



## Report to Council

Department: Development Services  
Division: Economic Development  
Date: May 2, 2022  
Prepared by: Nelson Silveira, Economic Development Officer  
Report Number: Economic Development-2022-05  
Subject: Community Improvement Plan – Essex Centre and Harrow Final Summary  
Number of Pages: 20

### Recommendation(s)

**That** Economic Development-2022-05 entitled Community Improvement Plan – Essex Centre and Harrow Final Summary prepared by Nelson Silveira, Economic Development Officer dated May 2, 2022, be received.

### Purpose

To provide Council with a final summary of the Community Improvement Plan Program since its inception in Essex Centre and Harrow.

### Background and Discussion

In 2012, the Town of Essex Community Improvement Plans (CIP) were created to stimulate private sector investment through municipal incentive-based programs. The CIP has a variety of grant programs for eligible property owners that invest in façade improvements, new signage, and building renovations and improvements. These programs have facilitated and

encouraged community change by providing grant funding for new development in three separate project areas that include Essex Centre, Harrow, and Colchester/County Road 50.

Funding for CIP programs in Essex Centre and Harrow have now expired and have therefore not been identified in the 2022 Budget. Instead, funds from the Essex Centre and Harrow CIP programs will be redirected to the streetscape projects in both project areas. The Colchester & County Road 50 CIP Program, however, expires in 2027 and has an approved budget of \$50,000.00 in 2022.

The tables below summarize all CIP funding distributed to property owners in the Essex Centre and Harrow CIPs since the program launched in 2012.

#### **Community Improvement Plan Projects Supported in 2012**

The following table describes completed projects that received CIP funding in 2012:

<b>Address</b>	<b>Grant Program</b>	<b>Total Grant Paid in 2012</b>
21 King St E Pie Lady (Harrow CIP)	Façade Improvement Grant	\$8,949.00

#### **Community Improvement Plan Projects Supported in 2013**

The following table describes completed projects that received CIP funding in 2013:

<b>Address</b>	<b>Grant Program</b>	<b>Total Grant Paid in 2013</b>
60 McAfee St (Harrow CIP)	Façade Improvement Grant Rehabilitation Grant	\$9,283.00
31 McAfee St (Harrow CIP)	Façade Improvement Grant	\$14,577.00

61 King St W Ginger's House of Flowers (Harrow CIP)	Façade Improvement Grant	\$2,089.00
---	--------------------------	------------

### Community Improvement Plan Projects Supported in 2014

The following table describes completed projects that received CIP funding in 2014:

Address	Grant Program	Total Grant Paid in 2014
244 County Road 20 Home Hardware (Harrow CIP)	Façade Improvement Grant Development Permit Fee Grant	\$12,844.00
357 Queen St Danielle's (Harrow CIP)	Outdoor Café and Patio Grant	\$3,573.00
121 Centre St Munger Plumbing and Electric (Harrow CIP)	Façade Improvement Grant	\$12,360.00
45 Talbot St N 2 Waves (Essex Centre CIP)	Façade Improvement Grant	\$3,129.00
26 Arthur Avenue Storybook Early Learning Centre (Essex Centre CIP)	Conversion Grant	\$6,000.00
128 Talbot St N Kennedy Funeral Home (Essex Centre CIP)	Façade Improvement Grant	\$6,016.00

## Community Improvement Plan Projects Supported in 2015

The following table describes completed projects that received CIP funding in 2015:

Address	Grant Program	Total Grant Paid in 2015
37 McAfee St Royal Canadian Legion (Harrow CIP)	Façade Improvement Grant Development Permit Fee Grant	\$11,006.00
34 Queen St (Harrow CIP)	Outdoor Café and Patio Grant	\$6,137.00
26-30 Victoria St South Harrow Laundromat (Harrow CIP)	Development Permit Fee Grant Conversion Grant	\$2,226.00
42 Centre St Howe Fit (Harrow CIP)	Façade Improvement Grant	\$6,235.00
360 Queen St Enerquest Services Inc (Harrow CIP)	Tax Increment Finance Grant Development Permit Fee Grant	\$101,497.00
1 Pollard Drive Harrowwood (Harrow CIP)	Façade Improvement Grant	\$2,604.00
47 King St W (Harrow CIP)	Façade Improvement Grant	\$8,671.00

