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Our ref: 12693706

August 10, 2026

O'Connor Bros Corp.
750 Rossland Road East
Ajax, ON L1Z 1T1
info@oconnorlandandcattle.com

Sent via email

Attn: Sean O'Connor

Subject: Locations of Driveways and Sightline Assessment
1370 King Street, Township of Scugog

Dear Sean,

GHD is pleased to provide the following letter determining driveway locations and sightline assessment for the development of 6 residential lots at 1370 King Street in the Township of Scugog.

The assignment is to provide locations of potential driveways for the development of six residential lots and confirm that available sightlines at these driveways meet the required sightline distances. The site plan is provided in **Appendix A**.

1. Corner Clearance

Ideally driveways and accesses require a minimum distance from a corner to provide clear sightlines to vehicles approaching an intersection. The corner clearance is provided in the Geometric Design Guide for Canadian Roads (GDGCR) published by the Transportation Association of Canada (2017 TAC). From 2017 TAC, Figure 8.8.2 and the configuration of the intersection local road (dead-end) meeting an arterial road, the corner clearance is 15m along the local road and 35m along the arterial road. Therefore, the first location of a driveway for Lot 6 along the dead-end portion of King Street is 15m from the intersection. Similarly, the first location of a driveway for lot 5 is 35m along King Street (arterial road), both provided that these locations meet the sightline distance requirements.

2. Intersection Sight Distance

Based on the posted speed of Rose Street and King Street (40 km/h), the design speed is 50 km/h. There is a 50 km/h BEGINS sign (eastbound King Street, away from the development) approximately 170 m east of Lot 1. Sightline distances of a driveway require three cases of sightlines: left turns from the driveway (Case B1), right turns from the driveway (Case B2) and left turns into the driveway (Case F).

Case B1, is the sight distance required to make a left turn from the driveway onto the road. For this maneuver, the driver needs to see an approaching vehicle from the left (near lane) and needs to see an approaching vehicle from the right (far lane) and judge whether to make the left turn from the driveway without colliding with the approaching vehicles. The required intersection sight distance for this movement is 105m.

Case B2, is the sight distance required to make a right turn from the driveway onto the road. For this maneuver, the driver needs to see an approaching vehicle from the left (near lane) and judge whether to make the right turn

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from the driveway without colliding with the approaching vehicle. The required intersection sight distance for this movement is 95m.

Case F, is the sight distance required to make a left turn from the road into the driveway. For this maneuver, the driver needs to see an approaching vehicle ahead (in the other lane) and judge whether to make the left turn into the driveway without colliding with the approaching vehicle. The required intersection sight distance for this movement is 80 m.

Possible driveway locations have been assessed. Assuming a driveway to Lot 1 is located at the east property line and at each property line of subsequent lots, GHD assessed the available sight distance.

Table 1: Available Intersection Sight Distances

	Sight Distance		
	Case B1, 105 m required	Case B2, 95 m required	Case F, 80 m required
Lot 1 (east lot line)	228 m looking left (Drwg. SD-1, sightline 1) 150 m looking right (Drwg. SD-2, sightline 8)	228 m looking left (Drwg. SD-1, sightline 1)	218 m looking ahead (Drwg. SD-3)
Lot 2 (east lot line)	195 m looking left (Drwg. SD-1, sightline 2) >150 m looking right (Drwg. SD-2, sightline 8)	195 m looking left (Drwg. SD-1, sightline 2)	180 m looking ahead (Drwg. SD-3)
Lot 3 (east lot line)	166 m looking left (Drwg. SD-1, sightline 3) >150 m looking right (Drwg. SD-2, sightline 8)	166 m looking left (Drwg. SD-1, sightline 3)	149 m looking ahead (Drwg. SD-3)
Lot 4 (east lot line)	152 m looking left (Drwg. SD-1, sightline 4) >150 m looking right (SD-2, sightline 8)	152 m looking left (Drwg. SD-1, sightline 4)	128 m looking ahead (Drwg. SD-3)
Lot 5 (east lot line)	153 m looking left (Drwg. SD-1, sightline 5) >150 m looking right (Drwg. SD-2, sightline 8)	153 m looking left (Drwg. SD-1, sightline 5)	135 m looking ahead (Drwg. SD-3)
Lot 5 (35m from corner King St / Rose St)	177 m looking left (Drwg. SD-1, sightline 6) >339 m looking right (Drwg. SD-2, sightline 7)	177 m looking left (Drwg. SD-1, sightline 6)	124 m looking ahead (Drwg. SD-3)

From **Table 1** and **Drawings SD-1, SD-2, SD-3**, the available sight distances are longer than required.

