

Memo

TO: Kristoffer Balallo - County of Essex
FROM: Mike Walters
CC: John-Mark Jurak – Maden Industrial Ltd.
Mike Stamp
DATE: June 1, 2022
SUBJECT: 2064 Manning Road – Traffic Review
OUR FILE: 22-4118

2438305 Ontario Ltd. is attempting to obtain a temporary site-specific zoning to allow for the formal operation of a soil management facility at 2064 Manning Road in the municipality of Lakeshore, Ontario. This facility has been operational since 2021. To permit the site-specific zoning, the County of Essex has requested the confirmation of some traffic volume and driveway design information (i.e., sight lines). That information is documented within this memorandum.

This traffic memorandum includes the following information:

- the type and number of vehicles at the site;
- an assessment of the sight distances at the site driveway location; and
- a review of the sufficiency of the site driveway design to accommodate the vehicles envisioned.

1.0 Daily Site Volume

The soil management facility located at 2064 Manning Road generates between 15 and 26 dump truck trips per day on a typical business day, and will use solely dump trucks; no other types of trucks/vehicles are envisioned. The first trucks typically arrive between 10:30 AM and 11:00 AM. Most of the trucking is completed by 4:30 PM, however there may be a small number of trucks that use the site until 7:00 PM.

While the address for the soil management facility is 2064 Manning Road, the site uses the driveway at 2084 Manning Road. There is currently another business (a trucking company) which utilizes the driveway at 2084 Manning Road. That business operates 24 hours per day, 7 days a week. It generates about 1-2 trucks per hour on a typical day for a total of up to 48 trucks in a 24-hour period. Trucks associated with the 2084 Manning Road trucking company are refrigerated tractor-trailer trucks. The trucking company also typically has less than 10 employees on site at any given time. Over the course of a full day, the trucking company employee traffic may amount to 25-30 vehicles, consisting largely of passenger vehicles.

2.0 2084 Manning Road Driveway - Sight Distance

The existing single driveway to 2084 Manning Road will be used by the soil management facility. The sight lines at this existing driveway were reviewed in the field. *Figures 1 and 2* illustrate the driveway sight lines. No concerns with sight lines were noticed in the field (i.e., the sight distance appeared to be satisfactory).

Memo



Figure 1 – Existing Site Driveway at 2084 Manning Road – Sight Line to the North



Figure 2 – Existing Site Driveway at 2084 Manning Road – Sight Line to the South

3.0 Site Driveway Design

The driveway at 2084 Manning Road currently accommodates tractor-trailer trucks (associated with the trucking company). The existing driveway radii are generous (to support the tractor-trailer turning movements). For the subject soil management facility, the largest vehicle using the 2084 Manning Road driveway will be a dump truck. Given that the existing driveway already accommodates tractor-trailer trucks, its geometric design is adequate to accommodate the dump trucks envisioned by the soil management facility.

Memo

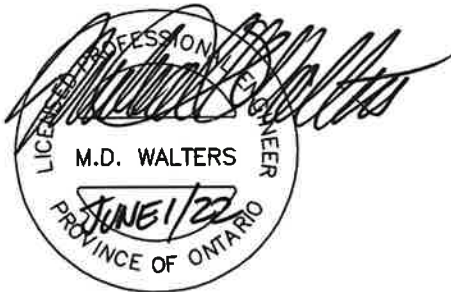
4.0 Conclusions

Based on the foregoing assessment, the following can be concluded:

- The soil management facility will generate between 15 and 26 dump trucks on a daily basis;
- The 2084 Manning Road driveway location appears to provide adequate vehicle sight lines based on the field review;
- The site driveway will need to accommodate the turning requirements associated with a dump truck (to serve the soil management facility); and
- The site driveway currently accommodates refrigerated tractor-trailer trucks. Since the turning movements associated with a tractor-trailer truck are more onerous than a dump truck, the existing site driveway geometry can accommodate the turning movements associated with the additional soil management facility dump trucks.

Yours sincerely,

DILLON CONSULTING LIMITED



Mike Walters, P.Eng.
Project Manager