

From,

11th June 2024, Port Hope

Yatinkumar Patel, Mansav Real Estate Investments Inc

1 Hewson Drive, Port Hope, ON, L1A4C7. Phone: 9058851555: E-mail: yatin@live.ca

To,

The Municipality of Port Hope/Planning/Municipal Governing council.

56 Queen St, Port Hope, ON L1A 3Z9

Subject: Request for Reinstatement of Draft Plan Conditions Approval for 00 Talbot Drive, Port Hope

I, Yatinkumar Patel, the Director of Mansav Real Estate Investments Inc, am writing to formally request the reinstatement of draft plan conditions approval for the property located at 00 Talbot Drive, Port Hope. As per our previous correspondence, attached you will find all the necessary documents required to facilitate this request. These documents include:

1. Completed Plan of Subdivision Application Form
2. Signed Cost Reimbursement Form
3. Affidavit or Sworn Declaration by the Applicant Form (Completed and Signed)
4. Consent of Owner to the Use and Disclosure of Personal Information Form (Completed and Signed)
5. Affidavit by the Applicant of No Agreement Form (Completed and Signed)
6. Historic Municipality Approval Documents

Additionally, enclosed is a copy of the previous draft plan application for your reference. The original draft plan conditions approval expired due to a misunderstanding on my part regarding the expiry date of the draft plan conditions. Although the documents were provided by the previous owner, it was an oversight on my part not to read the expiration date. I was unaware that the draft plan conditions had a specific expiry date, leading to the current situation.

Plans for the project's execution are as follows: We plan to cross the creek this year from August until September 2024 after reinstatement of the draft plan approval application. Following the reinstatement, an application will be submitted for final draft plan approval. Servicing of the lands is planned to commence after crossing the creek, with servicing efforts beginning either from November 2024 this year or next year in May/June 2024. We aim to begin construction to build 21 townhomes starting next year and complete the building of homes within three years of receiving final draft plan approval.

It is imperative for our project timeline and development plans that the draft plan conditions approval be reinstated for five years. This time limit aligns with our strategic objectives and allows us to effectively execute the proposed development at 00 Talbot Drive.

We assure you that all necessary steps will be taken to comply with the regulations and requirements set forth by the Municipality of Port Hope. Our team remains committed to upholding the highest standards of development and environmental stewardship throughout the process.

Should you require any further information or clarification regarding our request, please do not hesitate to contact me at 905-885-1555 or via email at yatin@live.ca or yatinjpatel@gmail.com. We appreciate your attention to this matter and look forward to a favorable response.

Thank you for your time and consideration.

Yours sincerely,

X 

Yatinkumar Patel
Director