

April 20, 2023

Project Number: PTRAN2023010

Mr. Sam Head
 President
 Dryden, Smith & Head Planning Consultants Ltd.
 54 Cedar Street North
 Kitchener, ON N2H 2X1

Re: Letter for the Proposed Development on Mitchell Street, Township of North Dumfries, Ontario

Dear Mr. Sam Head,

TraffMobility Engineering Inc. (“TraffMobility”) conducted a review for the proposed residential development on Mitchell Street, Township of North Dumfries, Ontario to determine if a Scoped Traffic Impact Study (“Scoped TIS”) is required to support this development application. Our findings and professional opinion on the need for a Scoped TIS are documented in this letter.

Proposed Development

The proposed development will consist of four (4) single-family detached residential units. A single full-move access will be provided for the proposed development fronting on Mitchell Street. The site location is shown in **Attachment 1** and the site concept plan is provided in **Attachment 2**.

Trip Generation

The estimates of trip generated by the proposed development are based on the Single-Family Detached Housing Land Use (LU Code 210) from the Institute of Transportation Engineers (ITE) publication, Trip Generation Manual, 11th Edition. The projected auto trip generation for the proposed development during the weekday AM and weekday PM peak hours are summarized in **Table 1**.

Table 1: Trip Generation Summary

ITE Land Use	Units	Parameter	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-Family Detached Housing (ITE LU Code 210)	4	Equation	$\text{Ln}(T) = 0.91\text{Ln}(X) + 0.12$			$\text{Ln}(T) = 0.94\text{Ln}(X) + 0.27$		
		New Auto Trips	1	3	4	3	2	5

As detailed in **Table 1**, the proposed development is expected to generate 4 new auto trips during the weekday AM peak hour (1 trip in / 3 trips out) and 5 new auto trips during the weekday PM peak hour (3 trips in / 2 trips out). It is noted that the site generated traffic from the proposed development is very low; therefore, the impact of site generated trips on the adjacent road network is expected to be very minimal if any and no further analysis is required from a roadway capacity perspective.

Parking Review

The proposed development will consist of four (4) single-family detached residential units. It is noted that each dwelling unit will have a minimum of two (2) parking spaces (1 garage, 1 driveway). The by-law requirement for the Single Detached dwelling, as outlined in the Township of North Dumfries Zoning By-law 689-83 (**Section 6.13**), is:

- Single Detached: 2 spaces per dwelling unit

It can be concluded that the minimum parking supply for the proposed residential development meets the Township's By-law requirement.

Conclusion

Based on the trip generation and parking review findings, we concluded that a Scoped TIS is not required for the proposed development since traffic impacts to the adjacent road network is expected to be very minimal if any and the parking supply to be provided meets the Township's By-law requirement.

We trust this letter sufficiently addresses your needs. Please do not hesitate to contact the undersigned should you have any questions.

Sincerely,

TraffMobility Engineering Inc.

Prepared by:



Mustafa Ismatyar, P.Eng.
Project Manager

cc: **Rudy Sooklall, M.A.Sc., P.Eng.**
President and Director of Transportation

Attachments:

