



June 19th, 2025

JDE Project 26035

Dhandev Sandhu
793273 County Rd 124
Clearview, ON L0M 1G0

RE: Professional Engineering Services – Traffic Letter
793273 County Road 124, Township of Clearview, County of Simcoe

On behalf of **Dhandev Sandhu** [the Owner], **JD Northcote Engineering Inc.** [JD Engineering] is pleased to submit the following traffic letter in support of the proposed flour mill facility located at 793273 County Road 124, Township of Clearview [Township], County of Simcoe [County].

1.0 BACKGROUND

The subject site, municipally known as 793273 County Road 124, is located on the east side of County Road 124, north of County Road 9, in the Township.

The proposed development will include a flour mill facility to accompany the existing agricultural uses on the property.

The proposed development will continue to use the existing full-movement access driveway onto County Road 124, [Site Access]. The Site Plan is shown in the **Appendix**.

Figure 1 illustrates the location of the subject site in relation to the surrounding area.



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

Figure 1 – Proposed Site Location and Study Area

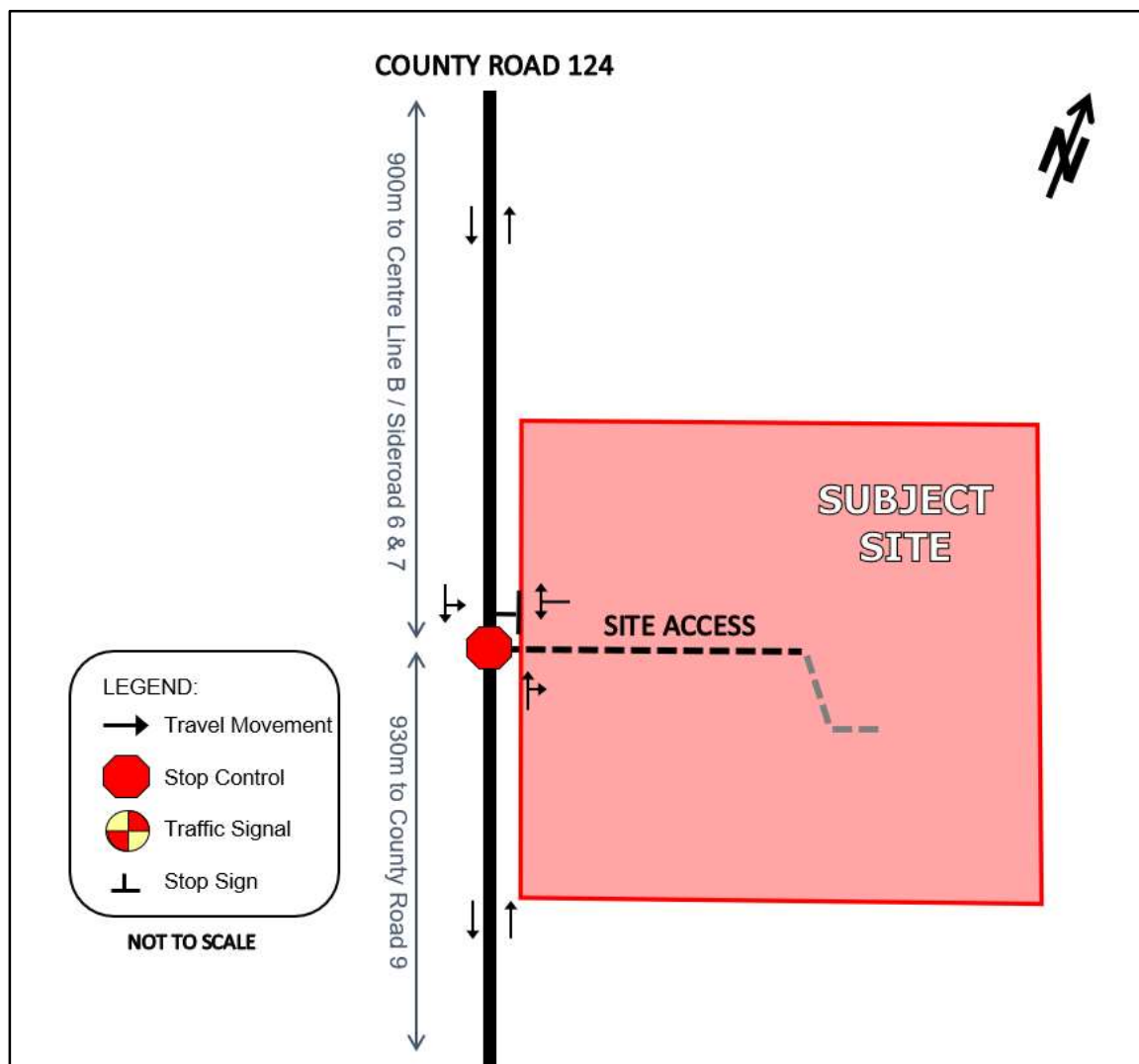


2.0 INFORMATION GATHERING

County Road 124 is a two-lane Primary Arterial Road with gravel shoulders and open ditches on both sides of the road, within the study area. County Road 124 has a posted speed limit of 80 km/h and is under the jurisdiction of the County. As rural arterial road, County Road 124 has a typical assumed planning capacity of 850 vehicles per hour per lane (vphpl).

The existing intersection spacing and lane configuration within the study area is illustrated in **Figure 2**.

Figure 2 – Proposed Site Location and Study Area



3.0 TRAFFIC COUNTS

Detailed midblock traffic counts were obtained from the County on County Road 124 for the road segment between Grey Road 4 and the Simcoe-Dufferin boundary. **Table 1** summarizes the traffic count data collection information.

Table 1 – Traffic Count Data

Road Segment	Count Date	AM Peak Hour	PM Peak Hour	Source
County Road 124 (Grey Road 4 to Simcoe-Dufferin boundary)	July 15 th – July 18 th , 2024	11:00 – 12:00	15:00 – 16:00	County

Based on our review of the latest Simcoe County historical Average Annual Daily Traffic [AADT] data, negligible growth has occurred on County Road 124. Nevertheless, we have conservatively selected a background traffic growth rate of 2.0% per year for the study area.

