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File: C14-60/7/09003

July 7, 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**

Transportation

In June 2010, Regional Transportation Planning and Engineering Staff completed a consolidated study on the anticipated impact of truck traffic generated from three proposed aggregate extraction pits in the Township of Woolwich; Hunder Developments, Capital Paving and this application. The study reviewed the three traffic impact studies submitted by each applicant, as well as estimated the cumulative impacts of all three developments.

Recommendations pertaining to *all three* applications include:

- Projected truck traffic due to the developments will represent a significant increase over background traffic growth. While gravel trucks are proposed to be routed on Regional roads, Regional staff should conduct a study within one year of all three pits becoming operational to determine if appropriate changes to truck routing can accommodate the needs of the gravel pit operators and other Regional stakeholders;
- Regional staff should monitor traffic operations at the Northfield Drive & Sawmill Road intersection and implement improvements as deemed appropriate. In considering improvements to this intersection, Regional staff should include discussions with gravel pit operators about the possibility of re-routing trucks to other Regional roadways;
- Regional staff should consider bringing forward the Sawmill Road & Katherine Street/Crowsfoot Road intersection realignment study in the Transportation Capital Program and include gravel pit operators in the public input process when evaluating potential improvement alternatives for the intersection; and
- All three gravel pit operators should take appropriate measures to minimize dust from truck operations on their internal site roadways.

Recommendations pertaining specifically to *this* application include:

- As identified in previous comments dated December 18, 2009, the Jigs Hollow Pit applicant should pay the cost to construct a northbound deceleration lane and right turn taper, and a southbound acceleration lane, on Northfield Drive at the intersection with Jigs Hollow Road; and
- The Township of Woolwich should consider requiring the applicant for the Jigs Hollow Pit to pave Peel Street and Jigs Hollow Road along the proposed haul route to minimize roadway dust.

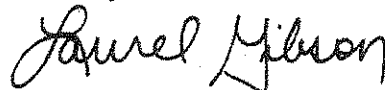
The owner/applicant will be required to prepare engineering plans and cost estimate for the road improvements on Northfield Drive for review and approval. Following approval of the plans, the owner/applicant will be required to prepare a cost estimate, submit a Letter of Credit for the amount of the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



Laurel Gibson, M.PL
Planner

cc: Diane Schwier, MNR