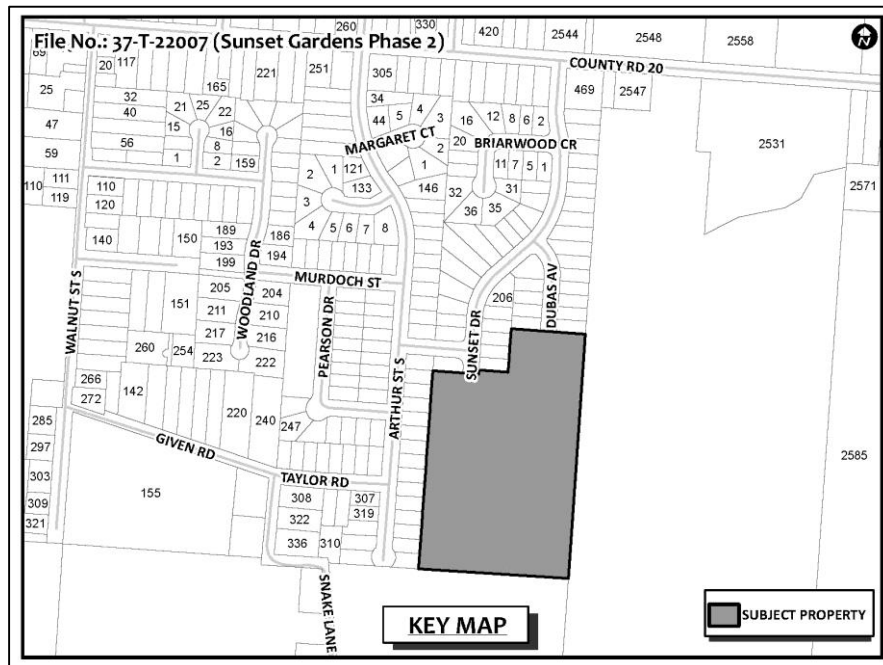
Council resolution is required for the County's approval of a request to extend Draft Plan Approval for a Plan of Subdivision. Failure to approve the extension of the approval before the

lapsing date of April 28, 2026, may result in the need to reapply for an approval of Draft Plan of Subdivision.

## Background and Discussion

A request for Council resolution in support of an extension of Draft Plan Approval for Phase II of the Sunset Gardens Residential Subdivision was submitted to the County of Essex and the Town of Essex by the Applicant’s legal counsel on December 9, 2025. **The request is attached to this report.**

The Sunset Gardens residential development is located within the Primary Settlement Area of “Harrow” in Ward 4, just south of County Road 20 East (King Street East). The location of the development is identified below:



The development is the second (2nd) phase of the subdivision. A resolution of support from the Town of Essex for the first phase of the subdivision was provided to the Manager of Planning Services for the County of Essex on January 16, 2023 following a Public Information Meeting held on January 16, 2023. Draft Plan Approval for Phase II was subsequently issued on April 28,

2023 by the Manager of Planning Services for the County of Essex. The development will result in the creation of fifty-nine (59) residential lots and will include an extension of Sunset Drive and Dubas Avenue. The development will also include one (1) block for a stormwater management facility and three (3) blocks for a temporary cul-de-sac. Parkland will be dedicated as cash in lieu. **A copy of the approved Draft Plan is attached to this report.**

The developer (“Castle Gate Towers Inc.”) has been delayed in completing the subdivision and obtaining final approval due to numerous economic factors and competing priorities/funding pressures. The conditions have since improved for continuation of this project, and the developer has been working with the Town towards completing the remaining conditions of Draft Plan Approval. The developer is anticipating receipt of final approval- allowing for the registration and sale of lots- in 2026, however, they will require an extension of draft plan approval to ensure they will fulfill all conditions within the approved timeline.

A resolution of support from the Town of Essex, and approval from the Manager of Planning Services for the County of Essex, is required to grant the extension. The extension is proposed for a period of three (3) years from the date of approval, expiring in 2029.

## **Financial Impact**

There is no anticipated financial impact to operating budgets because of the extension of the Draft Plan of Approval for Phase II of the Sunset Gardens residential development (Ward 4).

## **Consultations**

Kate Rowe, Director, Corporate Services

Kevin Girard, Director, Infrastructure Services

Manager, Planning Services, County of Essex

## **Link to Strategic Priorities**

- Embrace asset management best practices to build, maintain, and continuously improve our municipally owned infrastructure.
- Leverage our Town's competitive advantages to promote jobs and economic investment.
- Take care of our natural environment and strengthen the sense of belonging to everyone who makes Essex "home".
- Deliver friendly customer service in an efficient, effective, and transparent manner while providing an exceptional working environment for our employees.
- Build corporate-level and community-level climate resilience through community engagement and partnership and corporate objectives.

## Report Approval Details

Document Title:	Extension of Draft Plan Approval (Sunset Gardens Phase 2) - Planning-2026-01.docx
Attachments:	- Letter to County of Essex - extension of draft plan approval - December 9 2025(5288051.1).pdf - Sunset Phase II Draft Plan of Subdivision - dated 11142022.pdf
Final Approval Date:	Jan 7, 2026

This report and all of its attachments were approved and signed as outlined below:



**Lori Chadwick, Director, Development Services - Jan 7, 2026 - 9:11 AM**



**Kate Giurissevich, Chief Administrative Officer - Jan 7, 2026 - 9:37 AM**