

essex

COMMUNITY PROFILE

WHERE YOU BELONG

www.essex.ca



WELCOME TO ESSEX

Centrally located **in the heart of Essex County**, our community stretches from the “hub” of the county at Essex Centre, through prime agricultural land, all the way to the shores of Lake Erie at Colchester.

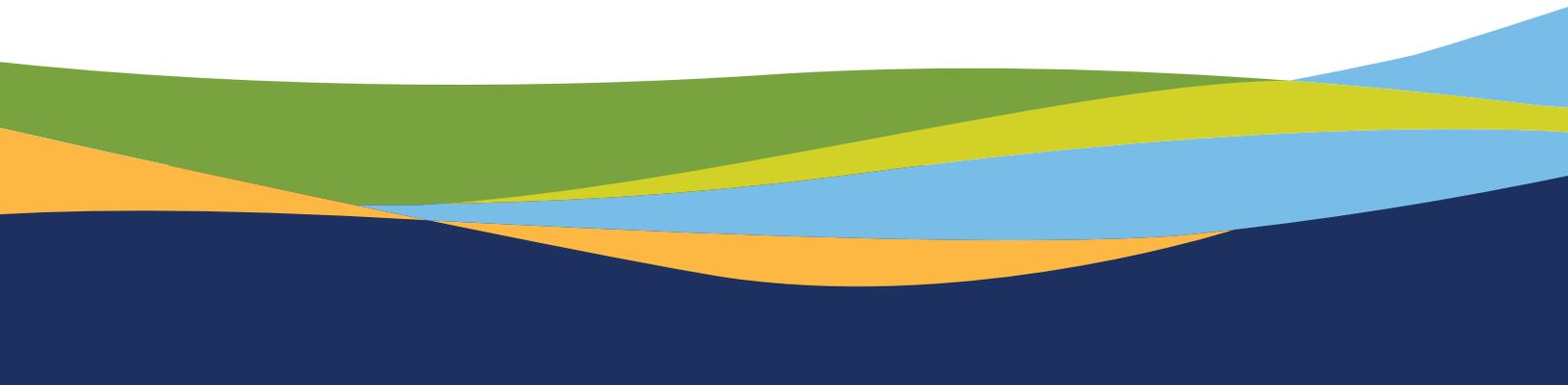
We’re home to the most wineries of any community in our region, and our agricultural roots run deep. From farm to table, visitors can look forward to fresh local food to pair with our outstanding wines. Not only do we boast an amazing agricultural heritage, we’re also home to some of the oldest European settlements in the country. Our history is deep and diverse, and it’s ready to be explored.

Outdoor enthusiasts can enjoy a wide range of active options to explore our community. Rent a bike and take a journey along the beautiful shoreline of Lake Erie on historic County Road 50, or go off-road with our growing network of multi-use recreational trails. Finish the day with a relaxing sunset at Colchester Beach in the heart of Colchester, which just celebrated its 225th year.

Whether you’re walking, biking, or boating, the Town of Essex has something for you!

If that’s not reason enough to visit, we also enjoy a quality of life that’s hard to beat. We rank among **the top safest communities in Canada** and our urban centres have everything you need.

We’re excited to welcome you!