35 Gordon Ave (Essex Centre CIP)	Façade Improvement Grant Development Permit Fee Grant Conversion Grant	\$24,780.00
69 Talbot St N KS Crowder Enterprises (Essex Centre CIP)	Façade Improvement Grant Development Permit Fee Grant	\$12,000.00
51 Talbot St N Deluxe Restaurant (Essex Centre CIP)	Façade Improvement Grant	\$1,966.20
43/48 Talbot St N Just Plus of Essex/Golden Girls (Essex Centre CIP)	Façade Improvement Grant	\$22,530.00
42 Talbot St N Essex Flower Basket (Essex Centre CIP)	Façade Improvement Grant	\$12,000.00
23 Victoria Ave Earthly Elements (Essex Centre CIP)	Façade Improvement Grant	\$1,513.87
128 Talbot St N Kennedy's Funeral Home (Essex Centre CIP)	Conversion Grant	\$1,062.00
49 Arthur Avenue M2 (Essex Centre CIP)	Façade Improvement Grant	\$4,972.00

45 Talbot St N 2 Waves (Essex Centre CIP)	Façade Improvement Grant	\$1,435.59
---	--------------------------	------------

### Community Improvement Plan Projects Supported in 2016

The following table describes completed projects that received CIP funding in 2016:

Address	Grant Program	Total Grant Paid in 2016
47 King St W The Tax Office (Harrow CIP)	Façade Improvement Grant Development Permit Fee Grant Conversion Grant Outdoor Café and Patio Grant	\$10,354.00
60 King St E Knights of Columbus (Harrow CIP)	Accessibility Grant Landscaping and Buffering Grant	\$5,003.08
28 Queen St (Harrow CIP)	Demolition Grant Development Permit Fee Grant	\$6,100.00
Enerquest Services Inc 360 Queen St (Harrow CIP)	Development Permit Fee Grant Tax Increment Financing	\$96,576.00
Tiny Puddles 358 Talbot St N (Essex Centre CIP)	Conversion Grant Façade Improvement Grant Landscaping and Buffering Grant	\$14,802.07
280 Talbot St N Beau's Auto	Façade Improvement Grant Landscape and Buffering Grant	\$4,483.47

(Essex Centre CIP)		
35 Gordon Ave (Essex Centre CIP)	Conversion Grant Development Permit Fee Grant	\$15,708.00
44 Talbot St N St Vincent De Paul (Essex Centre CIP)	Façade Improvement Grant	\$3,508.65
47 Talbot St N Woodcraft Pizza (Essex Centre CIP)	Façade Improvement Grant	\$3,508.65
305 Talbot St N Billy's Taphouse (Essex Centre CIP)	Façade improvement Grant Rehabilitation Grant Landscape and Buffering Grant	\$18,000.00
35 Victoria Avenue (Essex Centre CIP)	Rehabilitation Grant	\$6,966.44

### Community Improvement Plan Projects Supported in 2017

The following table describes completed projects that received CIP funding in 2017:

Address	Grant Program	Total Grant Paid in 2017
34 Queen St (Harrow CIP)	Demolition Grant	\$6,000.00
196 King St W (Harrow CIP)	Façade Improvement Grant Landscaping and Buffering Grant	\$10,247.29

44 Sinisac St The Country Depot (Harrow CIP)	Development Permit Fee Grant Professional Design Grant	\$6,000.00
210 King St (Harrow CIP)	Façade Improvement Grant Demolition Grant Development Permit Fee Grant Outdoor Café and Patio Grant	\$23,192.00
5-9 King St W Harrow News/Jem Glamorganic (Harrow CIP)	Façade Improvement Grant	\$5,452.25
23 King St W CIBC (Harrow CIP)	Façade Improvement Grant Development Permit Fee Grant Professional Design Grant	\$16,930.00
175 King St W OG's Pizza/Uptown Meats and Deli (Harrow CIP)	Façade Improvement Grant Landscaping and Buffering Grant Accessibility Grant Development Permit Fee Grant Outdoor Café and Patio Grant	\$25,119.64
6 King St E Mac's Convenience (Harrow CIP)	Façade Improvement – Mini Grant	\$2,000.00
37-39 King St E BDO (Harrow CIP)	Façade Improvement Grant	\$804.00