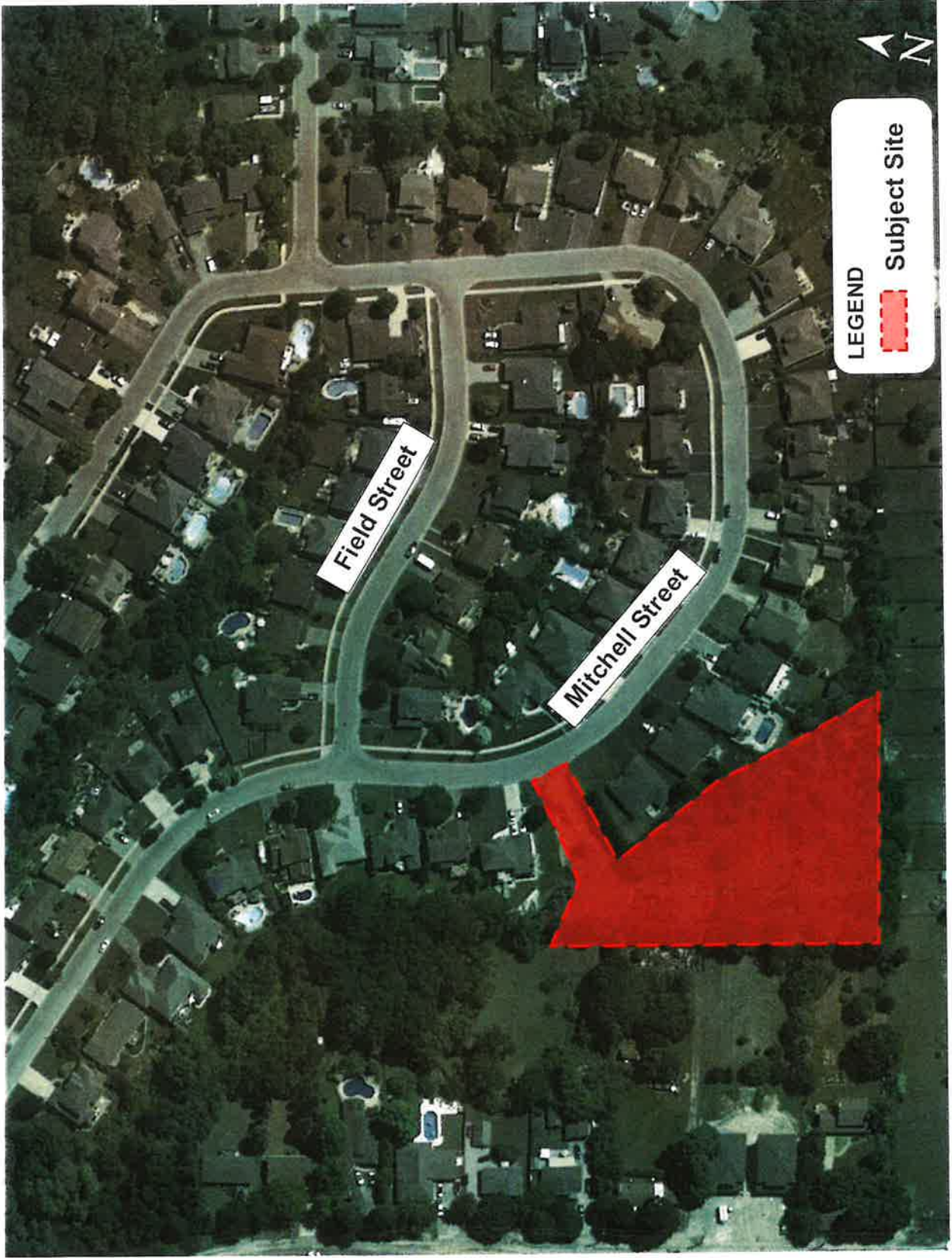
Attachment 1: Site Location

Attachment 2: Site Concept Plan



Attachment 1

Site Location





Attachment 2

Site Concept Plan

**DRAFT PLAN OF VACANT LAND
CONDOMINIUM**
MITCHELL STREET (PLAN 1445, BLK 66)
VILLAGE OF AYK
TOWNSHIP OF NORTH DUMFRIES
ROLL # 300101000210356

KEY MAP



ADDITIONAL INFORMATION

UNDERS: TOWN OF THE PLANNING ACT R.S.O. 1990
 1. PROPOSED USES: VACANT LAND CONDOMINIUM, RESIDENTIAL
 2. NATURAL & ARTIFICIAL FEATURES: SEE PLAN AND ENGINEERING
 3. WATER SUPPLY: MUNICIPAL
 4. SEWER: SEE TOWN OF NORTH DUMFRIES WATER MAINS & SEWER
 5. SERVICES: ALL UTILITIES ARE AVAILABLE AT THE SUBJECT LAND.

LAND USE SCHEDULE

ZONING: ZONE-18 (URBAN RESIDENTIAL)

UNITS (UNITS)	AREA (SQ. FT.)	AREA (SQ. M.)
1	1,237,031	113,974
2	1,237,051	113,974
3	1,455,171	134,514
4	1,609,151	149,144
TOTALS	5,538,404	511,606

OWNER'S AUTHORIZATION

I, the undersigned, hereby authorize and consent to the preparation and submission of this Draft Plan of Vacant Land Condominium.

DATE

SHARRIN UMAMA

SURVEYOR'S CERTIFICATE

I certify that the boundaries of the land to be subdivided as shown on this plan and their relationship to the adjacent land are correct and accurate.

DATE

MOJIBUL HANBIYAH LORD SURVEYING

