



June 23, 2023

Robert Auger  
Town of Tecumseh  
917 Lesperance Rd.  
Tecumseh, ON N8N 1W9

**Re: Proposed Zoning By-Law Amendment: D19 PETHOT**

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The County of Essex is in receipt of the above noted Proposed Zoning By-Law Amendment. This subject property has frontage on County Road 22. This portion of County Road 22 was formerly King's Highway 2 until it was downloaded to the County of Essex. There are no objections to this proposal. Further review will be required once the development moves forward. MTO procedures will be applied.

Property

In 2008 an Environmental Study was completed that identified required road improvements on County Road 22 that impact the noted property, including the following:

- Property to accommodate widening along County Road 22

Detailed design of these road requirements has not been initiated and the timing is not known.

The environmental assessment document is approved by the Ministry and is still valid. The content is substantial and includes various approved mitigation measures including a list of commitments. Results of the planning and decision-making process identifies the need for the project and a description of the undertaking.

Setback

The setback from County Road 22 for the proposed commercial building/structure shall be 25 meters from the right-of-way limit. In addition, the setback for the parking along County Road 22 shall be 12m meters from the right-of-way limit.

Setback permits are required to be obtained from the County of Essex.

 519-776-6441  
TTY 1-877-624-4832

 360 Fairview Ave. W.  
Essex, ON N8M 1Y6

 [countyofessex.ca](http://countyofessex.ca)

## Access

No direct access is permitted onto County Road 22.

## Traffic Impact

The County does not anticipate any direct traffic impacts on County Road 22 based on the proposed site, however the County would like to be circulated on a Traffic Impact Study, if the Town of Tecumseh requests one for this site.

## Signs

Signs fronting County Road 22 require the approval of the County of Essex for type and size. The setback from County Road 22 for any proposed sign is 14 meters from the planned right-of-way limit. Other sign restrictions may apply. A sign permit will be required to be obtained from the County of Essex.

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

Should you require further information, please contact me by email at [kbalallo@countyofessex.ca](mailto:kbalallo@countyofessex.ca) or by phone at extension 1564.

Regards,

Kristoffer Balallo  
Engineering Technologist

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