360 Queen St Enerquest Services Inc (Harrow CIP)	Tax Increment Financing	\$98,103.00
19 Laird Ave Brenko's House of Pizza (Essex Centre CIP)	Façade Improvement Grant Outdoor Café and Patio Grant Landscape and Buffering Grant Professional Design Development Permit Fee Grant	\$17,906.90
361 Talbot St N Essex Motors (Essex Centre CIP)	Development Permit Fee Grant	\$900.00
87 Maidstone Ave Reid Funeral Home (Essex Centre CIP)	Landscaping and Buffering Grant	\$8,000.00
46 Talbot St N Sunsations Tanning Salon (Essex Centre CIP)	Façade Improvement Grant	\$12,000.00
167 Talbot St S Guardian Pharmacy (Essex Centre CIP)	Demolition Grant Development Permit Fee Grant Professional Design Landscape and Buffering Grant	\$63,980.00
10 Talbot St N Timothy Meloche Law Office (Essex Centre CIP)	Façade Improvement Grant Development Permit Fee Grant	\$12,250.00
4-6 Talbot St N (Essex Centre CIP)	Façade Improvement Grant Development Permit Fee Grant	\$12,350.00

186/190 Talbot St S Essex Medical Building (Essex Centre CIP)	Façade Improvement Grant Development Permit Fee Grant Professional Design Grant	\$49,186.68
60 Talbot St N A-1 Chinese Restaurant (Essex Centre CIP)	Façade improvement Grant Development Permit Fee Grant	\$12,150.00
105 Talbot St S (Essex Centre CIP)	Façade improvement Grant Landscape and Buffering Grant	\$5,285.00
44 Talbot St S (Essex Centre CIP)	Landscape and Buffering Grant	\$3,246.70
94 Talbot St N HUB International (Essex Centre CIP)	Façade improvement Grant	\$6,145.94
8 Talbot St N Big Dog Vapoury (Essex Centre CIP)	Façade improvement - Mini Grant	\$1,898.40
16 Talbot St N Shaggy Chic Dog Boutique (Essex Centre CIP)	Façade improvement - Mini Grant	\$1,841.90

### Community Improvement Plan Projects Supported in 2018

The following table describes completed projects that received CIP funding in 2018:

Address	Grant Program	Total Grant Paid in 2018
---------	---------------	--------------------------

357 Queen St 259094 Ontario Inc. (Harrow CIP)	Façade Improvement Grant Development Permit Fee Grant Accessibility Grant Demolition Grant	\$20,837.87
1466 County Road 13 2275694 Ontario Inc (Harrow CIP)	Development Permit Fee Grant	\$2,580.00
44 Sinisac St The Country Depot (Harrow CIP)	Façade Improvement Grant	\$12,000.00
121 Centre St Munger Plumbing & Electric (Harrow CIP)	Development Permit Fee Grant	\$2,094.00
2558 County Road 20 Larry Renaud RV Sales (Harrow CIP)	Development Permit Fee Grant	\$4,736.00
22 King St WHair Else? (Harrow CIP)	Landscape and Buffering Grant Accessibility Grant	\$6,432.30
360 Queen St Enerquest Services Inc (Harrow CIP)	Tax Increment Financing	\$99,868.00

106 Talbot St N Vang's Restaurant (Essex Centre CIP)	Façade Improvement Grant Outdoor Café and Patio Grant Accessibility Grant Development Permit Fee Grant	\$22,988.07
49 Talbot St S (Essex Centre CIP)	Landscaping and Buffering Grant	\$2,518.19
361 Talbot St N Essex Motors (Essex Centre CIP)	Façade Improvement Grant	\$10,838.38
56 Talbot St N Main Street Diner (Essex Centre CIP)	Façade Improvement Grant	\$7,961.86
12 Talbot St N Century 21 (Essex Centre CIP)	Development Permit Fee Grant	\$807.95
106 Talbot St S Carter Chiropractic (Essex Centre CIP)	Landscaping and Buffering Grant Façade improvement Grant	\$10,687.80
50 Talbot St N (Essex Centre CIP)	Façade improvement Grant	\$12,000.00
26 Centre St Hourglass Hair and Nail Salon (Essex Centre CIP)	Façade improvement - Mini Grant	\$920.95

## Community Improvement Plan Projects Supported in 2019

The following table describes completed projects that received CIP funding in 2019:

