

Appendix C

From: [Mentley, Ryan \(MTO\)](#)
To: [William LeBel](#)
Cc: [Robertson, Andrew T. \(MTO\)](#); [Robert Brown](#); [Emma Teskey](#)
Subject: Ridge Farms Greenhouse Development Phase 1 - 2461 County Road 31
Date: July 9, 2021 1:44:01 PM
Attachments: [20210409 - SWMR - Ridge Farms Phase 1 Greenhouse Development - E-19-127.pdf](#)
[20210409 E19127 Ridge Farms - Drawing Set.pdf](#)

Good afternoon William,

MTO has completed its review of the proposed new commercial greenhouse development located at 2461 County Road 31 in Kingsville. The proposal has been considered in accordance with the requirements of the *Public Transportation and Highway Improvement Act* and MTO's highway access management guidelines.

MTO does not object to the proposed development, however, the property is located adjacent to Highway 3 within MTO's Permit Control Area, and as such, MTO permits are required prior to any work taking place. As a condition of MTO permits, MTO provides the following:

Building & Land Use

MTO requires a traffic brief/report that assesses and analyzes the impact of the full development to the road network to be completed by a Registry, Appraisal and Qualification System (RAQS) approved traffic consultant. The brief/report should provide supporting information to document if improvements are required at the intersection of Highway 3 & County Road 31.

- **Prior to completing the traffic report**, please review the pre-submission briefing requirements on Pg. 5 of the TIS guideline (see link below). MTO will provide comments/requirements upon review of the pre-submission.

<http://www.mto.gov.on.ca/english/highway-bridges/highway-corridor-management/index.shtml#HCMresources>

Storm Water Management – MTO is currently reviewing the SWMR dated April 9, 2021, and will provide comments in the near future.

Signs

All signs visible from Highway 3 shall be subject to MTO's review and approval and MTO Sign Permits are required prior to installation (including temporary development signs).

Encroachments

Any encroachments and works identified within the Highway 3 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.

General

MTO will require a draft copy of the Municipal Site Plan Agreement referencing all final plans and reports for review and approval as a condition of consideration of MTO permits.

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
Ryan.Mentley@Ontario.ca*