LOCATION

OUR LOCATION

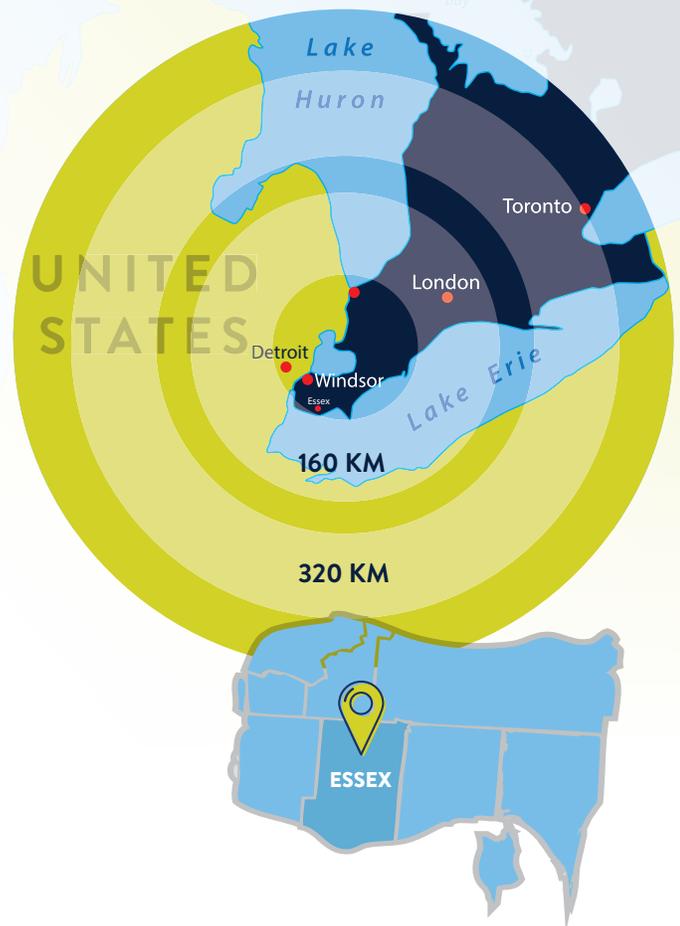
As one of Canada's most southerly municipalities, Essex enjoys hot summers and mild winters. Our rich agricultural lands are some of the most productive in the province and our numerous wineries have a well-deserved national reputation. As an amalgamated community, Essex contains four unique urban centres:

ESSEX: Essex Centre is the largest of the four urban centres. It is at the geographic centre of Essex County and offers many shops and services. Its central location means residents can enjoy quick access to any part of the region, including larger cities like Windsor and Detroit.

COLCHESTER: Colchester is a waterfront community on the shores of Lake Erie which is noted for its harbor and beautiful public beach. Known as the Walleye Capital of Canada, Colchester is also a quiet stop for cyclists and other tourists following the wine route and the Great Lakes Waterfront Trail. As one of the oldest communities in the region, with roots going back to the War of 1812 and the Underground Railroad, its history is a reflection of Canadian heritage.

HARROW: Harrow serves the agricultural community and is home to the largest federal Greenhouse Research and Development Centre in the country. Harrow offers a number of local shops and services and is a hub for some of the region's largest manufacturing companies, like Sellick and AtlasTube.

MCGREGOR: McGregor, with its strong roots in agriculture, is also notable for its outdoor sports activities at Co-An Park and the annual McGregor Music Festival. It is also home to the Essex County Steam and Gas Engine Museum, the largest steam engine museum in Ontario.



THE ESSEX ADVANTAGE

Top 5 reasons to locate in the Town of Essex:



Location:

Welcome to the geographical centre of the county, where your business is easily accessible by the region's 388,000 people. Access is of major importance when considering investment in any business location, and the Town of Essex is only 15 minutes from the 401, which provides access to markets in Ontario, and the Ambassador Bridge, North America's busiest international border crossing. Link to map with Highway, Airport, Port, Rail distances.



Incentives:

There are a variety of incentive programs in place to encourage business activity within the Town of Essex. Whether you are a small business looking to improve the outside look of your building, or a developer interested in building and investing in Essex, our programs and incentives will help advance your ideas, big or small.



Business Support:

Essex is a great place to start a new business: a growing population, high family incomes, and some of the most affordable real estate in Southwestern Ontario. This is a place where small businesses that focus on delivering exceptional products and service can thrive. We are a proven market for a wide range of industries. Whether you are a startup, a home-based business, or a large corporation, your business can expect success in Essex. When trying to increase your profit margins, the cost of real-estate, utilities and taxes can be make or break.



It is a great decision to move your business to a place where the costs are lower, and the incentives are plenty, like right here in Essex.



Workforce:

Our central location in the county attracts a workforce from all municipalities in the region. Drawing on a regional population of over 380,000, Essex offers access to a stable, skilled, efficient, and productive workforce.



Living in Essex:

From the hub of Essex County to the north shore of Lake Erie, the Town of Essex is a safe, healthy and livable community. As one of Canada's most southerly municipalities, Essex enjoys hot summers and mild winters. Our rich agricultural lands are some of the most productive in the province and our numerous wineries have a well-deserved national reputation. Housing prices are among the lowest in Canada and our well-tended urban areas, prosperous farm community and locational advantages are major attractions to new residents. In 2012, the Town was named one of the safest places to live in Canada.