Address	Grant Program	Total Grant Paid in 2019
2564 County Road 20 The Feed Store (Harrow CIP)	Landscape and Buffering Grant Development Permit Fee Grant	\$5,500.00
71 King St W Shep's Building (Harrow CIP)	Development Permit Fee Grant Façade Improvement Grant Accessibility Grant Professional Design Grant	\$21,985.00
41-45 King St E The Country Depot (Harrow CIP)	Façade Improvement Grant	\$2,722.50
230 Centre St Harrow Junior School (Harrow CIP)	Demolition Grant	\$21,033.85
103-107 King St W (Harrow CIP)	Professional Design Grant Façade Improvement Grant	\$5,683.27
360 Queen St Enerquest Services Inc (Harrow CIP)	Tax Increment Financing	\$42,080.00
19/21 Talbot St N Stepping Out (Essex Centre CIP)	Development Permit Fee Grant Façade Improvement Grant	\$24,400.00

41 Talbot St N Accurate Creations/Emerson (Essex Centre CIP)	Development Permit Fee Grant Façade Improvement Grant Professional Design Grant Demolition Grant	\$19,700.00
24 Talbot St N Schinkel's Meat Market (Essex Centre CIP)	Development Permit Fee Grant Accessibility Grant	\$6,330.00
31 Arthur Ave Rec Health & Fitness Inc. (Essex Centre CIP)	Development Permit Fee Grant Façade Improvement Grant	\$3,184.90
60 Fairview Avenue Fitness Fury (Essex Centre CIP)	Landscape and Buffering Grant Development Permit Fee Grant Professional Design Grant	\$10,456.45
390 Talbot St N Ken Kapp Ford (Essex Centre CIP)	Landscape and Buffering Grant	\$6,000.00

### Community Improvement Plan Projects Supported in 2020

The following table describes completed projects that received CIP funding in 2020:

Address	Grant Program	Total Grant Paid in 2020
26 Victoria St S Harrow Dry Cleaners (Harrow CIP)	Façade Improvement Grant Demolition Grant Landscaping & Buffering Grant	\$16,694.47
32 Munger St W Harrow Clinic (Harrow CIP)	Façade Improvement Grant	\$5,918.88

50 Maple (Rear Alley) 1818631 Ontario Inc. (Harrow CIP)	Façade Improvement Grant	\$12,000.00
6 King St W RC Bud Shop (Harrow CIP)	Façade Improvement Grant	\$11,564.00
37-39 King St W (Harrow CIP)	Façade Improvement Development Permit Fee Grant Conversion & Rehabilitation Grant	\$28,700.00
2636 County Road 20 Classy Caps MFG Inc. (Harrow CIP)	Professional Design Grant Development Permit Fee Grant Façade Improvement Grant Landscaping & Buffering Grant Accessible Entrance Grant	\$34,075.69
1341 County RD 13 Adam Keller Motors (Harrow CIP)	Façade Improvement Grant	\$7,502.22
43-45 King St E Boudreau Group (Harrow CIP)	Development Permit Fee Grant Façade Improvement Grant Conversion & Rehabilitation Grant	\$13,590.34
328 Talbot St N Siefker Group (Essex Centre CIP)	Façade Improvement Grant Development Permit Fee Grant Accessible Entrance Grant	\$16,386.63
60 Fairview Ave Fitness Fury (Essex Centre CIP)	Landscaping & Buffering Grant Outdoor Café & Patio Grant	\$6,400.00

68 Talbot St N Former Schinkel's Building (Essex Centre CIP)	Development Permit Fee Grant Façade Improvement Grant	\$12,100.00
12 Talbot St N Century 21 Realty (Essex Centre CIP)	Façade Improvement Grant	\$2,266.08
361 Talbot St N Essex Motors (Essex Centre CIP)	Landscape & Buffering Grant Outdoor Café & Patio Grant	\$6,400.00
167-169 Irwin Ave First Steps Child Care Centre (Essex Centre CIP)	Accessible Entrance Grant Façade Improvement	\$18,000.00
43 Arthur Ave SX Communications (Essex Centre CIP)	Façade Improvement – Mini Grant	\$2,000.00
19 Centre St Essex Stained Glass (Essex Centre CIP)	Façade Improvement Grant	\$6,852.50
22 Laird St The Polished Parlour (Essex Centre CIP)	Accessible Entrance Grant	\$1,650.00

### Community Improvement Plan Projects Supported in 2021

The following table describes completed projects that received CIP funding in 2021:

Address	Grant Program	Total Grant Paid in 2021
---------	---------------	--------------------------