4.0 EXISTING TRAFFIC VOLUMES

The background traffic growth rate of 2.0% per year has been applied to the 2024 traffic counts in order to estimate the existing (2026) traffic volumes on County Road 124 through the study area.

Table 2 summarizes the existing (2026) AM and PM peak hour traffic volumes on County Road 124 through the study area.

Table 2 – Traffic Count Data

Year	Northbound		Southbound	
	AM	PM	AM	PM
2024	190	201	191	191
2026	198	209	199	199

As previously mentioned, County Road 124 has an assumed traffic capacity of 850 vphpl. Considering the peak hour volumes above, County Road 124 is currently operating at 25% of capacity or less during the peak hour.

As such, the study area road network is operating with excess capacity, with the ability to accommodate additional traffic growth.

5.0 TRAFFIC GENERATION

The traffic generation for the existing agricultural business and the proposed flour mill facility has been estimated based on operating details provided by the Owner, summarized below:

Existing Use

- Business Use: Agricultural only
- Hours of Operations: 09:00 – 17:00 - Monday – Friday
- Current Number of Staff: 1
- Customers: none
- Deliveries: none
- One residential unit

Proposed Use

- Business Use: Flour Mill
- Staff Hours: 09:00 – 17:00 - Monday – Friday
- Number of Staff: 4-6
- Customers: none
- Deliveries: 1 per day
- Truck type: 53-foot semi-trailer

For the purpose of this study, it has been assumed that all staff arrive during the AM peak hour and depart during the PM peak hour, in separate, private vehicles. It has been further assumed that the single delivery will occur within the AM peak hour.

The estimated trip generation for existing agricultural business and the proposed flour mill facility is illustrated below in **Table 3**.

Table 3 – Estimated Traffic Generation – Existing & Proposed Uses

Generator		AM Peak Hour			PM Peak Hour		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Existing Agricultural Use	Residential Unit	0	1	1	1	0	1
	Staff	1	0	1	0	1	1
	Sub-Total	1	1	2	1	1	2
Proposed Flour Mill	Staff	6	0	6	0	6	6
	Deliveries	1	1	2	0	0	0
	Sub-Total	7	1	8	0	6	6
Total		8	2	10	1	7	8

As indicated, the existing agricultural business with the proposed flour mill facility is expected to generate a total of 10 AM and 8 PM peak hour trips.

