



Report to Council

Department: Development Services
Division: Planning
Date: July 15, 2024
Prepared by: Rita Jabbour, RPP, Manager, Planning Services
Report Number: Planning-2024-13
Subject: Release of Securities for the Pollard Harrow Residential Development (Ward 4)
Number of Pages: 4

Recommendation(s)

That Planning report Planning-2024-13 entitled Release of Securities for the Pollard Harrow Residential Development (Ward 4) prepared by Rita Jabbour, RPP, Manager, Planning Services dated July 15, 2024 be received, and

That the performance securities on file for the Pollard Harrow Residential Development (Ward 4) in the amount of \$100,000 plus accrued interest, be released to the proponent.

Purpose

Council authorization is required to release Performance Securities for the Pollard Harrow Residential Development as permitted under provision 9 (d) of By-Law 1842, the executed Development Agreement between the Corporation of the Town of Essex and Anderdon Developments LTD.

Background and Discussion

The Pollard Harrow Residential Development is located in the Harrow Primary Settlement area (Ward 4). The development was approved in 2019 and consists of thirty-four (34) Semi-Detached dwelling units and a stormwater management pond. All proposed dwellings have now been constructed and the stormwater services have been installed:



Performance securities in the amount of fifty percent (50%) of the value of the development are held to ensure due and proper performance of the works set out in the executed Development Agreement. The Town is holding securities in the amount of \$100,000 to ensure all deficiencies are rectified. The securities are refunded when all outstanding works are completed, and the Town completes its final inspection.

All deficiencies have now been rectified. The stormwater management pond constructed to service the development has now been transferred to the Town of Essex and the Town will now assume all maintenance of the pond. No further assumptions related to this development are required because it is serviced by existing public roadways and municipal infrastructure. Therefore, it is now appropriate to release the remaining performance securities to the proponent in the amount of \$100,000 plus accrued interest.

Financial Impact

There is no financial impact resulting from the release of securities. The Town was not required to draw on the retained securities because the developer fulfilled the servicing requirements as per the executed Development Agreement.

Consultations

Kate Giurissevich, Director, Corporate Services/Treasurer

Kevin Girard, Director, Infrastructure Services

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:	Release of Securities for the Pollard Harrow Residential Development (Ward 4) - Planning-2024-13.docx
Attachments:	
Final Approval Date:	Jul 9, 2024

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



Lori Chadwick, Director, Development Services - Jul 9, 2024 - 11:35 AM



Doug Sweet, Chief Administrative Officer - Jul 9, 2024 - 11:38 AM