



March 26, 2026

Reference Number: 20339.03

Ken Michaud
Sunray Group
245 Yorkland Blvd Suite 200
North York, ON
M2J 4W7
Via email: kenmichaud0@gmail.com

Dear Mr. Michaud,

RE: TIS Addendum Letter
Proposed Residential Subdivision
63076 County Road 3, Township of East Garafraxa, Dufferin County

LEA Consulting Ltd. (LEA) has been retained by Marsville Estates Inc. to prepare a Transportation Impact Study (TIS) Addendum Letter for the proposed residential subdivision located at 63076 County Road 3 in the Township of East Garafraxa (herein referred to as the “subject site”). By-way of background, LEA previously completed the following submissions in support of prior Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (DPOS) applications for the proposed development:

- ▶ Initial TIS Report dated April 2020; and,
- ▶ TIS Addendum Letter dated January 2021.

The applications were appealed to the Ontario Land Tribunal (OLT) under Case No. OLT-22-004307 due to Council’s failure to make a decision within the statutory timelines. On April 25, 2024, the OLT granted the appeals, approved the amendment to Township By-law No. 60-2004 and granted draft plan approval subject to conditions. The following TIS Addendum Letter has therefore been prepared to provide an updated development concept in support of the current DPOS application.

1 SITE STATISTICS & PROPOSED DEVELOPMENT CONCEPT

The proposed development will introduce 78 new residential units, and a stormwater management (SWM) pond, on the currently vacant site. This remains consistent with the previous submission dated January 2021. A comparison of the previous and current submission site statistics are summarized in **Table 1-1**.

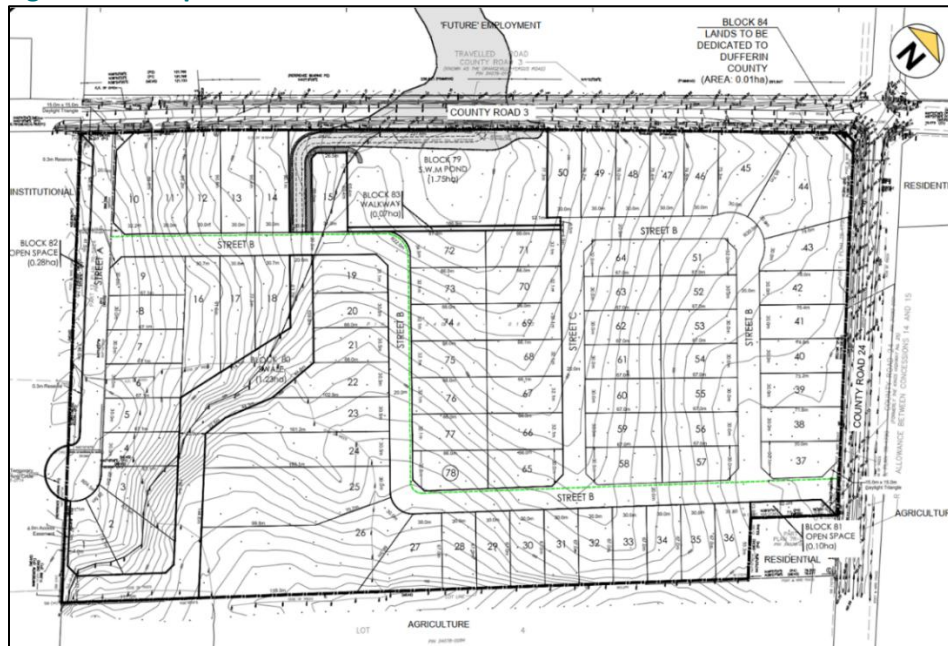
Table 1-1: Updated Site Statistics Comparison

Land Use		Previous Submission January 2021 Addendum	Current Submission January 2026 Addendum	Difference
Residential	Single Detached Lots (Area)	184,485 m ²	197,500 m ²	+13,015 m ²
	Number of Lots/Units	78	78	No change

Similarly, two (2) vehicular site accesses are proposed: one (1) via County Road 3 and one (1) via County Road 24. While the revised development concept includes slight adjustments to the locations of these access points, the changes are considered minor and do not influence the results of the traffic analysis. Therefore, the previous findings remain valid, and no updates to the traffic analysis are required. Please refer to the updated draft plan of subdivision illustrated in **Figure 1-1**.



Figure 1-1: Proposed Draft Plan of Subdivision



Source: Innovative Planning Solutions (IPS), August 2023

2 FUNCTIONAL DESIGN REVIEW

A fire route assessment, swept path analyses, and pavement marking & signage plan (PM&S) has been provided in the updated functional design review (FDR) attached in **Exhibit A**. The review confirms the functionality of the proposed site accesses, and the swept-path analyses demonstrates that waste collection vehicles and all applicable design vehicles can safely and efficiently maneuver subject site.

