

December 11, 2023

Ms. Nicola Alston
Township of Scugog
181 Perry Street
Port Perry, ON
L9L 1A7

Dear Ms. Alston,

Reference: Proposed Industrial Subdivision
Scugog Line 6, Port Perry
TIS Letter – Updated Site Plan
Project N° 2210-21

Asurza Engineers has submitted a Traffic Impact Study, dated July 20, 2022, in support of the proposed industrial subdivision located at Scugog Line 6 in the community of Port Perry, Township of Scugog.

Following the submission of the study, slight alterations have been made to the draft site plan. As such, it is important to assess whether the conclusions made in the study will maintain their accuracy following these alterations. For reference, please see *Appendix A – Current Draft Site Plan* as well as *Appendix B – Previous Draft Site Plan*.

The results of the traffic analysis are only affected by the traffic data, the geometry of Scugog Line 6, and the development gross floor area associated with the land use, which is responsible for the estimated trip generation.

As such, unless the adjustments made by the project team significantly alter the gross floor area of industrial space available on-site, the adjustments made to the site plan will not change any conclusions made in the study.

The current draft site plan indicates small changes in the division of blocks by property line, as well as slight changes to the structure of the internal road network, which will be used by cars and trucks to access the various blocks.

In particular, the “junction” of roads has shifted West, and an extra connection has been added to the south part of the junction. Also, a driveway to Dev. Block 1 travelling between Dev. Block 2 and Dev. Block 4 has been added to the internal on-site road.

Finally, most development blocks having frontage with the irrigation drip line have had their ‘outer’ property lines redrawn to terminate slightly earlier, which will marginally reduce the total usable on-site area. In the context of the traffic analysis, this implies that the site will generate marginally less traffic than what was accounted for in the Traffic Impact Study.

As such, any resulting change in the intersection capacity analysis parameters (i.e., v/c ratio, control delay, queue length, level of service) will be negligible to warrant any further assessment; therefore, all the recommended actions are still relevant for the current site plan.

Should you have any questions regarding the contents of this letter, please do not hesitate to contact the undersigned.

