



Report to Council

Department: Development Services

Division: Planning

Date: July 7, 2025

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

Report Number: Planning-2025-12

Subject: Assumption of Phases 1 and 5 of the Essex Town Centre Residential Subdivision (Ward 1)

Number of Pages: 4 including attachments

Recommendation(s)

That Planning Report Planning-2025-12 entitled Assumption of Phases 1 and 5 of the Essex Town Centre Residential Subdivision (Ward 1) prepared by Rita Jabbour, RPP, Manager, Planning Services dated July 7, 2025 be received, and

That By-law Number 2458, being a By-law to acquire and assume municipal works, infrastructure services, and lands for the purpose of dedication as a public highway, within Phases 1 and 5 of the Essex Town Centre Residential Subdivision (Ward 1), be read a first, second and a third time and finally passed on July 7, 2025.

Purpose

Council resolution through By-law is required to assume all roads, works, and services related to the Essex Town Centre Residential Subdivision in Ward 1.

Background and Discussion

Phase 1 and 5 of the Essex Town Centre (ETC) Residential Subdivision is a residential development located in the Primary Settlement Area of Essex Centre (Ward 1). It consists of nineteen (19) Single-Unit Dwellings, One-hundred and thirty-four (134) townhome dwelling units, and parkland. Phase 1 and 5 of the development is identified below in teal and blue, except for the stormwater management pond, in the phasing plan below:



The development received final approval from the Manager of Planning Services for the County of Essex in April 2006. All municipal services for Phases 1 and 5 have since been installed and building permits have been issued. The parkland as been graded, treated with topsoil, and seeded to the satisfaction of the Town of Essex. All remaining securities were released to the developer by Council resolution on June 16, 2025:

Moved by Councillor Matyi

Seconded by Councillor Garon

That Planning Report-2025-11 entitled Release of Securities for Phases 1 and 5 of the Essex Town Centre Residential Subdivision (Ward 1) prepared by Ruta Jabbour, RPP, Manager, Planning Services dated June 16, 2025 be received; and

That performance securities in the amount of \$1,596,249.75 be returned to the Developer.

“Carried”

All roads, underground infrastructure, curbs, sidewalks, base asphalt, and parkland may now be assumed by the Town through adoption of By-law number 2458. The assumption will not include the Stormwater Management Pond (SWM Pond) due to the need for further expansion of the SWM Pond once future phases are constructed, as well as the need to address existing soil contamination within the SWM Pond lands. Once future phases are constructed and the contaminated soil is addressed, the SWM Pond will be assumed by the Town.

Financial Impact

Financial impact from the assumption of services is an anticipated outcome. As the infrastructure will now be owned by the Municipality, any future maintenance work will be the financial responsibility of the Municipality and incorporated into future operating budgets along with the estimated new taxation revenue from the development.

Consultations

Joe Malandrucolo, Director, Legal & Legislative Services

Lori Chadwick, Director, Development Services

Kevin Girard, Director, Infrastructure Services

Jake Morassut, Director, Community Services

David McBeth, Manager, Capital Works and Assets

Ann Marie Unis, Manager, Finance

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:	Assumption of Phase 1 and 5 of the Essex Town Centre Residential Subdivision - Planning-2025-12.docx
Attachments:	- 12M545.pdf - By-Law 2458.pdf
Final Approval Date:	Jul 2, 2025

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



Lori Chadwick, Director, Development Services - Jun 27, 2025 - 1:01 PM

No Signature - Task assigned to Kate Giurissevich, Chief Administrative Officer was completed by delegate Joseph Malandrucolo, Director, Legal and Legislative Services/Clerk

Kate Giurissevich, Chief Administrative Officer - Jul 2, 2025 - 2:17 PM