



June 10th, 2019

JDE Project 1417

Town of Grand Valley
 5 Main Street North
 Grand Valley, ON L9W 5S6

Attn: Mark Kluge

**RE: Corseed & Moco Residential – Traffic Impact Study
 Fourth Submission Comments**

JD Northcote Engineering Inc. [JD Engineering] is pleased to provide the attached revised Traffic Impact Study [TIS] for the proposed Corseed Residential Subdivision, in the Town of Grand Valley [Town], County of Dufferin [County]. The following list summarizes how we have addressed the comments listed in the email by the County (excerpts provided in the Appendix). We have numbered the comments in the email excerpt to correspond with the table below.

County Comments	
Comment Number	Action Taken
1	Based on correspondence with the Town the proposed collector road through the Corseed Subdivision is the preferred alternative for the collector road.
2	Figure 19 in the revised TIS provides a preliminary intersection layout. The revised analysis includes a review of the sight distance for the proposed intersection alignment.
3	As outlined above, Figure 19 in the revised TIS provides a preliminary intersection layout.
4	The report has been revised to include a sight distance review at the intersection of Street A and Street B in the Corseed Subdivision.
5	Section 5.4 in the revised TIS provides a preliminary review of the access opportunities for the Mixed-Use Block and the Commercial Block. A more detailed review will be provided in the Site Plan Approval phase for these blocks.
6	The percentage of existing traffic travelling north using the collector road has been increased from 20% to 30%. The adjacent developments traffic assignment has been revised to include a percentage of traffic travelling north using the collector road once constructed. The proposed development traffic assignment has been revised to include a percentage of traffic travelling southeast using the collector road extension via Industrial Drive once constructed.



JD Engineering
 Phone: 705.725.4035
 Email: Info@JDEngineering.ca

We trust you will find this submission acceptable. Should you have any questions or concerns or require any additional information in this regard, please contact the undersigned.

Yours truly,
JD Northcote Engineering Inc.



John Northcote, P.Eng.
President

Subject: FW: County Public Works Comment RE Corseed Subdivision and Consent Application Z10-2018 Grand Valley

From: Jenny Li <jli@dufferincounty.ca>

Sent: February-21-19 2:18 PM

To: Mark Kluge <mkluge@townofgrandvalley.ca>

Subject: County Public Works Comment RE Corseed Subdivision and Consent Application Z10-2018 Grand Valley

Good afternoon Mark,

See the information below from Scott (Director of Public Works/County Engineer) with respect to the Corseed Subdivision File. You can contact Scott if you have any questions or concerns.

Regards,

Jenny Li, Planning Coordinator | Planning, Economic Development and Culture

County of Dufferin | Phone: 519-941-2816 Ext. 2509 | jli@dufferincounty.ca | 55 Zina St., Orangeville, ON L9W 1E5

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From: Scott Burns <sburns@dufferincounty.ca>

Sent: Thursday, February 21, 2019 2:11 PM

To: Jenny Li <jli@dufferincounty.ca>

Cc: Mike Hooper <mhooper@dufferincounty.ca>

Subject: RE: Follow up RE Corseed Subdivision and Consent Application Z10-2018 Grand Valley

Jenny,

We had the TIS peer reviewed to help bring this along. Our consultant's findings are below.

Scott

This is the third version of the TIS. Notable changes are:

- It is for the Corseed development on the west side of CR 25 only. Earlier versions were for both the Corseed and Moco developments. It still considers future traffic from the Moco development in total future traffic estimates, but makes no specific recommendations in regard to the Moco subdivision.
- The lay-out of the development has been revised to provide a collector road standard through it. This appears to be to providing for the proposed future major collector identified in the Grand Valley Transportation Master Plan (GVTMP).

1 It should be clarified with the Town if indeed this road is being planned as Option B of the preferred alternative in the GVTMP. It may be that the Town wishes to keep this option open, and a final decision has not been made yet. If this is

to be the route of the future collector, than the proposed intersection should be reviewed considering that it will be a significant intersection of an Arterial and Collector in future, and will certainly be signalized.

The access location is still proposed to be directly across from Industrial Road, and it is further assumed that Industrial Road will form part of the future major collector. With reference to the attached Draft Plan, we have identified the following potential concerns with the configuration:

- 2 - Industrial Road intersects at a skew angle, which will make it difficult to provide a smooth alignment through the intersection
- 3 - Sharp curves in the alignment on both the east (existing Industrial Drive) and west (new subdivision) sides of the intersection, raising sight distance and operational concerns
- 4 - Proximity of the proposed Street B intersection to CR 25, and sight distance concerns from this location.
- 5 - Future access to the Mixed Use Block and Commercial Block would be in close proximity to the CR 25 intersection and on a curve.

We recommend that a functional design of this future intersection be prepared to determine whether it is suitable for the expected future use.

- 6 In terms of the traffic analysis, the TIS assumed that the east leg of the future collector would be in place by 2026, and assigned a percentage of existing traffic (20%) to it. They did not assign any development traffic to it, assuming that all traffic from their development would use CR 25. Also, they did not assume that the future collector road to the Northwest would be in place, and therefore have not assigned any future traffic from adjacent developments to this leg. When the collector is constructed to the north as envisaged by the GVTMP, significantly higher volumes of traffic will use this leg, and this will affect the intersection design.

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