



March 23, 2023

Kristina Brcic
Municipality of Lakeshore
419 Notre Dame Street
Belle River, Ontario
N0R 1A0

Dear Ms. Brcic:

Re: Official Plan Amendment & Zoning By-law Amendment: OPA-02-2018 & ZBA-20-2014, 2438305 Ontario Ltd.

Please be advised that the County has reviewed the aforementioned application and documents provided. 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.19.

Based on the Traffic Memo completed by Dillon dated June 1, 2022, the County of Essex has no concerns at this time. 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 the mitigation measures and any required mitigation shall be undertaken at the Proponent's expense.

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

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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

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