

Ministry of Transportation

West Operations
Corridor Management Section West

659 Exeter Road
London, Ontario N6E 1L3
Telephone: (226) 980-8915
Facsimile: (519) 873-4228

Ministère des Transports

Opérations ouest
Section de la gestion des couloirs routiers de l'Ouest

659, chemin Exeter
London (Ontario) N6E 1L3
Téléphone: (226)-980-8915
Télécopieur: (519) 873-4228



2021-05-06

Trista Di Lullo, ACST
Secretary-Treasurer
Committee of Adjustment
cofa@guelph.ca

RE: Consent Applications B-10-21 & B-11-21 816 Woolwich St. Guelph Curling Club

The Ministry of Transportation (MTO) has reviewed the consent applications associated with the development proposal for the subject site in accordance with the *Public Transportation and Highway Improvement Act* and MTO Access Management Policies and note the following.

MTO emphasizes the importance and requirement to establish and then maintain a functional mutual use entrance that serves different uses.

MTO is requesting a deferral of the consent applications to allow MTO further time necessary to strategize on the best possible solution to establishing the permissible terms and conditions of the mutual use entrance that will support the proposed stages of construction and the resultant and various ownerships through buildout to occupancy.

Key development consent intentions:

Part 1: To be retained by the Curling Club to continue operations with intentions to develop a commercial building at the westerly portion of the property. Will there be expectations this proposed commercial building be subject to further severance? Note the submitted sketch shows an interconnection to the adjacent and southerly lands. This connection should be removed as it will be a requirement to be discontinued as part of MTO approvals.

Part 2: Granite Homes

Two residential buildings to be developed by Plan of Condominium. Will this be one plan of condominium or two?

Part 6: Granite Homes

Originally identified as a commercial block has now been identified as a multi-storey residential building. How will this be developed, Plan of Condominium, apartments with rentals, will Granite Homes maintain ownership?

MTO entrance permits are issued only to the rightful landowners (and defined easement holders) and define the specific use(s) and applicable easements.

Theoretically, post severance, the scenario of ownership assigned to the permit would commence between Guelph Curling Club and Granite Homes, then require re-issuance to include the ownership changes such as the Curling Club, Granite Home and a Condo corporation and so on until development is complete.

Confirmation on the maintenance responsibilities of the access/easement is required. Will Granite Homes maintain throughout the entire development or will this transition to the Condo Corporation, once established?

Ownership, function, maintaining and permitting of a mutual entrance for this proposal requires further details and review prior to progressing with the consent applications.

Please do not hesitate to contact Martin Leyten or me to further discuss.

Regards,

A handwritten signature in cursive script that reads "David Secord".

David Secord,
Senior Project Manager,
Corridor Management
Ministry of Transportation
West Operations

c: Martin Leyten, Corridor Management Planner
Lindsay Sulatycki, Senior Development Planner, City of Guelph