

From: [Pegelo, Jessica \(MTO\)](#)
To: [Michael Benner](#); [Planning Grey](#)
Subject: RE: Pre-Consultation Request - Nagel Severance and Zoning Amendment, 719409 Highway 6, Georgian Bluffs
Date: January 10, 2024 9:53:09 AM
Attachments: [image001.png](#)
[image005.png](#)
[image003.png](#)
[image004.png](#)

Good morning Michael,

Thank you for submitting the severance and zoning by-law amendment for MTO review and comments. For future reference and as a general rule, MTO require four to six to review Planning Act applications or Pre-Consultation inquiries.

The Ministry of Transportation (MTO) have completed a review of the proposed consent and zoning by-law amendment.

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.

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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.

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Access

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MTO's first principle with respect to access is one lot = one access connection. MTO's Access Management Policy indicates that a lot of record with highway frontage, which also has frontage on a public road, shall obtain its access connection from that public road.

MTO will permit one access connection to the proposed severed parcel from Highway 6.

MTO require that two of the existing accesses to the proposed severed parcel from Highway 6 be removed by way of an MTO Encroachment Permit.

MTO require that access to the proposed retained parcel be taken off of Sideroad 25.

MTO Consent Condition – MTO require that two of the existing entrances to the proposed severed parcel be removed by way of an MTO Encroachment Permit.

Consent Comment - Upon registration of the consent, an MTO Entrance permit will be required to define ownership and use of access (access to two single-family dwellings) to the proposed severed parcel.

Upon registration of the consent, an MTO Building and Land Use Permit may be required to define ownership and use of access to the proposed retained parcel depending upon the location of the proposed access.

Building and Land Use

An MTO Building and Land Use Permit will be required for the proposed demolition of the existing single-family residence at the southern boundary of the proposed severed parcel and construction of a new single-family residence.

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.

MTO will not permit any future residential-uses on the proposed retained parcel.

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](#)

- 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.

- MTO Consent Condition – MTO require that two of the existing entrances to the proposed severed parcel be removed by way of an MTO Encroachment Permit.

- General Comments

MTO looks forward to the advancement of this development, and we anticipate receiving additional details for review and comment as the project progresses.

Please feel free to contact me directly should you have any questions or concerns.

Kind Regards,

Jessica Pegelo
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Corridor Management Planner
Highway Corridor Management Section
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From: Michael Benner <mbenner@georgianbluffs.ca>

Sent: November 17, 2023 9:07 AM

To: Planning Grey <planning@grey.ca>; GSCA General GB <georgian.bluffs@greysauble.on.ca>; Pegelo, Jessica (MTO) <Jessica.Pegelo@ontario.ca>; Juanita Meekins <execassist.ri@saugeenobjibwaynation.ca>; Reil Warrilow <associate.ri@saugeenobjibwaynation.ca>

Subject: Pre-Consultation Request - Nagel Severance and Zoning Amendment, 719409 Highway 6, Georgian Bluffs

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Good morning,

The Township of Georgian Bluffs has received applications for a severance and zoning by-law amendment to create a residential parcel for two dwellings that are surplus to the needs of the farmer. Prior to the Township deeming the application complete, staff would appreciate any pre-circulation comments you may have on the attached materials. Please provide your comments by December 8, 2023.

Thank you,

Michael

Michael Benner, MCIP RPP

Principal Planner

Township of Georgian Bluffs

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The Township of Georgian Bluffs is located on the traditional lands of the Ojibway, Odawa and Pottawatomi people who have inhabited this land for time immemorial, and the Chippewas of Nawash and the Chippewas of Saugeen, now known as the Saugeen Ojibway Nation; the traditional keepers of this land.

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