6.0 TRAFFIC ASSIGNMENT

For the purposes of this study, it has been assumed that all traffic generated by the proposed development will be new traffic and would not be in the study area if the development was not constructed.

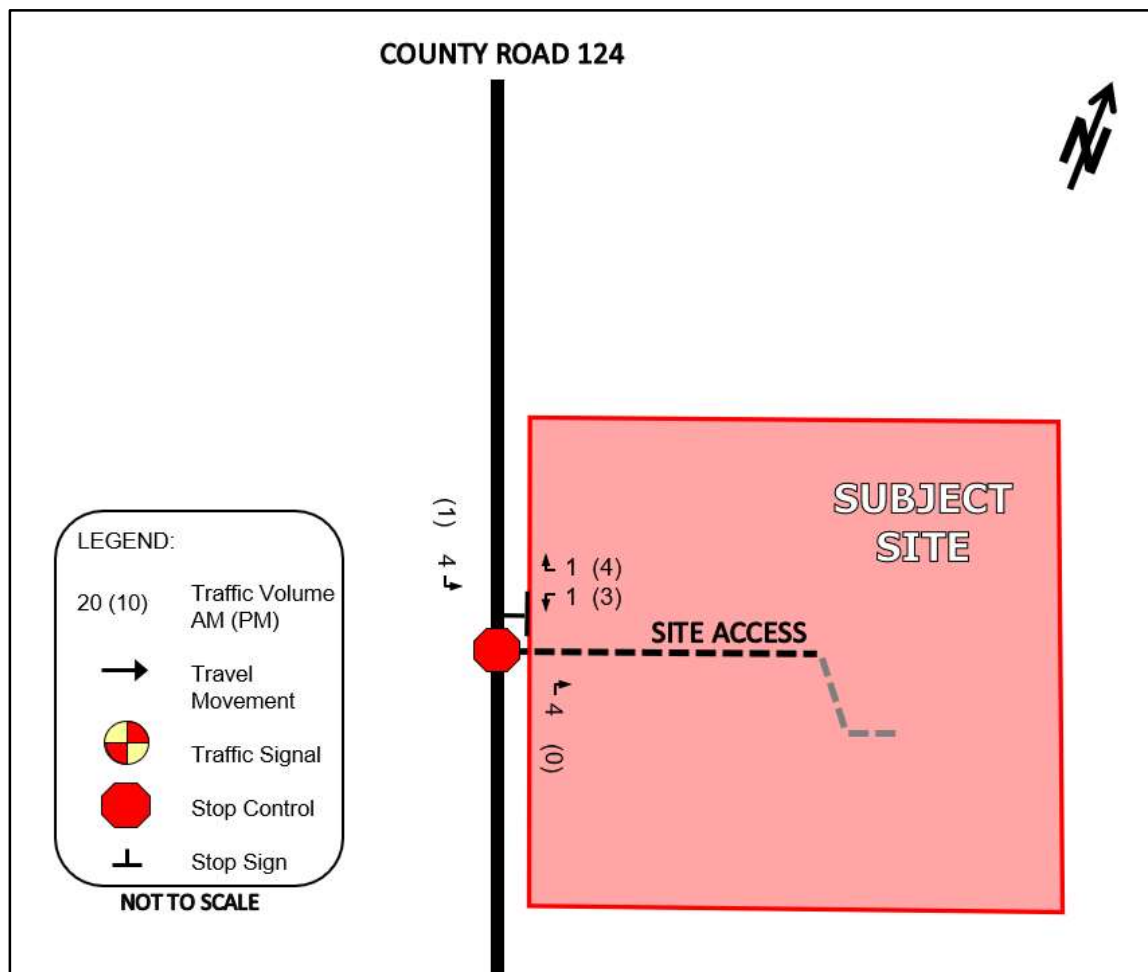
The distribution of traffic has been calculated based the existing traffic volumes within the study area. **Table 4** summarizes the trip distribution for the development.

