



March 4, 2020

Mr. Robert Brown  
Town of Kingsville  
2021 Division Road North  
Kingsville, Ontario  
N9Y 2Y9

Dear Mr. Brown:

**Re: COA Submissions, SUB-01-2020 & ZBA-06-2020, David Armstrong Farms Inc.**

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Please be advised that the County has reviewed the aforementioned applications and the comments provided are engineering related only. These applications have not been reviewed from a planning perspective. The subject lands have frontage on County Road No. 34. The Applicant will be required to comply with the following County Road regulation:

County By-Law Number 2481 – A By-Law to Provide for the Protection of Highways and to Provide for the Installation of Entrance Ways.

County By-Law Number 2480 – A By-Law of the Corporation of the County of Essex to Regulate the Location of Buildings and Structures on Land Adjacent to County Roads.

The minimum setback for any proposed structures on this property must be 85 feet from the centre of the original ROW of County Road No.34. Permits are necessary for any changes to existing entrances and structures, or the construction of new entrances or structures.

The County of Essex has been involved and has commented on this proposed property in the past, therefore the County of Essex is requesting to be included as the proposed progresses further.



We are requesting a copy of the Decision of the aforementioned applications. Thank you for your assistance and cooperation in this matter.

Should you require further information, please contact the undersigned by email at [kbalallo@countyofessex.ca](mailto:kbalallo@countyofessex.ca) or by phone at extension 1564.

Regards,



Kristoffer Balallo  
Engineering Technician

**From:** Dale Myer  
**To:** RC Spencer - Rick Spencer; Jane Mustac; Bill King  
**Cc:** [armstrong2550@hotmail.com](mailto:armstrong2550@hotmail.com); "Ed Hooker"; "John Tofflemire"; [4realestate@royalpage.ca](mailto:4realestate@royalpage.ca); Robert Brown; Andrew Plancke  
**Subject:** RE: Armstrong Cottam Development - Traffic Impact Study  
**Date:** Wednesday, February 28, 2018 11:10:46 AM  
**Attachments:** [Twitter\\_7d425643-44d5-4c71-bf70-80ddc2b5b0c511111111.png](#)  
[Facebook\\_f1ab0de0-1179-48a2-a981-bbf05129d66c11111111.png](#)

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Rick,

We have reviewed the revised study dated January 15, 2018.

We concur that this development will have no significant impact on the adjacent County Road system.

We will not require the developer to make any improvements to either County Road 34 or County Road 27.

We have no objection to this development proceeding.



Dale Myer  
*Engineering Technician*  
360 Fairview Ave. W. Suite 201 | Essex, ON | N8M 1Y6  
P: 519-776-6441 ext. 1564  
F: 519-776-4455  
TTY: 1-877-624-4832

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**From:** RC Spencer - Rick Spencer [<mailto:rcspencer@rcspencer.ca>]  
**Sent:** Wednesday, January 10, 2018 8:30 AM  
**To:** Dale Myer <[DMyer@countyofessex.on.ca](mailto:DMyer@countyofessex.on.ca)>; Jane Mustac <[JMustac@countyofessex.on.ca](mailto:JMustac@countyofessex.on.ca)>  
**Cc:** [armstrong2550@hotmail.com](mailto:armstrong2550@hotmail.com); 'Ed Hooker' <[ehooker@wolfhooker.com](mailto:ehooker@wolfhooker.com)>; 'John Tofflemire' <[jtofflemire@rcspencer.ca](mailto:jtofflemire@rcspencer.ca)>; [4realestate@royalpage.ca](mailto:4realestate@royalpage.ca); Robert Brown <[rbrown@kingsville.ca](mailto:rbrown@kingsville.ca)>; 'Andrew Plancke' <[aplancke@kingsville.ca](mailto:aplancke@kingsville.ca)>  
**Subject:** FW: Armstrong Cottam Development - Traffic Impact Study

Dale

Please see the attached Traffic Impact Study for your review and approval.