



# **Annual Development Update: Residential, Commercial, Industrial Projects**

Department of Development  
Services

March 7, 2022



# Essex Centre

Ward 1

# Essex Centre – Residential

Development	Number & Type of Units	Status
Essex Town Centre	154 Singles, Semis, Towns	<ul style="list-style-type: none"> <li>Phase 1 &amp; 5 under construction</li> <li>Rush Drain Relocation &amp; SWM Pond under construction</li> <li>Servicing Drawings for Phases 2, 3, 4 under review</li> </ul>
Phase 3 Woodview Estates	51 Singles	<ul style="list-style-type: none"> <li>SWM Plan approved</li> <li>ECA Application under review</li> <li>Public Meeting to Consider Redline Amendment Required</li> </ul>
Gianni Estates	86 Singles, Apartment Units	<ul style="list-style-type: none"> <li>Tied to Hanlan Street Extension</li> <li>Pre-submission Stage</li> </ul>
80 Maidstone	44 Townhome Units	<ul style="list-style-type: none"> <li>Pre-consultation Stage</li> </ul>
Jakana Subdivision	62 Singles	<ul style="list-style-type: none"> <li>Full build-out achieved</li> <li>Services and infrastructure assumed but not accepted</li> </ul>
Townsvew Subdivision	66 Singles	<ul style="list-style-type: none"> <li>Full build-out achieved</li> <li>Services and infrastructure assumed but not accepted</li> </ul>

# Essex Centre - Industrial/Commercial

Development	Project Description	Status
Liftow Toyota	Industrial/Construction vehicle sales dealership on South Talbot Road	<ul style="list-style-type: none"> <li>Under construction</li> </ul>
Sturgeon Woods RV Trailer Sales & Self-Storage Lot	2-phased RV Camper and Trailer Sales Lot and Self-Storage Lot to be constructed on South Talbot Road	<ul style="list-style-type: none"> <li>Zoning By-law Amendment approved</li> <li>Stormwater and Servicing Studies under review</li> <li>Site Plan Control Approval required</li> </ul>
Essex Home Hardware	Relocation of Home Hardware in Essex Centre to Maidstone Avenue	<ul style="list-style-type: none"> <li>Site Plan Control application and associated studies under review</li> </ul>
Hwy 3 Industrial Park	Preliminary discussions with a developer to subdivide vacant industrial land south of Highway 3 into 6-8 lots	<ul style="list-style-type: none"> <li>Pre-consultation with Town and regulatory agencies was held</li> <li>Planning applications have yet to be submitted</li> </ul>
Dahl House	Renovation of former Dahl House for ground floor retail/restaurant and second floor apartment units	<ul style="list-style-type: none"> <li>Under construction</li> </ul>

# McGregor Centre

Ward 2

# McGregor – Residential

Development	Number & Type of Residential Units	Status
Masaccio Drive	29 Singles	<ul style="list-style-type: none"><li>• Registered Plan of Subdivision</li><li>• Updated SWM Plan under review to facilitate construction</li></ul>
Ducharme Lane	22 Singles	<ul style="list-style-type: none"><li>• Servicing Studies under review</li><li>• Draft Plan Approval Required</li></ul>
Parnell Street Apartments	116 unit Apartment Units (Phase 1) 26 Townhome Dwelling Units (Phase 2)	<ul style="list-style-type: none"><li>• SPC application submitted and under review</li></ul>
Ingratta Subdivision	129 Singles	<ul style="list-style-type: none"><li>• Pre-consultation with Town and regulatory agencies was held</li><li>• Rezoning Required</li><li>• Rezoning and Draft Plan of Subdivision only permitted to proceed if servicing allocation is available</li></ul>

