

July 28, 2022

Mr. Kevin Duguay
Community Planning and Consulting
560 Romaine Street,
Peterborough, ON
K9J 2E3

Dear Mr. Duguay,

Reference: Strickers Resort
Township of Selwyn
Traffic Brief
Project N° 2026-16

Asurza Engineers Ltd. was retained to provide a traffic brief to review operational suitability of Forest Hill Road to accommodate the generated traffic by the 46 trailer sites.

According to the received background information, the site, a vacant land, is located at the northwest end of Forest Hill Rd. in the Village of Burleigh Falls, Township of Selwyn. It is planned the site to hold 46 seasonal trailer sites with a single access via Forest Hill Rd.

In this regard, a site visit was conducted on January 3, 2017 to better understand the existing conditions of the road. Although at the time of the site visit Forest Hill Road was covered by ice and snow, the narrow roadway platform was noted. Given the amount of ice and snow on the road surface, no measurements were taken; however, based on the letter dated August 26, 2016 provided by DM Wills Associates, the existing road surface width ranges from 4.6 m to 5.0 m with basically no shoulders along the road. As per the MTO Inventory Manual for Municipal Roads (1991), Forest Hill Road in its existing condition

does not comply with the minimum tolerable for a R200 road classification. In general, public roads should comply at least with the minimum tolerable standard for the type of road and its expected traffic volumes. Furthermore, according to the “Access Road Design” section of the Ontario Building Code, the road clearance width shall not be less than 6 m, unless it can be shown that lesser widths are satisfactory; any deviations from these guidelines could restrict, reduce, and/or delay emergency purposes.

From the traffic operations point of view, it is estimated that the intended 46 trailer sites will generate 30 additional trips during the Saturday peak hour and less than 20 trips during the morning and afternoon peak hour; see table below:

TRIP GENERATION RATES BY LAND USE											
ITE Code	ITE Land Use	Unit of Measure	Weekday AM Peak Hr.			Weekday PM Peak Hr.			Saturday Peak Hr.		
			Rate	In	Out	Rate	In	Out	Rate	In	Out
240	Mobile Home Park	Dwelling Units	0.39	21%	79%	0.58	62%	38%	0.65	53%	47%

ESTIMATED NUMBER OF TRIPS BY LAND USE											
ITE Code	ITE Land Use	Total Units	Weekday AM Peak Hr.			Weekday PM Peak Hr.			Saturday Peak Hr.		
			Trips	In	Out	Trips	In	Out	Rate	In	Out
240	Mobile Home Park	46	18	4	14	27	17	10	30	16	14

Table 1: Estimated Trips Generated by the Proposed Development.

Discussion

The “Transportation Impact Analyses for Site Development – an ITE Recommended Practice”, from the Institute of Transportation Engineers (ITE), provides baseline guidelines to help in determining the need for a traffic impact analysis, one of them is the generation of additional 100 vehicles per hour by any proposed development which can create some traffic issues (i.e. reduction of capacity, extended queues, low level of service).

The publication also indicates that the 100 vehicles per hour should not be seen as a strict threshold for the initiation of a transportation impact analysis. Due to the sensitivity of densely populated areas where the environment includes diverse urban characteristics (i.e. high-rise buildings with commercial areas), many jurisdictions tend to use lower thresholds; these threshold levels may vary among agencies in response to particular local conditions and priorities.

Knowing that the proposed development is very minor and is not located in a densely populated area, it is understood that the number of generated trips does not reach any threshold to require an in-depth traffic analysis.

Conclusion

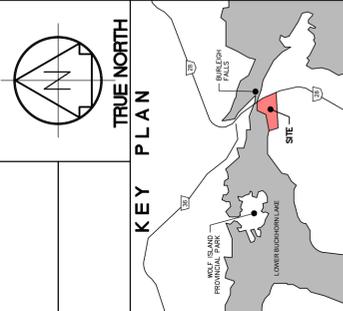
Due to the very limited scale of the proposed development, the additional trips will impose virtually no impact on Forest Hill Rd. or adjacent intersections; any minor increase in traffic as a result of the new trips will be negligible to the current traffic operations.

Should you require any further information in consideration of the above, please contact the undersigned.

Sincerely;

A handwritten signature in black ink is written over a blue circular professional seal. The seal contains the text 'LICENSED PROFESSIONAL ENGINEER' at the top, 'July 28, 2022' in the center, 'M.C. ASURZA AYVAR' below that, and '100128443' at the bottom. The outer ring of the seal reads 'PROVINCE OF ONTARIO'.

Martin Asurza, M.Eng, P.Eng.
Senior Transportation Engineer



NO.	REVISIONS	Date
1	ISSUED FOR PLANNING APPLICATION	21/05/03

METRIC Dimensions are in METRES unless otherwise stated
TO BE READ IN CONJUNCTION WITH CPD 100 SERIES

LEGEND

- PROPOSED GRAVEL ROAD
- SERVICE ACCESS ROAD
- EXISTING VEGETATION AREAS
- PR ROAD CL
- PR EDGE OF ROAD
- EX R.O.M/PROPERTY BOUNDARY
- PR LOT LINE
- LONG TERM STABLE EDGE SETBACK FROM LONG TERM STABLE EDGE OF SLOPE
- TOP OF SLOPE

WILLS

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STRICKERS RESORT
BURLINGHAM, ONTARIO

FIGURE 2
OVERALL SITE PLAN

Scale: 1:1250
Date: August 20, 2021
Project No: 19-10844
Sheet No: 1

