

From: [Pegelo, Jessica \(MTO\)](#)
To: [Cuesta Cuesta Planning](#)
Cc: [Elisha Milne](#); [Victoria Mance](#); [Robertson, Andrew T. \(MTO\)](#)
Subject: RE: Falladown Severance - PT LOT 21, CON 1, Southgate
Date: June 20, 2024 11:53:24 AM
Attachments: [image001.png](#)
[221172 Crummer Site Plan with Entrance January 8 2024.pdf](#)

Good morning Don,

Thank you for providing MTO with an updated site plan (prepared by: Cuesta Planning Consultants Inc., dated January 8, 2024) for review.

MTO has reviewed ZBA B4-21 and Consent Application C16-22. 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 following outlines our comments:

The subject property is located within MTO's Permit Control Area (PCA), and as such, MTO review, approval and permits are required before any development activities take place on-site (demolition, grading, construction or alteration to the site).

MTO are supportive of the proposed zoning by-law amendment.

MTO are supportive of the proposed consent subject to the following:

- The proposed severed and retained parcels continue to be used for agricultural/residential use only.
- Access to the severed and retained parcels must be taken off Southgate Road 10.
- MTO will permit access to the proposed severed parcel at the proposed setback distance in the updated site plan (prepared by: Cuesta Planning Consultants Inc., dated January 8, 2024). Although, deficient of MTO's minimum setback requirement of 45m for an agricultural/residential entrance, there is no alternative option for access due to constraints on-site.
- Any future development on the severed or retained parcel will require MTO review, approval and permits.

Upon approval of the consent, and prior to the installation of entrances to Southgate Road 10, the owner(s) shall obtain MTO Building and Land Use Permits to define ownership and use of the entrances. Application for MTO permits can be made by clicking on the following link: www.hcms.mto.gov.on.ca

If there are any questions, please let me know.

Regards,

Jessica Pegelo

Corridor Management Planner | Corridor Management/Operations Division
Ministry of Transportation | Ontario Public Service
519-379-4397 | jessica.pegelo@ontario.ca



Taking pride in strengthening Ontario, its places and its people

From: Cuesta Cuesta Planning <cuesta@cuestaplanning.com>
Sent: Wednesday, June 12, 2024 10:22 AM
To: Pegelo, Jessica (MTO) <Jessica.Pegelo@ontario.ca>
Subject: Re: Falladown Severance - PT LOT 21, CON 1, Southgate

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

Hi Jessica,

Just a few corrections to my email from yesterday.

The sketch was endorsed by the conservation authority and for the lane we would like to request that MTO consider a 35m setback. My apologies for the errors.

Cuesta Planning Consultants Inc.

978 First Avenue West

Owen Sound, ON N4K 4K5

Phone: [519-372-9790](tel:519-372-9790)

Fax: [519-372-9953](tel:519-372-9953)

www.cuestaplanning.com

Confidentiality Note: This email and any attachments are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this email or any attachment is prohibited. If you have received this email in error, please notify us immediately by returning it to the sender and delete this copy from your system.

On Tue, Jun 11, 2024 at 1:20 PM Cuesta Cuesta Planning <cuesta@cuestaplanning.com> wrote:

Hi Jessica,

I am attaching a correspondence I sent to Victoria Mance, the new municipal planner for Southgate, that addresses what I believe are outstanding municipal conditions.

The memo contains several drawings which may be helpful. The sketch we prepared was based on the Environmental Impact Study prepared by Natural Resources Solutions and revised by The Conservation Authority. I have interpreted the access point to Sideroad 10 to be 24m from Hwy 6. This access has been approved by the SVCA. As this area is a provincially significant wetland, any further intrusion may cause concern and / or objection from the SVCA. I have been to the site and it may be reasonable to set the setbacks from the Hwy at 35m. It would be appreciated if you would consider 935m for the lane setback. As you will note from the correspondence, there will be no further residential development on this 100 acre property.

Let me know if you have any questions.

Be well

Don Scott

Cuesta Planning Consultants Inc.

978 First Avenue West

Owen Sound, ON N4K 4K5

Phone: [519-372-9790](tel:519-372-9790)

Fax: [519-372-9953](tel:519-372-9953)

www.cuestaplanning.com

Confidentiality Note: This email and any attachments are confidential and may be protected by legal privilege. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of this email or any attachment is prohibited. If you have received this email in error, please notify us immediately by returning it to the sender and delete this copy from your system.