

From: [Mentley, Ryan \(MTO\)](#)
To: [Jordan Scholten](#)
Cc: [McIver, Maureen \(MTO\)](#)
Subject: RE: Request for Agency Comments B36 Z28 Farrell
Date: Friday, August 6, 2021 3:58:07 PM

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Good afternoon Jordan,

The Ministry of Transportation (MTO) has completed its review of the application for Consent & Zoning By-law Amendment. The proposal has been reviewed in accordance with the *Public Transportation and Highway Improvement Act* and MTO's Highway Access Management Manual (HAMM). The following outlines our comments.

Typically with a severance, MTO is primarily concerned with applications that can increase provincial highway access and/or reduce property frontage which can result in increased access density. Access along a provincial highway can have a direct impact on the intended function of the road.

MTO does not object to the proposed consent to sever the surplus farm dwelling, however, the subject property is located adjacent to Highway 21, within MTO's Permit Control Area (PCA), and as such, the applicant shall meet the following conditions:

- MTO supports the condition of consent that new residential dwellings are prohibited on the remnant parcel of farmland created by the severance. The farm lot shall gain access via Concession Road 10.
- An MTO entrance permit is required to update ownership and define the use of the Highway 21 residential entrance. Additional Highway 21 entrances will not be permitted.

An online application can be made using MTO's permit application tool HCMS:
<https://www.hcms.mto.gov.on.ca/>

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
659 Exeter Road, London ON, N6E 1L3
Tel: (519) 878-4026
Fax: (519) 873-4228*