3. Conclusions and Recommendations

Therefore, the proposed driveways can be along King Street but not within the corner clearances of 15m and 35m, respectively. GHD recommends that the driveway for Lot 6 be located as far west as possible, for example opposite the existing driveway of 1227 King Street.

If you wish to discuss any aspect of the letter, please feel free to contact the undersigned. GHD appreciates the opportunity to present this letter. We trust that the above noted information is suitable for your purposes at this time and look forward to working with you on this project.

Sincerely,

GHD



Roland Roovers, P.Eng.
Senior Manager, Transportation Planning
(905) 752-4348
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Attach. Appendix A and Drawings SD-1, 2, 3

RR/hs

Appendix A

Draft Plan / Site Plan



REVISIONS

DP-1

Attachments



No.	Issue			Checked	Approved	Date
Author	C.SUTCLIFFE	Drafting Check	S.STARCEVIC	Project Manager	R.ROOVERS	
Designer	R.ROOVERS	Design Check	R.ROOVERS	Project Director	R.ROOVERS	

Bar is 25mm on original size sheet	
0	25mm

0	5	10	15m
SCALE 1:500 AT ORIGINAL SIZE			
0	10	20	30m
SCALE 1:1000 AT ORIGINAL SIZE			



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Client	SEAN O'CONNOR
Project	1370 KING ST., SCUGOG
Project No.	12693706
Date	2026-04-07
HORZ.	1:500
Scale	VERT. 1:1000