Regards,

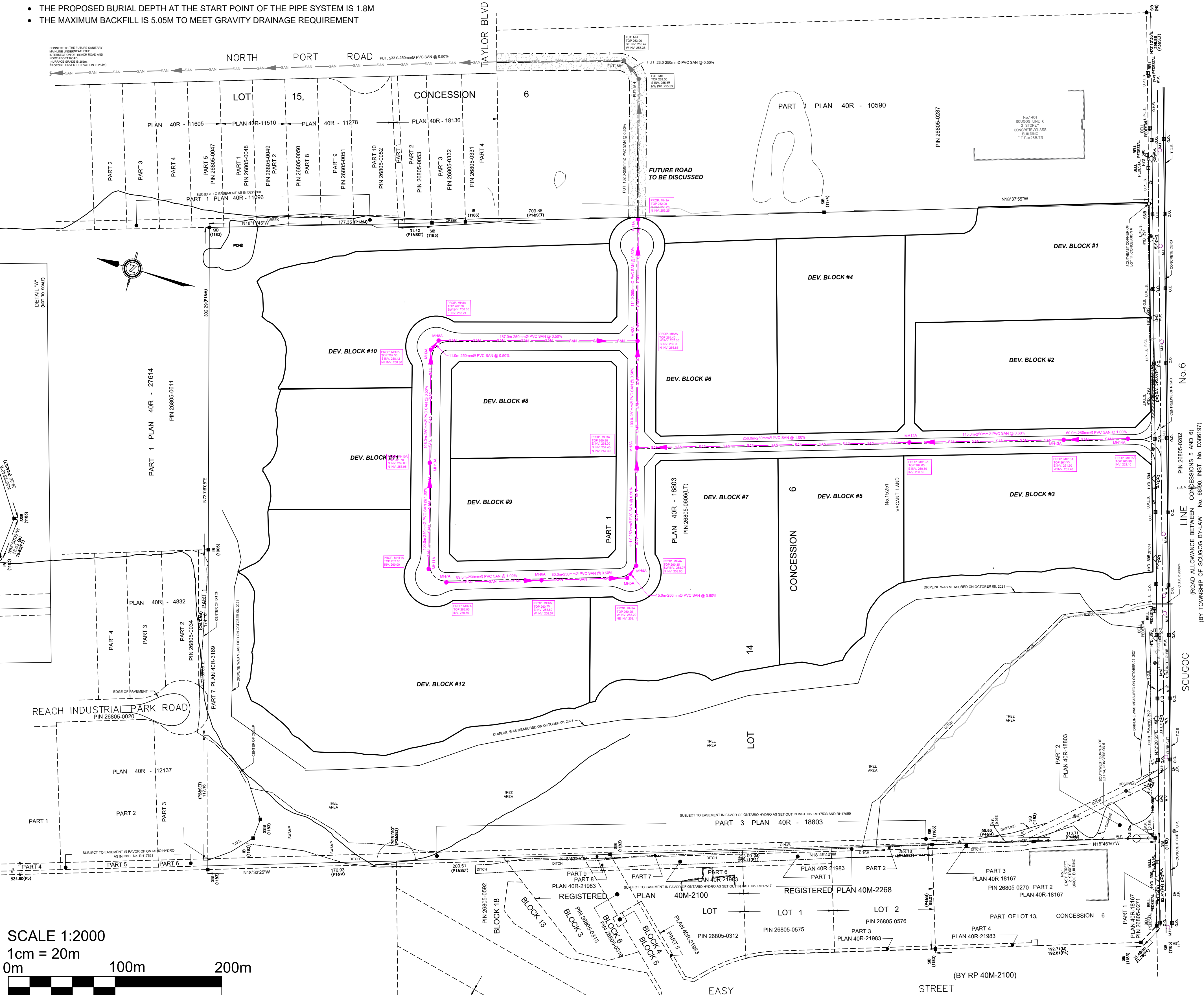


Martin Asurza, M.Eng, P.Eng.
Senior Transportation Engineer

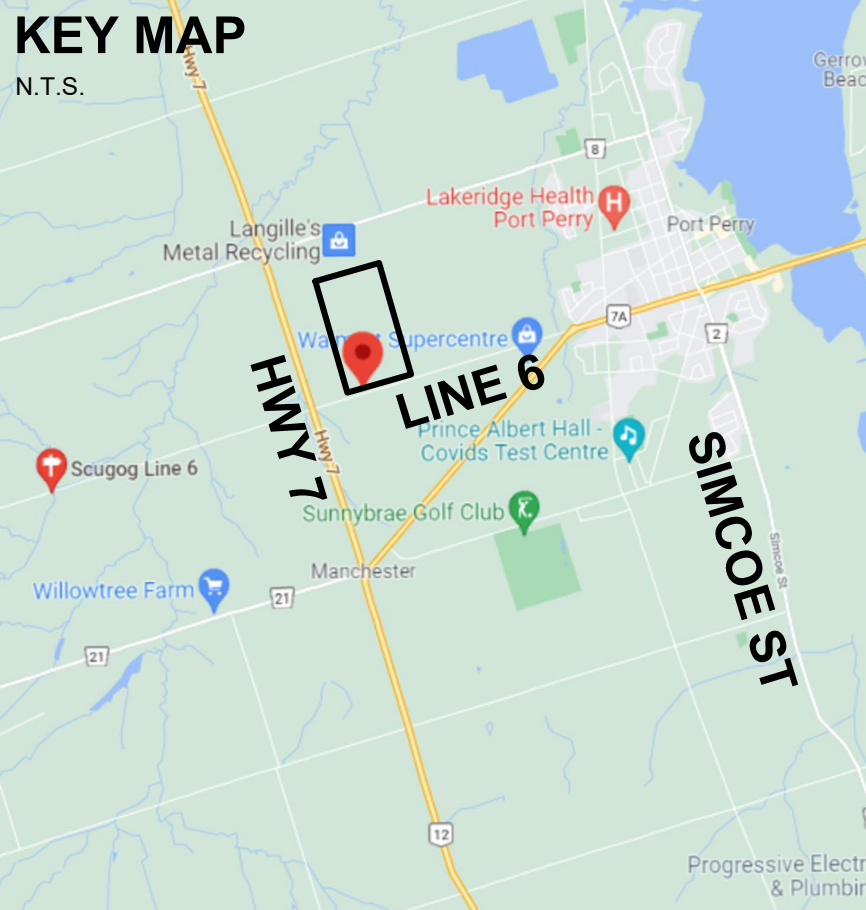
Appendix A

Current Draft Site Plan

- GENERAL NOTES
- THE SANITARY SEWER OUTLET CONNECTS TO THE FUTURE SEWER MAINLINE UNDERNEATH THE INTERSECTION OF REACH ROAD AND NORTH PORT ROAD
 - THE BURIAL DEPTH OF THE OUTLET PIPE IS ASSUMED AS 3.0M
 - THE SANITARY SEWER PIPE SLOP IS CALCULATED BY 0.5%
 - THE PROPOSED BURIAL DEPTH AT THE START POINT OF THE PIPE SYSTEM IS 1.8M
 - THE MAXIMUM BACKFILL IS 5.05M TO MEET GRAVITY DRAINAGE REQUIREMENT



- LEGEND:
- PROPOSED SANITARY MANHOLE
 - FUTURE SANITARY MANHOLE
 - PROPOSED SANITARY SEWER
 - FUTURE SANITARY SEWER
 - PIPE INVERT ELEVATION
 - BOUNDARY LINE



DRAWN

Q.C / K.L

DATE

NOV. 15, 2023

STAMP

KING

EPC

M

King EPCM

570 Hood Rd. Unit 26

Markham, ON, L3R 4G7

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647-459-5647

General@KingEPCM.com

CLIENT

WANLONG REAL ESTATE DEVELOPMENT LTD.

