

From: [Pegelo, Jessica \(MTO\)](#)
To: [Elisha Milne](#)
Cc: avterpstra@gmail.com
Subject: FW: Notice of Public Hearing - B10-23 Christopher VanVlymen - REVISED MTO COMMENTS
Date: November 28, 2023 1:20:25 PM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Good afternoon,

Please find revised comments below regarding consent application B10-23.

The proposed consent (B10-23) is to sever farmland with 330.9 meters frontage on Highway 6, +-972 meters of depth and +-38.42 hectares from the existing farmhouse and accessory buildings. The retained lot containing the farmhouse and accessory buildings would have +-68 meters of frontage on Highway 6, +-95 meters of depth, 0.776 hectares of area and will be irregular in shape.

The Effect would be to create a severed lot to be conveyed to the adjacent owner to the north, and the retained lot would become a surplus farm dwelling which would be rezoned to identify exceptions to the reduced lot requirements in the Agricultural-1 zoning.

The proposed severed lot would not be amalgamated with the property to the north but would be under the same ownership, therefore, the lands will remain as two separate parcels.

The following outlines MTO's comments:

The subject property is located within MTO's Permit Control Area (PCA), and as such, MTO review, approval and permits are required before any development activities take place on-site (demolition, grading, construction or alteration to the site).

MTO Requirements

Upon registration of the consent, an MTO Entrance Permit will be required to define ownership and permitted use(s) of the proposed retained parcel.

Upon registration of the consent, an MTO Entrance Permit will be required to construct a new entrance to the proposed severed parcel as there is no existing entrance to the proposed severed parcel. The entrance permit shall define ownership and permitted use(s) of the proposed severed parcel.

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If there are any questions, please let me know.

Regards,

Jessica Pegelo

Ministry of Transportation
Corridor Management Planner
Highway Corridor Management Section
659 Exeter Rd. London, ON N6E 1L3
Telephone: 519-379-4397 Fax: 519-376-6842
E-mail: jessica.pegelo@ontario.ca



From: Pegelo, Jessica (MTO)
Sent: November 15, 2023 4:49 PM
To: Elisha Milne <emilne@southgate.ca>
Subject: RE: Notice of Public Hearing - B10-23 Christopher VanVlymen

The proposed consent (B10-23) is to sever farmland with 330.9 meters frontage on Highway 6, +-972 meters of depth and +-38.42 hectares from the existing farmhouse and accessory buildings. The retained lot containing the farmhouse and accessory buildings would have +-68 meters of frontage on Highway 6, +-95 meters of depth, 0.776 hectares of area and will be irregular in shape.

The Effect would be to create a severed lot to be conveyed to the adjacent owner to the north, and the retained lot would become a surplus farm dwelling which would be rezoned to identify exceptions to the reduced lot requirements in the Agricultural-1 zoning.

The following outlines MTO's comments:

The subject property is located within MTO's Permit Control Area (PCA), and as such, MTO review, approval and permits are required before any development activities take place on-site (demolition, grading, construction or alteration to the site).

MTO Requirements

Upon registration of the consent, an MTO Entrance Permit will be required to define ownership and permitted use(s) of the proposed retained parcel.

Upon conveyance of the proposed severed lot to the adjacent land owner to the north, MTO Entrance Permits will be required to define ownership and permitted use(s) of the existing farmstead entrance and the existing field entrance.

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If there are any questions, please let me know.

Regards,

Jessica Pegelo
Ministry of Transportation
Corridor Management Planner
Highway Corridor Management Section
659 Exeter Rd. London, ON N6E 1L3
Telephone: 519-379-4397 Fax: 519-376-6842
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From: Elisha Milne <emilne@southgate.ca>
Sent: October 23, 2023 12:33 PM
To: Bell Canada ROWCC <rowcentre@bell.ca>; Bev Fisher <bfisher@southgate.ca>; Shelley Crummer <shelley_crummer@bwdsb.on.ca>; Bluewater District School Board <jayme_bastarache@bwdsb.on.ca>; Chad Aitken <chad.aitken@bgcdsb.org>; Dina Lundy <dlundy@southgate.ca>; Enbridge <municipalplanning@enbridge.com>; Enbridge Gas <ONTLands@enbridge.com>; Derek Malynyk <firechief@southgate.ca>; Group_PlanningDeptEmails <Group_PlanningDeptEmails@grey.ca>; Haudenosaunee <info@hdi.land>; Historic Saugeen Metis <hsmlrcc@bmts.com>; Hydro One <landuseplanning@hydroone.com>; Jim Ellis <jellis@southgate.ca>; Juanita Meekins <juanita.meekins@saugeenojibwaynation.ca>; Kevin Green <kgreen@southgate.ca>; Lacy Russell <lrussell@southgate.ca>; Lindsey Green <lgreen@southgate.ca>; Meagan Bruce <M.Bruce@publichealthgreybruce.on.ca>; Metis Nation of Ontario <consultations@metisnation.org>; Shantz, Tyler (MMAH) <Tyler.Shantz@ontario.ca>; Knieriem, Michelle (MMAH) <Michelle.Knieriem@ontario.ca>; Newdevelopment@rci.rogers.com; Ontario Power Generation <Executivevp.lawanddevelopment@opg.com>; Pegelo, Jessica (MTO) <Jessica.Pegelo@ontario.ca>; Saugeen Ojibway Nation <associate.ri@saugeenojibwaynation.ca>; SVCA Planning <southgate@svca.on.ca>; Union Gas <ontugllandsinq@uniongas.com>; WSP on behalf of Bell <circulations@wsp.com>
Cc: Bill White <bwhite@tritoneng.on.ca>
Subject: Notice of Public Hearing - B10-23 Christopher VanVlymen

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Good afternoon,

Please find the below link for the application documents including the Notice of Public Hearing for Consent Application B10-23 Christopher VanVlymen.

<https://www.southgate.ca/en/municipal-services/planning-applications-public-notices.aspx#B10-23-Christopher-VanVlymen-C15-23->

The Public Hearing is scheduled **via Zoom** for **November 22, 2023, at 9:00AM**. Please supply all comments on the above notification by **November 15, 2023**, so they may be included in the public

agenda.

Comments can be received by:

Email: emilne@southgate.ca

Fax: 519-923-9262 Attn: Elisha Milne

Mail: Elisha Milne, Legislative and Planning Coordinator
185667 Grey County Road 9
Dundalk, ON N0C 1B0

Thank you for your attention to this matter.

Elisha Milne

Legislative & Planning Coordinator

Township of Southgate

📍 185667 Grey County Rd. 9, Dundalk, ON N0C 1B0

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