



Laurel Gibson 519.575.4757 ext. 3210  
File: C14-60/7/09003

September 21, 2010

Jeremy Vink  
Senior Planner  
Township of Woolwich  
24 Church St. West, P.O. Box 158  
Elmira, ON N3B 2Z6

Dear Mr. Vink:

**Re: Zone Change Application 3/2009- UPDATED COMMENTS**  
**2167534 Ontario Inc.**  
**125 Peel Street**  
**TOWNSHIP OF WOOLWICH**

The Region has provided comments regarding transportation related to the above noted Zone Change application on three occasions: November 30, 2009, December 18, 2009 and July 7, 2010. These comments are in addition to comments previously provided by the Region and continue to apply.

### ***Transportation***

Transportation Planning staff have reviewed the Transportation Impact Study entitled "Traffic Operation and Safety Review" prepared by IBI Group, in June 2008, for the proposed Jigs Hollow Pit and concurs with the study recommendation to "undertake necessary intersection improvements at Regional Road 22 (Northfield Drive) to raise Jigs Hollow Road to improve sightlines".

Please note that the Region repaved this section of Northfield Drive in late 2009 that also included the intersection of Jigs Hollow Road and Northfield Drive. Since the intention was to improve the road safety, Regional staff continuously monitored the collisions and observed that collisions have been reduced substantially along this section of Northfield Drive. North of Jigs Hollow Road, there were four collisions in 2009 and one in 2010. The four collisions in 2009 occurred prior to Sept 10, 2009, likely before the cross-section was completed. South of Jigs Hollow Road, there were three collisions in 2009 and one in 2010. Of the 2009 collisions, only one occurred later in the year (December), likely after the cross-section was completed.

Therefore, Transportation Planning staff agree that a southbound acceleration lane at the intersection of Jigs Hollow Road and Northfield Drive is not required. However, Transportation Planning staff agrees with the study recommendation that a northbound right-turn taper be constructed at the intersection of Jigs Hollow Road and Northfield Drive.

The owner/applicant will be required to prepare engineering plans and a cost estimate for the road improvements on Northfield Drive for review and approval. Following approval of the plans by the Region, the owner/applicant will be required to prepare a cost estimate, submit a Letter of Credit for

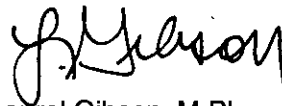
the amount of the road improvements and enter into a development agreement relating to how the Letter of Credit will be administered.

**General Comments**

The owner/applicant should also be advised that any issuance of a building permit for future development on the subject lands will be subject to provisions of Regional Development Charge By-Law 09-024 or any successor thereof.

Please accept this letter as the Region's request for a copy of the decisions and minutes pertaining to the zoning application noted above. Should you require Regional Staff to be in attendance at the meeting or have any questions, please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Laurel Gibson". The signature is fluid and cursive, written over a light blue horizontal line.

Laurel Gibson, M.PL  
Planner

cc: Diane Schwier, MNR  
Atif Mehmood, Region of Waterloo  
David Sisco, IBI Kitchener