



LAND DEVELOPMENT REVIEW CORRESPONDENCE

Correspondence: MTO-LD-2024-31L-000386

Jessica Pegelo (Regional Planner (CMP/SPM))

Wednesday October 16, 2024 9:20 a.m.

To: Victoria Mance <vmance@southgate.ca>

The Ministry of Transportation (MTO) have completed a review of the proposed minor variance.

The proposal has been considered in accordance with the requirements of *the Public Transportation and Highway Improvement Act*, MTO's Highway Access Management Policy and all related policies.

The subject property is located adjacent to Highway 6, is within MTO's Permit Control Area (PCA), and as such, MTO permits are required before any demolition, grading, construction or alteration to the site commences.

Highway 6 at this location is classified as a 2B Arterial in MTO's Access Management Classification System. As such, all requirements, guidelines and best practices in accordance with this classification shall apply.

Building and Land Use

The Proponent shall submit an acceptable Site Plan, Grading Plan, Drainage Plan and Site Servicing Plan for MTO review and approval. These plans shall clearly identify all structures/works and parking (existing and proposed).

MTO requires all buildings, structures and features integral to the site to be located a minimum of 8 metres from the highway property limit, inclusive of landscaping features, fire-lanes, parking and storm water management facilities.

Storm Water Management

The grading/drainage plans shall identify any storm drain infrastructure including - outlets, swales, tiles, direction of flow, etc. A Storm Water Management Report may be required for MTO review and approval.

The applicant should be directed to MTO's Stormwater Management Requirements for Land Development Proposals using the following link:

Stormwater Management Planning and Design Manual | Ontario.ca

Access & Traffic Impact Review

All access shall be taken off of Cedar Lane.

Encroachments

Any encroachments and works identified within the Highway 6 property limits are subject to MTO conditions, approval and permits, prior to construction. All provincial

highway property encroachments are strictly regulated and must meet all conditions set out by MTO.

General Comments

Upon review and approval of the minor variance, MTO Permit(s) will be required. Please feel free to contact me directly should you have any questions or concerns.

Thank you,

Jessica Pegelo
Corridor Management Planner
Highway Corridor Management
Ministry of Transportation of Ontario