



May 31, 2021

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

Dear Mr. Brown:

Re: Application for Site Plan Approval, Southshore Greenhouse Inc., Part of Lot10, Concession1, Part1, 12R6792, municipal Number 1670 Seacliff Drive, North Side OF County Road No. 20.

County Infrastructure Services has reviewed aforementioned application and the following documents pertaining to subject land being a 15.44ha (38.15) farm parcel with an existing dwelling and outbuilding. The proposed development for the site is a new 11.718 ha (28.956 ac.) greenhouse with associated support facilities. Storm water is being prepared and will be forwarded separately. Please be advised the comments provided are engineering related only. This application has not been reviewed from a planning perspective.

The County of Essex has reviewed the Traffic Review by Dillon's Consultant Project No. 21-1752. At this time the County of Essex has no comments, however, The County of Essex reserves the right to revisit the situation should the operation of the site advance in such a way where more traffic and/or conflicts are generated than outlined. Should these conditions develop, the County of Essex will review mitigation measures and any required mitigation shall be undertaken at the Proponent's expense.

In 2019 an Environmental Study was completed that identified required road improvements on County Road No. 20 that impact the above noted property:

- Property to accommodate widening along County Road No. 20
- The required property will consist of 2m offset from existing property limit over subject lands and will be deeded to the County of Essex at the Proponent's expense.

The minimum setback for any structures must be 14 meters from the planned right of way limit. The minimum setback for parking area must be 3 meters from the planned right of way limit.

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.

Permits are necessary for any changes to existing entrances and structures, or the construction of new entrances or structure:

Any/all signage (including temporary signs) visible from County Rd 20 must be identified on the plans, must conform to County guidelines, and will require a valid County Sign Permit before installation.

Further, any required works within the County of Essex 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 or by phone at extension 1564.

Regards,



Kristoffer Balallo
Engineering Technologist