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# **Annual Major Development Update: Residential & Non-Residential Projects**

**Development Services Department**

March 2, 2026



# Essex Centre

Ward 1

# Essex Centre – Residential

Development	Number & Type of Units	Status
Essex Town Centre Phases 2, 3, 4 & 7, 9	168 units: Mix of Singles, Semis, Townhomes	<ul style="list-style-type: none"> <li>• Servicing drawings approved for next phases</li> <li>• Construction tied to relocation of Rush Drain</li> </ul>
Former Home Hardware Site, 47 Wilson	126 units: Multi-unit & Townhomes	<ul style="list-style-type: none"> <li>• OPA &amp; ZBA application to be deemed complete imminently</li> <li>• Public Meeting targeted for Spring 2026</li> </ul>
Sobey's Residential Lands, 205 Talbot St N	283 units: Multi-unit & Townhomes	<ul style="list-style-type: none"> <li>• On hold pending servicing matters</li> </ul>
Gianni Estates Phase 1	136 units: Semis	<ul style="list-style-type: none"> <li>• DPS in progress with comments on 2nd submission submitted</li> <li>• Pending complete application status</li> </ul>
Viscount Estates	11 mobile home units	<ul style="list-style-type: none"> <li>• Pre-consultation completed</li> <li>• Awaiting 1<sup>st</sup> submission of various studies/documents</li> </ul>
Combined Use Building, 89 Talbot St N	4 dwelling units & ground floor commercial	<ul style="list-style-type: none"> <li>• SPC in progress including review of various studies/documents</li> </ul>

# Essex Centre – Non-Residential

Development	Project Description	Status
Inspiration Industrial Park	6 Industrial Lots	<ul style="list-style-type: none"> <li>• Development Agreement, Servicing Agreement, Easement Agreements in progress and to be finalized imminently</li> <li>• Construction of services to follow</li> </ul>
Highway 3 Hotel Parcels	45,000 sq ft Hotel and Pad Sites	<ul style="list-style-type: none"> <li>• 1st submission received for SPC for hotel</li> <li>• Review of various studies and documents in progress</li> </ul>
Limestone Fabrication, 144 Keown	Construction of 9,800 sq ft expansion for limestone fabrication facility	<ul style="list-style-type: none"> <li>• SPC approved</li> <li>• Building permit review in progress</li> </ul>
ETC Commercial, Maidstone/Peters	Construction of two commercial buildings, 15,000 sq ft in total	<ul style="list-style-type: none"> <li>• Zoning, easement, MV approved</li> <li>• SPC in progress with comments submitted on 1<sup>st</sup> submission</li> </ul>

**McGregor**

Ward 2

# McGregor – Residential

Development	Number & Type of Residential Units	Status
Former Home Hardware Building, 9529 Walker Road	6 units: Multi-unit	<ul style="list-style-type: none"><li>• Building permit issued</li><li>• Construction to begin Spring/Summer</li></ul>

# Colchester

Ward 3

# Colchester – Residential

Development	Number & Type of Residential Units	Status
Colchester Bay	278 units: Mix of Singles, Semis, Townhomes, Multi-unit	<ul style="list-style-type: none"> <li>Developer is completing various studies prior to submission of DPS/DPC &amp; ZBA applications</li> </ul>
Combined Use Building, Jackson & 80 County Rd 50 W	19 dwelling units & ground floor commercial	<ul style="list-style-type: none"> <li>ZBA application to be deemed complete imminently</li> <li>Public Meeting targeted for Spring 2026</li> </ul>
Lypps Beach Subdivision	127 units: Singles	<ul style="list-style-type: none"> <li>Lot addition approved</li> <li>DPS in progress with various studies being completed</li> </ul>
Wellesley Drive	42 units: Singles	<ul style="list-style-type: none"> <li>Lots on Registered Plan of Subdivision</li> <li>Servicing and SWM Plan accepted; Development Agreement to follow</li> </ul>
Erie Shores (Levergood)	109 units: Singles	<ul style="list-style-type: none"> <li>DPS in progress with various studies underway and/or being reviewed</li> </ul>
Goodchild Beach / Erie Blue Road	82 units: Singles	<ul style="list-style-type: none"> <li>Lots on Registered Plan of Subdivision</li> <li>Developer in the process of completing various studies</li> </ul>

# Colchester – Non-Residential

Development	Project Description	Status
International Door Co, 1170 County Rd 13	18,000 sq ft addition	<ul style="list-style-type: none"><li>• SPC in progress with multiple submissions of studies and servicing</li></ul>

# Harrow

Ward 4

# Harrow – Residential

Development	Number & Type of Residential Units	Status
Sunset Gardens Final Phase	59 units: Singles	<ul style="list-style-type: none"><li>• Extension of DPS granted</li><li>• Construction imminent</li></ul>
Bhullar Subdivision, 2544 County Rd 20 E	81 units: Mix of singles, semis, towns	<ul style="list-style-type: none"><li>• DPS in progress with various studies underway</li></ul>
Former Harrow High School, 45 Wellington	160 units: Multi-unit residential & townhomes	<ul style="list-style-type: none"><li>• Neighbourhood Meeting targeted for Summer 2026</li></ul>
Combined Use Building, 36 Queen Street	52 multi-unit dwellings & ground floor commercial	<ul style="list-style-type: none"><li>• Pre-consultation completed</li><li>• Pending 1<sup>st</sup> submission for SPC &amp; ZBA</li></ul>

# Harrow - Industrial/Commercial

Development	Project Description	Status
Integra, 360 Queen St	Expansion of existing industrial facility	<ul style="list-style-type: none"><li>• 1<sup>st</sup> submission received for SPC application</li></ul>
Commercial Plaza, 175 King St	New multi-unit commercial plaza	<ul style="list-style-type: none"><li>• 1<sup>st</sup> submission received for SPC application</li></ul>



**Questions?**

Thank you