Table 4 – Proposed Development Traffic Distribution

Travel Direction (to / from)	Percent of Total Traffic Generation			
	AM		PM	
	IN	OUT	IN	OUT
North via County Road 124	50%	50%	51%	51%
South via County Road 124	50%	50%	49%	49%
TOTAL	100%	100%	100%	100%

The site traffic assignment of the proposed development for the AM and PM peak hour is illustrated in **Figure 3**.

Figure 3 – Site Traffic Assignment



7.0 TRAFFIC OPERATIONS

As previously noted, County Road 124 has a traffic capacity of approximately 850 vphpl. Considering the traffic capacity, the 10 AM and 8 PM peak hour trips generated by the Subject Site attribute less than 1% of the road's capacity.

The existing and additional trips generated by the proposed development will not adversely affect the traffic capacity on County Road 124, or result in any traffic safety issues with the study area.

8.0 SITE ACCESS

Given the relatively minor volume of trips to be generated by the development, the Site Access driveway is expected to provide acceptable operations with minimal delays.

The driveway will provide an 8.5-metre width and 12-metre radius at County Road 124 and taper down to a 4.5-metre width, starting 30-metres east of the edge of County Road 124. This configuration is suitable to accommodate one-way travel and manoeuvring for emergency vehicles and truck deliveries. The internal route will remain clear of obstructions and vehicles at all times when not in active use. Based on the low volume of traffic on the internal driveway network, the proposed one-way driveway width is acceptable for the intended use.

9.0 SIGHT DISTANCE

A review of the available sight distance for the proposed Site Access was completed as part of this analysis.

The sight distance to the north and south on County Road 124 (>300 metres in both directions) exceeds the minimum sight distance requirements as per the TAC Guidelines for a design speed of 100 km/h (185 metres).

There are no issues with the sight distance available for the Site Access.

10.0 CONCLUSION AND RECOMMENDATIONS

This chapter summarizes the conclusions and recommendations from the study.

- 1) The proposed development will generate a total of 8 AM and 6 PM peak hour vehicle trips. The subject site (existing plus proposed development) will generate a total of 10 AM and 8 PM peak hour vehicle trips.
- 2) County Road 124 has sufficient capacity to accommodate the additional traffic volumes without operational or safety concerns.
- 3) The Site Access will operate efficiently as a full-movement driveway, with one-way stop control for the egress movements. The 4.5-metre driveway width will provide the necessary capacity and manoeuvring space to facilitate the operations at the Subject Site.
- 4) No external transportation infrastructure improvements are recommended.

We trust that you find this proposal satisfies your requirements.

Yours truly,

JD Northcote Engineering Inc.



