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## LAND DEVELOPMENT REVIEW CORRESPONDENCE

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### Correspondence: BX-25- MTO comments November 17, 2025

**O'Neil Nembhard (Regional CMO)**

Monday November 17, 2025 4:30 PM

To: Victoria Mance <vmance@southgate.ca>  
Attachments: BX-25- MTO comments November 17, 2025.msg

The Ministry of Transportation (MTO) have completed a review of the proposed severance: severed lot 3.6 hectares and 14.6 hectares (to be merged with lot to the east) for properties PT LT 4 CON 4 EGREMONT PT 2 16R9377; SOUTHGATE and LT 5 CON 4 EGREMONT AS IN R451854 EXCEPT GS28611; S/T EG13667; SOUTHGATE. The consent was considered in accordance with the Public Transportation and Highway Improvement Act (PTHIA), MTO's Highway Corridor Management Manual (HCMM) and all related guidelines and policies. The following outlines our comments

Highway 89 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.

MTO is supportive of Consent File No. BX-25 proceeding, subject to the following:

- No new access connection will be permitted from the proposed retained lot.
- The proposed retained lot/parcel shall be fully merged with the adjacent parcel to the east (PIN 372870213), and fully consolidated into one new Parcel Identification Number within the Provincial Land Registry System.
- MTO requires copies of all land title documents facilitating this consolidation, including the final/new Parcel Register, once the consolidation has been completed.

#### General Comments

Upon registration of the consent, an MTO Entrance Permit will be required to define ownership and permitted use(s) of the proposed severed parcel.

Thank you,

O'Neil Nembhard  
Corridor Management Planner  
Highway Corridor Management  
Ministry of Transportation of Ontario