

September 21, 2020

Internal Memo

To: Rebecca Belanger– Rbelanger@countyofessex.ca

Re: 37-T-20004, Parkland Estates Harrow, Pt Lot 12 Concession Gore 2nd Range, Pt Lot 1, 12R-16388, East Side of County Rd 13, Town of Essex

The County has reviewed the following documents pertaining to Parkland Estates/ Pereira Subdivision Harrow, Ontario in the Town of Essex:

Traffic Impact Study File No.: 19-906 dated September 2019 and associated Memo dated December 3, 2019 prepared by RC Spencer Associates Inc.

Rural Intersection Illumination Analysis File No.: 19-932 dated October 9, 2019.

The subject property has frontage on County Road 13.

Please find below the County's comments related to the above submission:

Traffic Impacts

At this time, the County has no immediate concerns with the Traffic Impact Study and Illumination Analysis. The County agrees with the conclusions in the Traffic Impact Study, Memo and Illumination Analysis.

The County reserves the right to revisit the situation should the phasing and/or 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 will review the mitigation measures and any required mitigation shall be undertaken at the Proponent's expense.

Access

The County will require the geometric design of Street 'A' and County Road 13 for review and approval.

Access standards must be in accordance with those outlined in the Geometric Design Guide for Canadian Roads, most recent edition, issued by the Transportation Association of Canada (TAC).

Access Permits

Under By-Law #2481 - Permits are required to be obtained by the County for the construction of any new entrances/accesses or any changes to existing entrances off County Road 13.

Sign Permit

Any/all signage (including development and temporary signs) visible from County Rd 13 must be identified on the plans, must conform to County guidelines, and will require a valid County Sign Permit before installation.

Also note the following:

Any additional permits and/or approvals that may be required are to be obtained during review of the ultimate/final design.

Should you require further information, please contact me by email at kbalallo@countyofessex.ca or by phone at extension 1564.

Regards,

Kris Balallo
Engineering Technician

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