

From: [Pegelo, Jessica \(MTO\)](#)
To: [Michael Benner](#)
Subject: RE: Notice of Public Meeting Z-07-23, DeStafano
Date: November 14, 2023 4:32:43 PM
Attachments: [image001.png](#)
[image003.png](#)
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[image005.png](#)

The Ministry of Transportation (MTO) has completed a review of Zoning By-Law Amendment Application, Z-07-23. The purpose of the Zoning By-law Amendment application is to amend the zoning on the subject lands to permit a 10-unit “cottage style” residential development on the subject lands. The development will be serviced with municipal water and a communal sanitary system. Access will be provided from Joynt Street.

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 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 Highway in MTO’s Access Management Classification System. As such, all requirements, guidelines and best practices in accordance with this classification shall apply.

Should the ZBA be approved, the following will be MTO’s requirements. However, MTO reserve the right to request additional information.

Site Access & Traffic Impact Review

Generally, the submission of a Traffic Impact Study (TIS) or Traffic Impact Brief (TIB) is required. However, since the proposal is only 10 ‘cottage style’ homes with no direct access to Highway 6, a TIS or TIB will not be required.

If the proposal changes, MTO may require the submission of a TIS or TIB.

Building and Land Use Permit

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 14 metres from the highway property limit, inclusive of landscaping features, fire-lanes, parking and storm water management facilities.

Storm Water Management

As a condition of MTO permits, to ensure that stormwater runoff from this property does not adversely affect the highway drainage system or highway corridor, MTO requires the owner to submit a Storm Water Management Report (SWMR) along with the above-noted grading/drainage plans for the proposed development for our review and approval.

MTO Stormwater Management Requirements for Land Development Proposals can be obtained from the following website:

<http://www.mto.gov.on.ca/english/engineering/drainage/stormwater/index.html>

Signs

Any/all signage visible from Highway 6, 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.

Encroachments

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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.

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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
Ministry of Transportation
Corridor Management Planner
Highway Corridor Management Section
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From: Michael Benner <mbenner@georgianbluffs.ca>

Sent: October 20, 2023 9:13 AM

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Subject: Notice of Public Meeting Z-07-23, DeStafano

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Good morning,

Please find attached a Notice of Public Meeting for Zoning Amendment Application Z-07-23 DeStafano.

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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