

From: [Mentley, Ryan \(MTO\)](#)
To: [Ian Search](#)
Cc: [Robertson, Andrew T. \(MTO\)](#)
Subject: RE: May 17th Committee of Adjustment Application - Lakeshore - Notice for Comment
Date: May 3, 2023 4:49:14 PM
Attachments: [image001.png](#)
[B-11-2023 - Notice of Public Meeting.pdf](#)

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Good afternoon Ian,

Thank you for circulating MTO with the attached severance proposal located in the southwest quadrant of the intersection of Highway 77 and Knapp Road to accommodate a future hotel (shown on page 4 of the attached). The submission has been considered in accordance with the *Public Transportation and Highway Improvement Act* and MTO's highway access management guidelines. The following outlines our comments.

Typically with a severance, MTO is concerned with applications that can increase provincial highway access and/or reduce property frontage which can result in increased access density. The amount of access along a provincial highway or within the functional area of an intersection can have a direct impact on the intended function of both the road and intersection. As such, there shall be no direct access to Highway 77 from Part 1, 2 or 3; all access shall be from Knapp Road or Taylor Street for the proposed Parts.

Please find below initial comments for the proposed hotel. MTO may adjust comments or have addition comments upon review of a detailed site plan.

Building and Land Use

An MTO Building and Land Use Permit is required. As a condition of MTO permits, the following shall be provided:

- - MTO will require confirmation from the Municipality that the current zoning will accommodate the proposed.
 - 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. MTO requires all buildings, structures and features integral to the site to be located a minimum of 14 metres from the highway property limit.
 - Traffic Impact Study - MTO will require a Traffic Impact Study (TIS), the TIS shall be completed by a Registry, Appraisal and Qualification System (RAQS)

approved Transportation Engineer in accordance with MTO traffic guidelines. Should highway improvements be identified, it shall be the responsibility (financially and otherwise) of the owner to design and construct the works in accordance with MTO standards, specifications, and criteria. This will have a direct impact on the opening date of the development, as the highway improvements must be completed prior to opening. The traffic consultant should be directed to the following link for our traffic guidelines:

<https://www.ontario.ca/page/highway-corridor-management#section-1> – (scroll down under **Resources**)

Prior to completing the traffic report, please review the pre-submission briefing requirements on Pg. 5 of the TIS guideline. MTO will provide comments/requirements upon review of the pre-submission. Please feel free to reach out to MTO to set up a pre-consultation meeting with our traffic section to discuss requirements, etc.

Additionally, it must be noted that if a TIS identifies that highway / intersection improvements are required, but our review indicates that the required improvements cannot be geometrically accommodated, then MTO may be unable to approve the expansion, and MTO permits would not be available.

- Access on Knapp Road shall be setback a minimum of 85 metres from the end of rounding of the intersection of Highway 77 and Knapp Road. Per detail below (A & B = 85 m).



- Storm Water Management - As a condition of MTO permits, to ensure that stormwater runoff from this property does not adversely affect our highway drainage system or highway corridor, MTO requires the owner to submit a Storm Water Management Report along with the above-noted grading/drainage plans for the proposed development for our review and approval. For a comprehensive set of MTO drainage related documentation requirements, please refer to the following link: <https://www.ontario.ca/page/highway-corridor-management#section-1> – (scroll down under **Resources**)

Signs

- Any/all signage visible from Highway 77 including temporary development signs, must be identified on the plans, must conform to MTO policies and guidelines, and will require a valid MTO Sign Permit *before* installation. You may find information regarding Location Signs, permit applications, and application requirements at the following website:
<http://www.mto.gov.on.ca/english/engineering/management/corridor/sign-policy/page8.shtml>

Encroachments

- Any encroachments and works identified within the highway property limits are subject to MTO conditions, approval and individual permits, prior to construction. All provincial highway property encroachments are strictly regulated and must meet all conditions set out by MTO, and as such, it is advantageous to the Proponent for all servicing requirements to be identified on a Site Servicing Plan as early as possible. Encroachment requests which do not meet MTO requirements will not be permitted, inclusive of any Septic / Sanitary Works designed by others. Additionally, please note that each individual service crossing/connection within MTO property limits requires a separate MTO Encroachment Permit. *These Encroachment Permits are typically acquired by either the utility company, (i.e.: Hydro One, Enbridge, etc...) or the municipality, at the customers request.*

General Comments

- MTO will respectfully request a draft copy of the municipal Site Plan Agreement when available referencing all final plans and reports for review as a condition of consideration of MTO permits.

MTO looks forward to receiving additional materials for assessment as the project advances. Please feel free to contact me directly should you have any questions or concerns.

Regards,

Ryan Mentley

Corridor Management Planner

Highway Corridor Management Section

Ministry of Transportation



[REDACTED]

From: Ian Search [REDACTED]

Sent: May 3, 2023 9:49 AM

To: Mentley, Ryan (MTO) [REDACTED]

Subject: RE: May 17th Committee of Adjustment Application - Lakeshore - Notice for Comment

CAUTION -- EXTERNAL E-MAIL - Do not click links or open attachments unless you recognize the sender.

Hi all,

Please see attached official public meeting notice for the severance application sent to you for comment. A reminder to provide any comments on this application to me by end of day.

Kind Regards,

Ian Search

Ian Search
Planner I

Municipality of Lakeshore | Growth and Sustainability - Community Planning
419 Notre Dame Street, Belle River, ON, N0R 1A0

[REDACTED]

From: Ian Search

Sent: Wednesday, April 19, 2023 2:01 PM

To: Mentley, Ryan (MTO) [REDACTED]

Subject: May 17th Committee of Adjustment Application - Lakeshore - Notice for Comment

Importance: High

Hi all,

Please see attached notice for comment with respect to a severance application in the Municipality of Lakeshore. Please provide any comments to me by May 3rd.

Kind Regards,

Ian Search
Planner I

Municipality of Lakeshore | Growth and Sustainability - Community Planning

[REDACTED]

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