



SHIBLEY RIGHTON <sup>LLP</sup>  
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Please reply to the WINDSOR OFFICE

December 9, 2025

**SENT BY EMAIL**

County of Essex  
302-360 Fairview Avenue West  
Essex, Ontario  
N8M 1Y6

Attention: Daryan Branch/Rebecca Belanger

Dear Sir/Madam:

Re: Extension of Draft Plan Approval  
Sunset – Phase II  
Our File No.: 2212937

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The Sunset Phase II Development is proceeding and Castle Gate Towers Inc. (the “Developer”) has been working on the satisfaction of outstanding conditions.

The Subdivision Agreement has been executed and registered satisfying those conditions detailed in the Notice of Decision. A draft M Plan and a draft 12R Plan for easements have been prepared and are being reviewed by the Municipality. A draft Transfer easement for Lots 46 to 50 has been forwarded to the Town for review as well as a draft Transfer of daylight corners and reserves. Work is ensuing on the satisfaction of other conditions as well.

Notwithstanding this an extension of the time for final approval is required.

Castle Gate Towers Inc. has been delayed in completing the subdivision and obtaining final approval as a result of numerous economic factors including a downturn in the market, high interest rates and other funding pressures.

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SR - 5248026.3



The completion of other projects has improved matters however, we request an extension of the time for draft plan approval for a further two (2) years in order to complete Phase II.

Yours very truly,  
**Shibley Righton LLP**

A handwritten signature in black ink, appearing to read 'M Keefner', written in a cursive style.

Mary-Ann Keefner  
MAK:cmb

Cc: Rita Jabbour (Town of Essex)  
*(Sent by Email via [rjabbour@essex.ca](mailto:rjabbour@essex.ca))*