John Northcote, P.Eng.
President



Jacob Losole, P.Eng.
Project Engineer



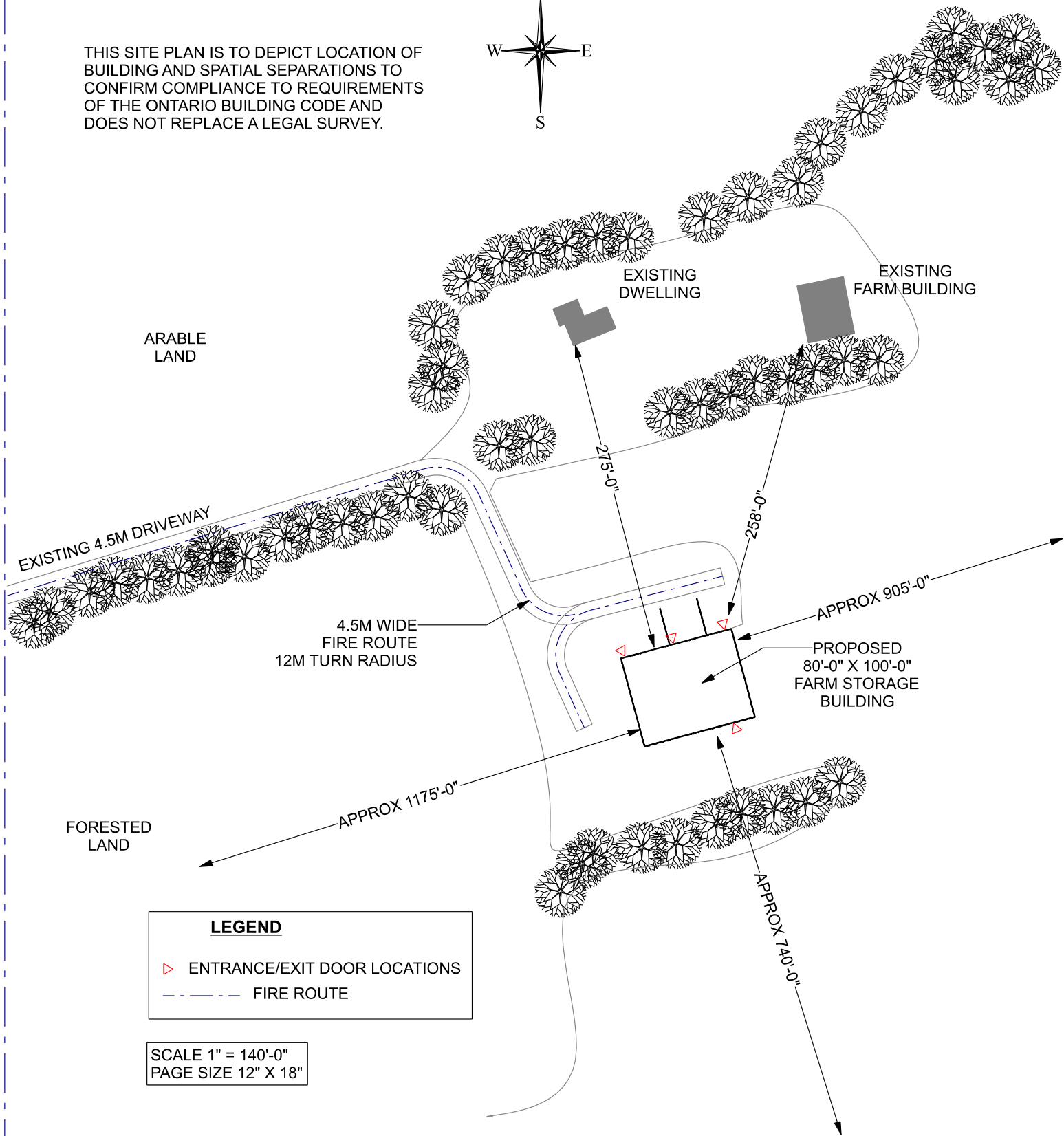
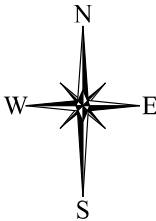
Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of such third parties. **JD Northcote Engineering Inc.** accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this project.

APPENDIX



DAVE SANDHU
793273 COUNTY RD 124
CLEARVIEW, ON
L0M 1G0

THIS SITE PLAN IS TO DEPICT LOCATION OF BUILDING AND SPATIAL SEPARATIONS TO CONFIRM COMPLIANCE TO REQUIREMENTS OF THE ONTARIO BUILDING CODE AND DOES NOT REPLACE A LEGAL SURVEY.



LEGEND

▶ ENTRANCE/EXIT DOOR LOCATIONS

--- FIRE ROUTE

SCALE 1" = 140'-0"
PAGE SIZE 12" X 18"

FIRE ROUTE - OBC 2.2.4.1;

THE DESIGN AND LOCATION OF ROADWAY OR YARD SHALL TAKE INTO ACCOUNT CONNECTION WITH PUBLIC THOROUGHFARES, WEIGHT OF FIREFIGHTING EQUIPMENT, WIDTH OF ROADWAY, RADIUS OF CURVES, OVERHEAD CLEARANCE, LOCATION OF FIRE HYDRANTS, LOCATION OF FIRE DEPARTMENT CONNECTIONS AND VEHICULAR PARKING.

FIRE ROUTE DESIGN

DIRECT ACCESS TO DUFFERIN COUNTY ROAD 124

DESIGNED TO SUPPORT EXPECTED LOADS OF FIRE TRUCK

FINISHED SURFACE OF CONCRETE, ASPHALT OR OTHER MATERIAL (GRAVEL) DESIGNED TO PERMIT ACCESSIBILITY UNDER ALL CLIMATIC CONDITIONS.

