



April 12, 2021

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

Dear Mr. Brown:

**Re: SPA-09-2021, Queens Auto Supply, Part of Lot 8, Plan 1198 Part 1,  
12R1009 2013 Division Road North, West Side of County Road No. 29**

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Please be advised that the County has reviewed the aforementioned application and the comments provided are engineering related only. This application has not been reviewed from a planning perspective. The subject lands have frontage on County Road No. 29.

County Infrastructure Services has reviewed the following documents pertaining to a subject land is a 2,092 sq. m (22,520 sq. ft.) commercial lot with an existing building used as a repair shop at present. A site plan approval application has been submitted for the redevelopment of the lot. Proposed is a 557 sq. m (6,000 sq. ft.) two-storey building that would be the new location of Queens Auto Supply which is currently located on Main St. E. in downtown Kingsville. The development would include a new septic system and paved parking area. A storm water management report has been prepared for the site. The Applicant will be required to comply with the following County Road regulations:

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 structures must be 85 feet from the centre of the original ROW of County Road No. 29. Permits are necessary for any changes to existing entrances and structures, or the construction of new entrances or structures.

Based on the proposed site plan, the consultant to contact the County of Essex to discuss the Traffic Impact it will have on the County Road system. At that time, based on provided traffic information, estimate of scope and requirements will be further discussed.

The County of Essex is requesting a geometric and sightline analysis of the proposed access to determine if there will be concerns of the turning movements of the largest size vehicle entering and existing the property.

Any/signage (including temporary development signs) visible from County Road No. 29 must be identified on the plans, must conform to County of Essex guidelines, and will require a valid County Sign Permit before installation. Minimum setback for signs on property will be 10 feet from property line.

Any works within the County right-of-way will require permits and approvals and are to be obtained from the County of Essex.

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 Technologist