# Colchester

Ward 3

# Colchester – Residential

Development	Number & Type of Residential Units	Status
Colchester Bay	488 Singles, Semis, Towns, Apartment Units	<ul style="list-style-type: none"> <li>• Pre-consultation with Town and regulatory agencies was held</li> <li>• Public Open House to be scheduled</li> <li>• Draft Plan application to be submitted following completion of various studies</li> </ul>
Colchester Heights (Ambassador Beach)	59 Singles	<ul style="list-style-type: none"> <li>• Pre-consultation with Town and regulatory agencies was held</li> <li>• Draft Plan application to be submitted following completion of various studies</li> </ul>
Lypps Beach	100 Singles	<ul style="list-style-type: none"> <li>• Pre-consultation with Town and regulatory agencies was held</li> <li>• Draft Plan application to be submitted following completion of various studies</li> </ul>
Wellesley Drive Subdivision	42 Singles	<ul style="list-style-type: none"> <li>• Lots on Registered Plan of Subdivision</li> <li>• Development Agreement to be entered into following completion of studies</li> </ul>
Erie Shores (Levergood)	96 Singles, Semis	<ul style="list-style-type: none"> <li>• Conceptual</li> </ul>
Goodchild Beach / Erie Blue Road		<ul style="list-style-type: none"> <li>• Conceptual</li> </ul>



# Colchester – Industrial/Commercial

Development	Project Description	Status
Upper Canada Growers	Greenhouse Expansion and Ancillary Dwellings	<ul style="list-style-type: none"><li>• Rezoning application to add ancillary dwellings ongoing</li><li>• New warehouse and greenhouse applications to be processed under SPC</li></ul>
Bell Road Greenhouse	Construction of a 1.8 acre greenhouse	<ul style="list-style-type: none"><li>• SPC application submitted and under review</li></ul>
The Grove Motor Inn	Construction of a 2 storey motel and cafe	<ul style="list-style-type: none"><li>• Building permit applications under review</li></ul>

# Harrow Centre

Ward 4

# Harrow Centre – Residential

Development	Number & Type of Residential Units	Status
Dalla Bona Subdivision (Phase 1)	25 Singles	<ul style="list-style-type: none"> <li>• Planning approvals in place</li> <li>• Construction of Services and Roads ongoing</li> <li>• Holding restriction still in place</li> </ul>
Dalla Bona Subdivision (Phase 2)	12 single, semi, townhome dwelling blocks	<ul style="list-style-type: none"> <li>• Draft plan approved</li> <li>• Require clearance letters from ERCA and Town of Essex</li> </ul>
Dalla Bona Subdivision (Phase 3)	74 single and semi dwellings	<ul style="list-style-type: none"> <li>• Requires draft plan approval</li> <li>• Awaiting submission of servicing studies</li> </ul>
Parkland Woods	72 Singles, Semis	<ul style="list-style-type: none"> <li>• Phase 1, Registered Plan of Subdivision</li> <li>• Phase 2, Draft Plan Approved, awaiting final approval</li> </ul>
Sunset Gardens (Phase 2)	60 Singles	<ul style="list-style-type: none"> <li>• Awaiting approval of servicing studies</li> <li>• Draft Plan Application to follow</li> </ul>

# Harrow Centre - Industrial/Commercial

Development	Project Description	Status
Boudreau Development	<ul style="list-style-type: none"><li>Mixed use commercial plaza, two-storey office building, warehouse, repair garage, restaurant for Phase 1 and 2</li></ul>	<ul style="list-style-type: none"><li>Zoning Bylaw amendment for restaurant approved</li><li>Site plan control application for development received</li><li>Servicing studies in review stage</li></ul>

# Development Charges

2021 Summary & 2022  
Forecast

# Development Charges

- The purpose of Development Charges (DCs) is to recover capital costs associated with residential and non-residential growth within a municipality, in addition to what would normally be constructed as part of a subdivision
- The Town's current DC By-law 1850 expires in August 2024
- Commercial, Industrial, Institutional DCs waived until August 2024
- Residential in Harrow Settlement Area waived by 75% Jan-Dec 2022, waived by 50% Jan-Dec 2023, and waived by 25% Jan-Aug 2024
- Waived for the developer does not mean waived for the municipality

# Development Charges – 2021

2021 Development Charges Summary		
	Collected	Waived
Actual	\$499,624	\$381,344
Budget	\$1,168,229	\$505,795
Variance	(668,584)	(124,451)

Total DCs Waived	Hard & Soft Services	Area-Specific Wastewater
\$381,344	\$280,595	\$100,749



# Questions?

Thank you