PROJECT NAME

INDUSTRY DEVELOPMENT BLOCKS LAND PLAN & SITE SERVICE

PROJECT LOCATION

SCUGOG LINE 6, PORT PERRY, ON

PART-1, PLAN 40R - 18803

PRINT TITLE

SITE SERVICE PLAN

SANITARY SEWER

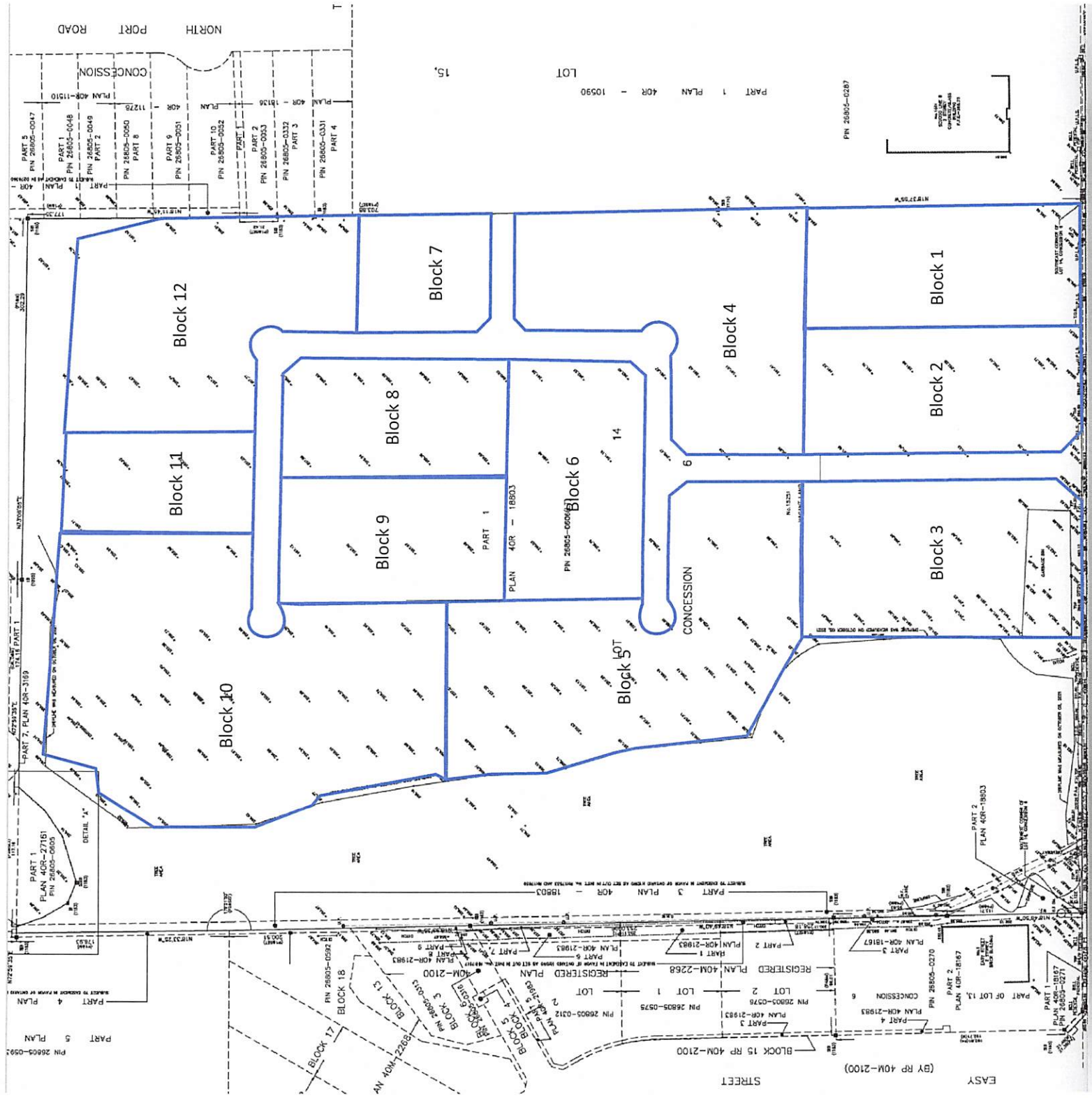
FILE No.

EGR 1.3

No.	ISSUED FOR:	DATE	DRAW BY	CHECK
V19	ISSUED FOR PERMITS	JUL. 10, 2023	QC	TW
V20	ISSUED FOR PERMITS	NOV. 15, 2023	KL	TW

Appendix B

Previous Draft Site Plan



Wangzhe 6th Line Industrial Subdivision

Block No	Area (ha)	(acres)
1	2.3	5.681
2	2.4	5.928
3	3.1	7.657
4	3.6	8.892
5	4.7	11.609
6	2.3	5.681
7	1.1	2.717
8	1.8	4.446
9	2	4.94
10	6.4	15.808
11	1.3	3.211
12	3.5	8.645
TOTAL	34.5	85.215