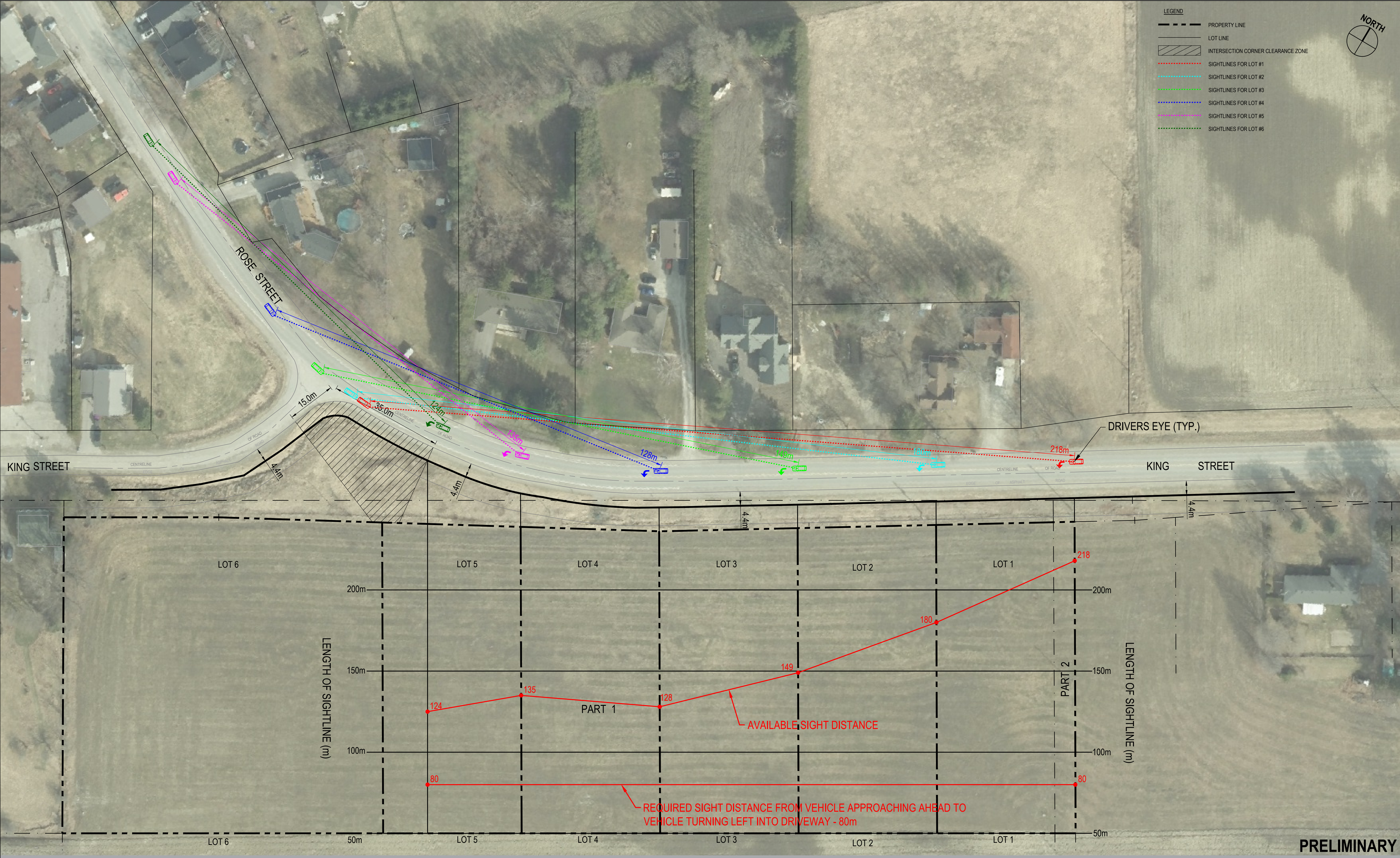
Title	PLAN OF SIGHTLINES AND SIGHTLINE DISTANCE GRAPH CASES B1;B2: LEFT OR RIGHT TURN FROM DRIVEWAY, LOOKING LEFT
Size	ARCH D
Sheet No.	SD-1



- LEGEND
- PROPERTY LINE
 - LOT LINE
 - INTERSECTION CORNER CLEARANCE ZONE
 - SIGHTLINES FOR LOT #5
 - SIGHTLINES FOR LOT #1



				PRELIMINARY		
				Size ARCH D		
				Title PLAN OF SIGHTLINES		
				CASE B1: LEFT TURN FROM DRIVEWAY, LOOKING RIGHT		
				Sheet No SD-2		
				Scale 1:500		
				Date 2026-04-07		
				Project No. 12693706		
				Client SEAN O'CONNOR		
				Project 1370 KING ST., SCUGOG		
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				GHD Ltd. 140 Allstate Pkwy, Suite 20 Markham Ontario L3R 9T8 Canada T 905 752 4300 www.ghd.com		
				Bar is 25mm on original size sheet		
				0 5 10 15m SCALE 1:500 AT ORIGINAL SIZE		
				No. Issue		
				Checked Approved Date		
				Author C.SUTCLIFFE Drafting Check S.STARCEVIC Project Manager R.ROOVERS		
				Designer R.ROOVERS Design Check R.ROOVERS Project Director R.ROOVERS		



No.	Issue	Checked	Approved	Date
Author	C.SUTCLIFFE	Drafting Check	S.STARCEVIC	Project Manager
Designer	R.ROOVERS	Design Check	R.ROOVERS	Project Director

Bar is 25mm on original size sheet
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0 10 20 30m
SCALE 1:1000 AT ORIGINAL SIZE

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Client **SEAN O'CONNOR**

Project **1370 KING ST., SCUGOG**

Project No. **12693706**

Date **2026-04-14**

Scale **HORZ. 1:500 VERT. 1:1000**

Title **PLAN OF SIGHTLINES AND SIGHTLINE DISTANCE GRAPH CASE F: LEFT TURN INTO DRIVEWAY, LOOKING AHEAD**

Sheet No. **SD-3**

PRELIMINARY

Size **ARCH D**