



July 14, 2021

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

Dear Mr. Brown:

**Re: SPA-14-21, Ridge Farms, Part Lot 13, Concession 3 ED, Parts 1 & 2,
12R2141, Part 1, 12R12637 & Part 3, RD 292, West Side of County Road
No. 31, Municipal Number 2461**

Please be advised that the County of Essex has reviewed the aforementioned application and the comments provided are engineering related only. This application has not been reviewed from a planning perspective.

County Infrastructure Services has reviewed the following documents pertaining to a subject land totals 24.92 ha (60.03 AC.) and consists of three parcels. The parcel at the intersection contains a dwelling and outbuilding while the remaining parcels are vacant. The applicant is proposing to develop a new three-phase greenhouse with associated support facilities and worker housing as shown on the attached plan. Storm water management has been prepared and is available for review.

The proposed is within MTO corridor area, the applicant to consult and obtain approvals from MTO.

Based on the proposed site plan, a Traffic consultant to contact the County of Essex to discuss the proposed and how it will impact the County road system. At this time, based on provided traffic information, estimate of scope and requirements will be further discussed.

A geometric and sightline analysis of the new access will be required to determine if there will be concerns of the turning movements of the largest size vehicle entering and existing the property.

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 110 feet from the original right of way of County Rd 31 due to the presence of the Macdonald Drain. Permits are necessary for any changes to existing entrances and structures, or the construction of new entrances or structures.

Any/all signage (including temporary development signs) visible from County Road No. 31 must be identified on the plans, must conform to County guidelines, and will require a valid County Sign Permit before installation. Minimum setback for sign on property will be 10 feet from the 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 or by phone at extension 1564.

Regards,



Kristoffer Balallo
Engineering Technologist