DEMOGRAPHICS

2016 CENSUS

Conveniently located 15 minutes east of Windsor, the Town of Essex serves a vibrant, caring, and growing population of approximately 21,000 individuals that includes families, educated professionals, spirited entrepreneurs and talented tradespeople in a rural setting.

| | TOWN OF ESSEX (WHOLE): 20,427 | ESSEX CENTRE: 7,446 | HARROW CENTRE: 2,710 | |
|-------------------|--|--------------------------------|---------------------------------|-----|
| POPULATION | 0-9 | 1,935 | 800 | 255 |
| | 10-19 | 2,415 | 975 | 335 |
| | 20-29 | 2,145 | 805 | 320 |
| | 30-39 | 2,045 | 790 | 300 |
| | 40-49 | 2,775 | 1,010 | 355 |
| | 50-59 | 3,505 | 1,075 | 430 |
| | 60-69 | 2,990 | 995 | 310 |
| | 70+ | 3,155 | 1,205 | 560 |

(Average age: 43.5),
Projected 2026: 23,475.

LABOUR FORCE & TALENT

The pool of potential employees for businesses in Essex is far greater than our population alone. Given our central location in Essex County, businesses are able to draw from a skilled regional workforce, making Essex well positioned to support your staffing needs.

- **86% OF RESIDENTS** aged 15 and up have a high school diploma, trade certificate, college diploma or university degree.
- **TOTAL POPULATION IN THE LABOUR FORCE:** 11,319 (Town of Essex), 215,265 (Windsor-Essex)
- **TOWN OF ESSEX IS #1 PER CAPITA FOR APPRENTICESHIP AND SKILLED TRADE CERTIFICATES IN ALL OF ESSEX COUNTY**
- **TOP THREE MAJOR FIELDS OF STUDY:**
 1. Architecture, engineering, and related technologies (28%)
 2. Health and related fields (19.5%)
 3. Business, management and public administration (15%)
- **TALENT RECRUITMENT:** Resources are available to assist companies with accessing skilled professionals – from candidate pre-screening, job fairs, links to specialized training and training cost incentives.

DEVELOPMENT & UTILITIES

With its strong agricultural roots, compact urban communities and convenient access to North America's major markets, the Town of Essex presents an attractive investment environment for industrial, commercial and tourism development. Award-winning wineries, fertile and productive croplands, strategic transportation linkages, innovative industries and a willing workforce support our economic diversity.

We are implementing the initiatives identified in our Community Strategic Plan and continue to be a partner with business through investments in downtown revitalization projects through our Community Improvement Plan incentives for our urban centres in Essex, Harrow and Colchester as well as along County Road 50. Aggressive capital works plans are being completed throughout the Town, all with the goal of maintaining healthy, strong and family-friendly communities. New industrial land is being added to the Official Plan, and commercially-zoned properties are ready for development. Will your business be next?



INDUSTRIAL LAND

Essex has a healthy supply of vacant industrial land totalling **over 100 acres** which is fully serviced, pre-zoned and ready for your development.

*** The Town of Essex has implemented a development charge exemption for industrial development.**

UTILITIES



NATURAL GAS

Union Gas, the provider of natural gas in Essex, offers a number of incentives that assist companies with improving energy efficiency.

www.uniongas.com



ELECTRIC POWER

Electric power is distributed by ELK Energy and Hydro 1, which offers a number of energy saving programs for residents and businesses.

www.elkenenergy.com

www.hydroone.com



TELECOMMUNICATIONS

Essex is well-served with numerous telecom providers to suit businesses big and small, in rural areas or in one of our urban centres.



WATER & SANITARY SEWER

Elk Energy is contracted by the Town of Essex to read water meters and issue billings for water consumption, sanitary sewer charges, and turning on or off of water services.

www.elkenenergy.com



BUSINESS & THE CREATIVE ECONOMY

Small businesses are significant drivers of the local economy and there are a variety of services available to help entrepreneurs bring their ideas to life. In addition to the services offered by the Town of Essex team, organizations like the Small Business Centre and the Business Resource Centre are available to assist in areas of training, networking and access to funding.

BUSINESS SUPPORT & RESOURCES

Small Business Centre

SBC is a one-stop source – providing guidance and professional advice from concept, through start-up and early growth stages of business. Belonging to a network of offices that serve Ontario’s small business community, SBC is your local source for small business support services. SBC’s team of small business advisors helps small business owners and entrepreneurs like you make the right decisions at business start-up and help you to develop the skills and access to networks you need to grow and succeed.