4.5M EXISTING DRIVEWAY, 4.5M PROVIDED IN YARD AND TURNAROUND

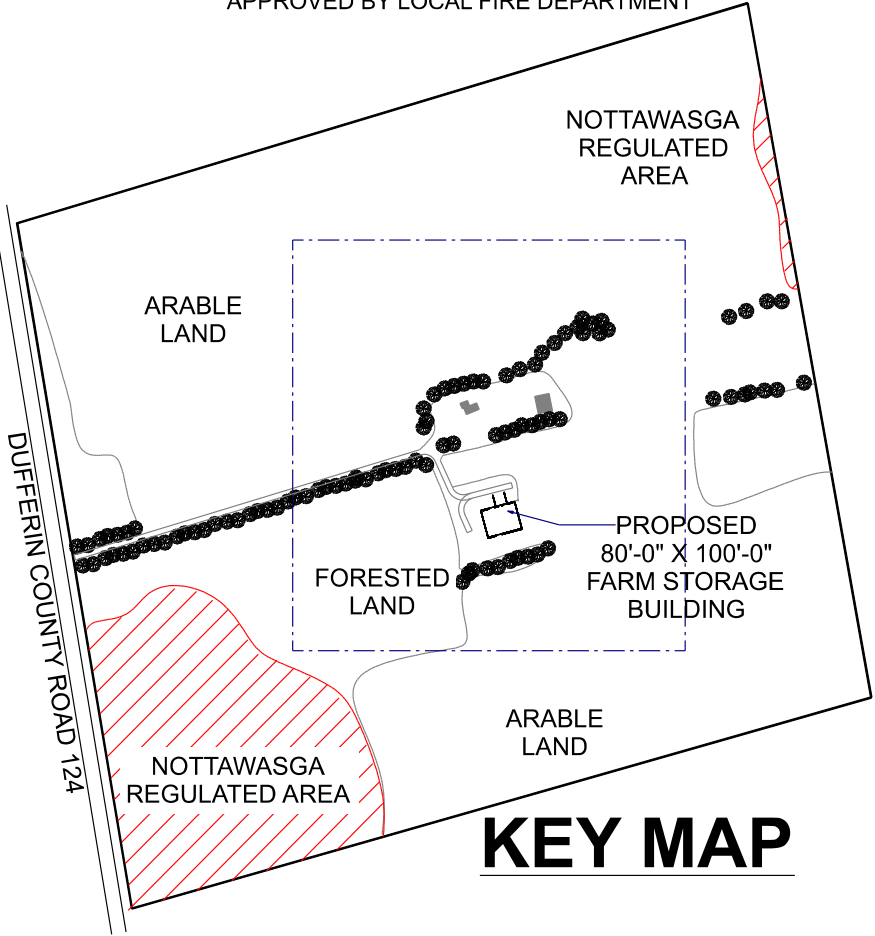
12M TURN RADIUS

ENSURE TREE BRANCHES AND ANY OTHER OBSTRUCTION CLEARED TO MIN 4.5M HEIGHT

WATER SOURCE/HYDRANT PROVIDED BY FIRE DEPARTMENT

ROUTE SHALL REMAIN CLEAR OF OBSTRUCTIONS AND VEHICLES AT ALL TIMES

ALL SPECIFICATIONS NOTED SHALL BE VERIFIED AND APPROVED BY LOCAL FIRE DEPARTMENT



THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PROCEED IN UNCERTAINTY.

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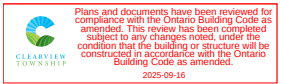
DATE	ISSUE
JULY 11, 2025	ISSUED FOR PERMIT



44681 Gough Road, RR 2 Gorrie, Ontario
N0G 1X0 Phone: 1-877-366-4650

DESIGNER INFORMATION:
Duane Bauman BCIN 28073

ALL CONSTRUCTION IS TO CONFORM TO THE ONTARIO BUILDING CODE, LATEST EDITION



CLIENT
DAVE SANDHU

PROJECT TITLE
80'-0" X 100'-0" FARM STORAGE BUILDING

793273 COUNTY RD 124
CLEARVIEW, ON
L0M 1G0

DRAWING
SITE PLAN

SCALE
1" = 10'-0"
DATE
JULY 11, 2025
DRAWN BY
K. MARTIN
PROJECT #
3385

S1a