21 King St E The Bearded Dog Brewing Co. (Harrow CIP)	Façade Improvement Grant Accessible Entrance Grant Outdoor Café and Patio Grant Development Permit Fee Grant	\$18,221.33
33-35 King St W Balance Massage Therapy (Harrow CIP)	Façade Improvement Grant Development Permit Fee Grant	\$6,629.70
39 King St E Harrow Dollar Discount (Harrow CIP)	Façade Improvement Grant	\$4,219.00
60 McAfee Street Doctor's House B&B (Harrow CIP)	Landscaping & Buffering Grant	\$8,475.27
22 King St West (Harrow CIP)	Façade improvement Grant	\$11,650.00
2636 County Rd 20 E Classy Caps (Harrow CIP)	Tax Increment Financing Grant	\$24,154.10
2 Talbot St South Former Dahl House (Essex Centre CIP)	Rehabilitation Grant Façade Improvement Grant Development Permit Fees Grant Accessible Entrance Grant Professional Design Grant	\$37,959.47
114 Talbot St. South Balanced Life Wellness Centre (Essex Centre CIP)	Landscape & Buffering Grant Façade Improvement Grant Development Permit Fee Grant	\$11,066.91

108 Talbot St N Little House of Cupcakes (Essex Centre CIP)	Façade Improvement Grant	\$5,970.32
10 Talbot St South Walkerville Candles/EC K9 (Essex Centre CIP)	Façade Improvement Grant Accessible Entrance Grant	\$12,049.56
16 Centre St Essex Free Press (Essex Centre CIP)	Façade Improvement Grant	\$7,583.50
22 Centre St Wine O'Willie's (Essex Centre CIP)	Façade Improvement Grant	\$9,318.50
71 Talbot St N Blimey's British Store (Essex Centre CIP)	Façade Improvement Grant Accessible Entrance Grant	\$20,000.00
335 Talbot St S Essex Gospel Church (Essex Centre CIP)	Façade Improvement Grant Accessible Entrance Grant Professional Design Grant Development Permit Grant	\$20,712.32
68 Talbot St N FATE (Essex Centre CIP)	Accessible Entrance Grant Development Permit Grant	\$6,240.80

## Financial Impact

The following table summarizes the Community Improvement Plan Funds dispersed from 2012 to 2021 in Essex Centre and Harrow.

Year of Grants Paid	Essex Centre CIP	Harrow CIP	Annual Total
2012	\$0.00	\$8,949.00	\$8,949.00
2013	\$0.00	\$25,949.00	\$25,949.00
2014	\$15,145.00	\$28,777.00	\$43,922.00
2015	\$82,259.66	\$138,376.00	\$220,635.66
2016	\$75,468.63	\$118,033.08	\$193,501.71
2017	\$207,141.52	\$193,848.18	\$400,989.70
2018	\$68,723.20	\$146,454.17	\$215,177.37
2019	\$70,071.35	\$105,004.62	\$175,075.97
2020	\$72,055.21	\$130,045.60	\$202,100.81
2021	\$130,901.38	\$73,349.40	\$204,250.78
Total Grants Paid	<u>\$721,765.95</u>	<u>\$968,786.05</u>	<u>\$1,690,552.00</u>

## Consultations

Kate Giurissevich, Director, Corporate Services/ Treasurer

### Link to Strategic Priorities

- ☐ Manage, invest and plan for sustainable municipal infrastructure which meets current and future needs of the municipality and its citizens.
- ☐ Create a safe, friendly and inclusive community which encourages healthy, active living for people of all ages and abilities.
- ☒ Provide a fiscal stewardship and value for tax dollars to ensure long-term financial health to the municipality.
- ☒ Manage responsible and viable growth while preserving and enhancing the unique rural and small town character of the community.
- ☐ Improve the experiences of individuals, as both citizens and customers, in their interactions with the Town of Essex.
- ☐ Improve the Town's capacity to meet the ongoing and future service needs of its citizens while ensuring the corporation is resilient in the face of unanticipated changes or disruptions.

## Report Approval Details

Document Title:	Community Improvement Plan Final Summary - Essex and Harrow - Economic Development-2022-05.docx
Attachments:	
Final Approval Date:	Apr 25, 2022

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

A handwritten signature in black ink, appearing to read "Lori Chadwick". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

**Lori Chadwick, Director, Development Services - Apr 24, 2022 - 11:17 AM**

A handwritten signature in black ink, appearing to read "Doug Sweet". The signature is more stylized and angular than the one above, with a prominent "D" and "S".

**Doug Sweet, Chief Administrative Officer - Apr 25, 2022 - 7:39 AM**