

Ministry of Transportation

Engineering Office
Corridor Management Section
West Region

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (519) 873-4543
Facsimile: (519) 873-4228

Ministère des Transports

Bureau du génie
Section de gestion des couloirs routiers
Région de l'Ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (519) 873-4543
Télécopieur: (519) 873-4228



September 12, 2019

2021 Division Road North
Kingsville, Ontario N9Y 2Y9

Attention: Robert Brown

**RE: Application for Site Plan Approval (File SPA/20/19) – Sun-Brite Canning Limited
PIN 751470057 & 751470056
Part Lot 10, Con 3
Essex County, Town of Kingsville**

The Ministry of Transportation (MTO) has completed its review of the Application for Site Plan Approval regarding a new 9,267 m² warehouse with a new access, driveway and loading area on the subject property. The site has been considered in accordance with the Public Transportation and Highway Improvement Act (PTHIA) and all related guidelines and policies. The following outlines our comments:

Highway 3 in the vicinity of the subject property is a **Principal Arterial Controlled Access Highway** with a posted speed of 80 km/hr.

MTO is supportive of the proposed expansion of the site; however, we offer the following comments:

Building and Land Use Permit

The subject property is within MTO's Permit Control Area (PCA), a Building & Land Use Permit will be required prior to any clearing, grading, construction, demolition or alteration to the site commences.

Note that, in accordance with the Ontario Building Code, municipal permits may not be issued until such time as all other applicable requirements (i.e.: MTO permits/approvals) are satisfied.

Storm Water Management

MTO has ongoing concerns regarding excessive discharge from the Sun-Brite property into the Highway 3 ditch located approximately 300 m east of the intersection of Highway 3 and Essex Road 34.

As a condition of MTO permits and to ensure that stormwater runoff or any water discharge from this property does not adversely affect our highway drainage system or highway corridor, we require the owner to provide more details regarding the additional stormwater discharge as a result of this proposal. The owner must demonstrate that drainage impacts will not adversely affect the highway right-of-way and describe what is being discharged from the property.

MTO only accepts clear water, a drain or ditch carrying household or factory waste, sewage or pollutants is prohibited from connecting to the highway drainage system.

Please provide a copy of any environmental documentation (e.g. Environmental Compliance Approval) for the existing outlet.

Traffic Impact Study

At this time, MTO has determined that the current proposal will not require the submission of a Traffic Impact Study, however, MTO reserves the right to request one should circumstances arise that deem it necessary.

Sign Permit:

Any/all signage within 400 m of Highway 3 and visible from Highway 3 must conform to MTO policies and guidelines and will require an MTO Sign Permit.

MTO reserves the right to provide additional comments upon review of a revised development submission.

Should you have any questions, please contact our office.

Thank you,

A handwritten signature in black ink, appearing to read "R. Mentley", with a stylized flourish at the end.

Ryan Mentley
Corridor Management Planner (A)
Corridor Management Office
West Region

c. Jodie Lucente, Corridor Management Planner - MTO