

**CONFIDENTIAL**  
**PLANNING STAFF REPORT**

**PSR-053/2005**  
**2005 05 10**

**TO:** Mayor G. Harry and Members of Council

**FROM:** Michael Benner, Township Clerk/Planner

**SUBJECT:** Property Acquisition  
South Side of Hwy 3 at Chambers Corners  
Parts 1 and 2, RP59R7272  
Township of Wainfleet

Mayor and Council:

The purpose of this report is provide Council with an update on the status of discussions with the Ministry of Transportation regarding access to Hwy 3 from the above-noted property and the potential acquisition of same.

**RECOMMENDATION:**

**THAT** this report be received for information purposes.

**AND THAT** staff be authorized to proceed with the conditional purchase of the subject lands known as Parts 1 and 2 RP59R7272.

**STAFF COMMENTS:**

As Council is aware, staff have been approached regarding the potential purchase of the subject lands and their possible future use as a fire station. The future use of these lands is, however, contingent on obtaining permission from the Ministry of Transportation to upgrade the existing access to Hwy 3. To that end, staff have discussed the matter of the access point with representatives of the Ministry's Corridor Management Office.

In a letter dated January 6, 2005, the Ministry noted that the criteria for access to controlled highways such as Highway 3 are as follows:

1. Existing access points may be allowed to remain;
2. New access to lots which were in existence prior to the controlled access designation may be permitted for commercial and industrial access only if the property were zoned prior to the designation of the highway.
3. Public Road entrances may be permitted with a minimum spacing of 366 metres.

Upon further inquiry by staff, the Ministry noted that they would require a copy of the Zoning By-law Amendment for the property that indicated that the property was zoned for commercial/institutional use prior to the October 4, 1989 classification of Highway 3. If the zoning was indeed prior to 1989, then access could be obtained provided that the Ministry's Visibility and Safety standards could be met. These standards noted a site distance of at least 230 metres, a horizontal curve radius of 1200 metres or more, and a highway grade of less than 4%.

In response to the above, staff provided the MTO with a copy of the By-law Amendment dated September 18, 1984 that zoned the lands for Commercial use, and requested a response from the ministry regarding verification that access would be granted. This information was provided to the Ministry in a letter dated April 12, 2005.

On May 3, 2005, the Ministry of Transportation responded (attached) noting that a single commercial access from the property is permissible subject to a number of criteria and appropriate permits. Given the above, staff are satisfied that the property could be designed to accommodate a future fire station that satisfies the MTO requirements regarding site grading, stormwater management, access, and signage. Such matters would be addressed through a formal site plan approval process involving the MTO.

Accordingly, staff are recommending that the purchase of the above lands proceed on the condition that an access permit can be obtained from the Ministry of Transportation.

Respectfully prepared

Michael Benner, MCIP RPP  
Township Clerk/Planner

Ministry of  
Transportation

Ministère des  
Transports



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May 3, 2005

Your File: 008-139

Township of Wainfleet  
P.O.Box 40  
Wainfleet, Ontario  
L0S 1V0

**Attention: Michael Benner, Planner**

Dear Mr. Benner:

**Re: Hwy. 3 Access Point, Proposed Fire Station Site, South Side of Hwy. 3 at Chambers Corners, Parts 1 and 2, RP 59R7272, Part of Lot 20 Concession 4, Township of Wainfleet.**

We have completed our review of your proposal with regard to this site, and offer the following comments.

A single commercial entrance to this site is permitted providing that the Ministry of Transportation's Visibility and Safety standards are met. I refer you to our previous letter to you, dated 26 January 2005. The commercial access must conform to Ministry standards, and should be located directly opposite the entrance that exists on the north side of Hwy. 3, opposite this site. All proposed permanent buildings and structures both above and below ground, utilities, frontage roads and stormwater management ponds and associated berms, must be set back 14.0 metres from the Hwy. 3 property line. All noise berms or grading of any kind will not be permitted on Hwy. 3 property.

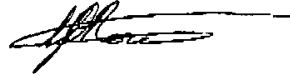
The applicant must submit a detailed stormwater management plan and report indicating the intended treatment of the calculated runoff as it impacts on the Hwy. 3 Right-of-way. The Ministry will provide more detailed comments when a formal site plan application is submitted.

The applicant must be advised that Ministry building/land-use permits for all buildings within 45 metres of the Hwy. 3 property line and 395 metres from the intersection of the Hwy. 3 and Garrison Road, will be required prior to any grading and construction on this site. Separate building/land-use permits will be required for each stormwater management pond serving this subdivision. Sign permits may be required as well. Permits must be obtained from Mr. David Brown, Permits Officer (416) 235-4081, at the above-captioned address.

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If you have any questions, please feel free to contact me.

Yours Truly,



Graham D. Routledge  
Corridor Management Technician

cc:Richard Yeung, Corridor Management Engineer  
David Brown, Permit Officer, MTO