

Jessica Pegelo, (Regional Planner (CMP/SPM))

1:34 P.M.

To Klarika Hamer <khamer@brucecounty.on.ca>

MTO-LD-2024-31L-000172

Official Plan Amendment (OPA) Zoning By-Law/Amendment

Good afternoon,

MTO request the following information be included in the OPA/ZBA:

MTO General Comments

In addition to all the applicable county and municipal requirements, all proposed development locations adjacent to and in the vicinity of a provincial highway or interchange/intersection within the Ministry of Transportation permit control area, under the authority of the Public Transportation and Highway Improvement Act will also be subject to Ministry of Transportation approval. Early consultation with the Ministry of Transportation is encouraged to discuss requirements; including policies, standards and supporting reports.

Access from provincial highways

Proper spacing of access connections has a direct effect on highway safety and efficiency. The Ministry has established standards for the spacing of various access connection types, depending on whether the access connection is on a highway or a public road.

These access spacing standards help to ensure that, should these types of access connections require an auxiliary lane (i.e. a left turn lane or right turn lane) and/or signalization, now or in the future, they will be properly spaced to permit their design and construction. If proper spacing is not provided for an access connection and an auxiliary lane or signalization is required later, it can cause a substantial reduction in highway safety, operations and efficiency.

MTO requires a minimum of 800m between all new public road/commercial access connections from existing public roads/commercial access connections on the highway.

MTO requires a minimum of 400m from the end of radius of the highway and county/municipal road for access connections to medium and high-volume commercial developments.

MTO's desirable offset is 85m from the end of radius of the highway and county/municipal road for access connections to low-volume commercial developments.

Home business/occupation, home industry or on-farm diversified use

In addition to the municipal approval for a home business, home industry or on-farm diversified use, all properties within MTO's Permit Control Area are subject to MTO review under the authority of the PTHIA. MTO permits may be required for Access/Entrances, Building and Lane Use, Encroachments and Signs.

MTO may require the submission of a Traffic Impact Study for MTO review and acceptance. MTO may determine that the proposal for the home business, home industry or on-farm diversified use is more commercial in nature and an MTO Commercial Entrance Permit may be issued. MTO Access Spacing Standards for a commercial use will be applied.

Thank you,

Jessica Pegelo

Corridor Management Planner

Highway Corridor Management

Ministry of Transportation of Ontario