



July 14, 2021

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

Dear Mr. Brown:

Re: ZBA-20-21, Cibulka Martin Ltd., Part of Lot 10, Concession S 4, North Side of County Road No. 20. Municipal Number 1172

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. The subject lands have frontage on County Road No. 20.

This road was formerly King's Highway 18 until it was downloaded to the County of Essex. Therefore, setback and entrance requirements will be as per MTO corridor control procedures.

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.

Free- for- all access will not be permitted for the change of land use. The access, will be required to be modified to a two-way access with a width of 7.2m-12m. Further, 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 85 feet from the centre of the right of way of County Road No. 20 for a proposed residence and 105 feet for proposed commercial. 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. 20 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