Business Resource Centre

The Business Resource Centre of Essex County is a not-for-profit organization dedicated to providing business financing and counselling to entrepreneurs in rural Essex County. The BRC team has supported Essex County entrepreneurs in the development of their businesses for over twenty years. They understand the challenges and opportunities businesses face and know the local marketplace. Contact them to apply for a loan to buy equipment, expand product lines, or increase working capital with flexible repayment terms to support your cash flow needs.

KEY SECTORS:



MAJOR EMPLOYERS

PRIVATE SECTOR

- AtlasTube (Advanced Manufacturing)
- Revera Long Term Care (Healthcare)
- EnerQuest Services (Advanced Manufacturing)
- Sellick Equipment (Advanced Manufacturing)
- Robinson Transport & Warehousing (Logistics)
- Delta Wire (Advanced Manufacturing)
- Essex Weld Solutions (Industrial Service)

PUBLIC SECTOR

- Harrow Research and Development Centre
- Greater Essex District County School Board
- Essex County Library
- Town of Essex
- Ontario Provincial Police
- County of Essex

TAXES & INCENTIVES



The Town of Essex continues to provide some of the most competitive incentives for expanding business and new developments in all of Essex County. Our portions of Development Charges for industrial and downtown developments have been waived to encourage you to choose the Town of Essex as a prime location for your next development. We work with you through the development process from the moment you have an idea, to the moment you open your doors.



| TYPE OF DEVELOPMENT | Ward 1 | Ward 2 | Ward 3 | Ward 4* |
|--|----------|---------|---------|----------|
| RESIDENTIAL | | | | |
| Single/Semi-Detached Dwelling | \$10,770 | \$7,889 | \$9,000 | \$9,779* |
| Apartments - 2 Bedroom and Up | \$6,180 | \$4,561 | \$5,185 | \$5,623* |
| Apartments - Bachelor and 1 Bedroom | \$4,725 | \$3,487 | \$3,964 | \$4,298* |
| Multiple Units | \$7,354 | \$5,427 | \$6,171 | \$6,691* |
| Non-Residential (per sq. ft. of gross floor area) | \$4.08 | \$1.93 | \$3.14 | \$3.53 |
| Solar Farms (per sq. ft.) | \$1.57 | \$1.57 | \$1.57 | \$1.57 |
| Wind Turbines and Telecommunication Towers (per sq. ft.) | \$2.605 | \$2.605 | \$2.605 | \$2.605 |

* Effective January 1, 2018, Essex Council reduced residential development charges by 100 percent for Ward 4 (Harrow). This reduction to the above listed charges remains in effect until August 25, 2019.



COMBINED PROVINCIAL AND FEDERAL CORPORATE TAXES – JAN 2018

| | |
|--|-------|
| General/Manufacturing and Processing (General Corporation) | 25.0% |
| General Active Business Income (General Corporation) | 26.5% |
| Small Business Income up to \$500K (Canadian Controlled Companies) | 15.0% |
| General Active Business Income (Canadian Controlled Companies) | 26.5% |

INCENTIVES TAXES & INCENTIVES

A number of incentives are available to support private investment and development in key areas from the Town of Essex.



TOWN OF ESSEX CIP:

Development Grant Programs

DEVELOPMENT PERMIT FEE GRANT PROGRAM

- Provides a grant to property owners undertaking works that require approval under the Planning Act or the Building Code Act or both. This program applies to applications or construction permit fees.

DEVELOPMENT CHARGES GRANT PROGRAM

- Provides a grant up to the equivalent of the municipal services component of the development charges fee.

TAX INCREMENT EQUIVALENT GRANT PROGRAM

- A maximum grant equal up to 100 percent of the incremental property tax increase payable to the Town is given up to 5 years of an eligible development project. The project must provide increases to the assessed value of the property, create employment opportunities and invest a minimum of \$500,000.

Revitalization Grant Programs

FAÇADE IMPROVEMENT GRANT PROGRAM

- Offers assistance to property owners who are undertaking commercial building façade improvements and any repairs or rehabilitation to the front, rear or side of their building.

OUTDOOR CAFÉ, PATIO, AND COMMERCIAL OUTDOOR SPACE GRANT PROGRAM

- Offers assistance to property owners who are undertaking the construction of outdoor cafés, patios, or other commercial open space, which complement a commercial use within a building on the same lot.

CONVERSION AND REHABILITATION GRANT PROGRAM

- Offers assistance to property owners who are creating a bed and breakfast operation or who intend to use existing above-the-ground floor commercial building space to create a new affordable rental dwelling unit(s) or hotel rooms. This grant can also be used for the creation of a handicap accessible entrance or the rehabilitation of existing dwelling units.

- **Demolition Grant:** For the complete or partial demolition of an institutional, commercial or industrial building.

- **Landscaping and Buffering Grant:** For new landscaping, the screening and buffering of parking areas, the erection of identification signage with peripheral landscaping or any works intended to improve the aesthetic appearance of the property from the street.

PROFESSIONAL DESIGN SERVICES GRANT PROGRAM

- Provides a grant for the services of an architect, landscape architect or similar.

These programs can be used in conjunction with other incentive programs offered by the Town or other levels of government. The total amount of incentives shall not exceed eligible costs.

**The Town of Essex portion of Development Charges has been eliminated for Industrial and Downtown development projects.*

HOUSING & LIFESTYLE



The Town of Essex offers some of the most affordable housing in Southwestern Ontario. Options include apartments, traditional family dwellings, skillfully planned subdivisions and townhomes, not to mention many options for retirement in both Essex and Harrow Centres.



SINGLE DETACHED
6,770



MOVABLE DWELLING
430



TOWNHOUSE
290



APARTMENT
525



The Town of Essex is a **real estate hotspot** with both centres of Essex and Harrow possessing the lowest median detached house sale price for all communities in the Windsor-Essex Region.

LIFESTYLE

Stretching from the centre of Essex County to the north shore of Lake Erie, the Town of Essex is uniquely positioned on the 42nd parallel, a circle of latitude shared with northern California and central Italy. It's no wonder that our award-winning wineries are producing some of the best grapes in Ontario. Enjoy the active life? Hop on a bike and cycle along our growing network of scenic trails. Whether you pedal for pleasure or passion, the rural landscape and lakeside vistas are sure to captivate and connect you to our small-town charm. Outdoor adventure is plentiful if you like to swim, boat, paddle, fish or golf.



QUICK FACT

Essex is home to **9 wineries** located along Lake Erie's North Shore – tour chef's tables and tasting bars as you travel the rural landscape of our award-winning wine trail.

PARKS AND RECREATION:

The Town of Essex maintains a number of parks, playgrounds and sport facilities to meet a wide range of recreational needs and promote healthy and active living for people of all ages. First-class facilities include private golf courses, swimming pools, ice rinks, ball diamonds, beachfront park space, trails, community centres and libraries. The Essex Centre Sports Complex is the Town's premier sporting destination and features an NHL-sized rink with bowl seating for 1,168 as well as a second practice pad with bleacher seating for 222. A 210-metre indoor walking track wraps around the rink and is available for public use at no cost. The walking track is accessible and offers a comfortable and safe walking surface. Other amenities at the complex include 10 dressing rooms, 3 referee rooms, 3 meeting rooms, a canteen, and a skate shop.

The Harrow and Colchester South Community Centre is located on McAffee Street, just past the Harrow Fairgrounds, and offers a variety of recreational and meeting facilities. Home to a single-pad arena, this community centre also includes 6 dressing rooms, 2 referee rooms, a skate shop and a concession stand.

HEALTHCARE HEALTHCARE IN ESSEX

The Town of Essex boasts a wide range of interdisciplinary health professionals. From registered massage therapy, dental and optometric services, athletic therapy, chiropractic, counselling, osteopathy, and weight loss support to fitness centres and programs coupled with a wide range of sporting activities.



ESSEX COUNTY NURSE PRACTITIONER LED-CLINIC:

Located in Essex Centre this new, innovative model for delivery of comprehensive primary health is designed to improve access to care for the thousands of individuals and families who do not currently have a primary health-care provider. The clinic brings the broad perspective of nurses, especially the focus on wellbeing, health promotion and disease prevention, to the day-to-day delivery of patient care.

Phone: 519-776-6856 Website: www.ecnplc.com

HARROW HEALTH CENTRE:

Located in Harrow, this health centre's top priorities are patient needs and making individualized care plans. The Harrow Health Centre maintains a current, comprehensive knowledge of programs and services in Windsor and Essex County. Programs and services range from cancer screening and immunization to diabetes education and lab services. HHC also operates a second location in McGregor.

Phone: 519-738-2000 Website: www.harrowfht.ca

ESSEX
HARROW COLLEGE
CHESHAM
HATER
M^CGREGOR