3 CONCLUSION

This TIS Addendum Letter provided an update of the latest development concept for the proposed residential subdivision. The updated site statistics remain consistent with previous submissions, therefore, LEA concludes that the findings of the previous submissions remain valid and no further updates are required.

Should you have any questions or would like to discuss any matter in greater detail, please do not hesitate to contact the undersigned.

Yours truly,

LEA Consulting Ltd.

Debang Chen, P.Eng., M.Eng.

Project Manager, Transportation & Systems

Dana Usaty

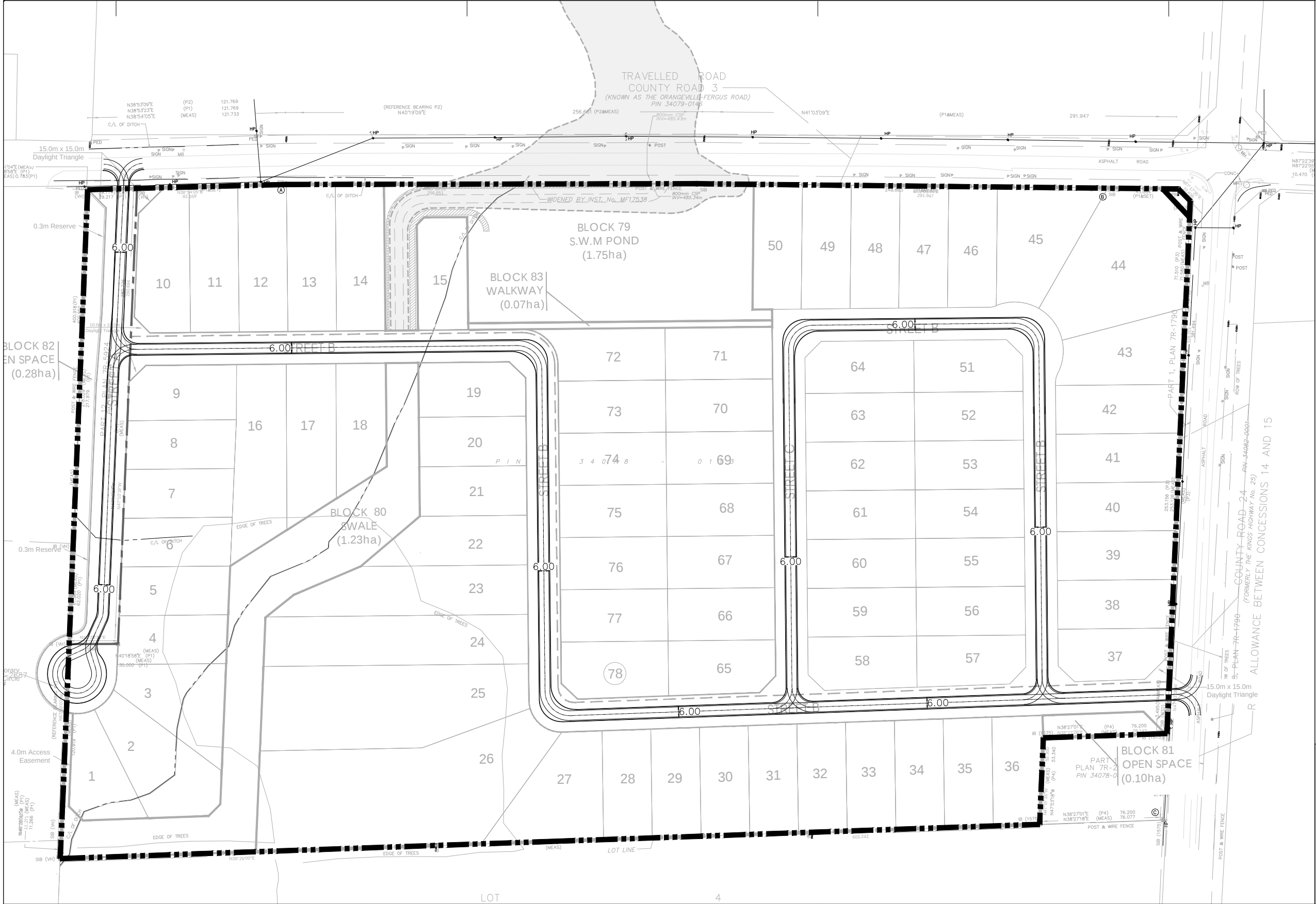
Project Coordinator, Transportation & Systems

Encl. Exhibit A: Functional Design Review



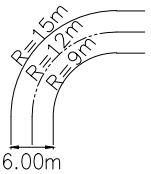
EXHIBIT A

Functional Design Review

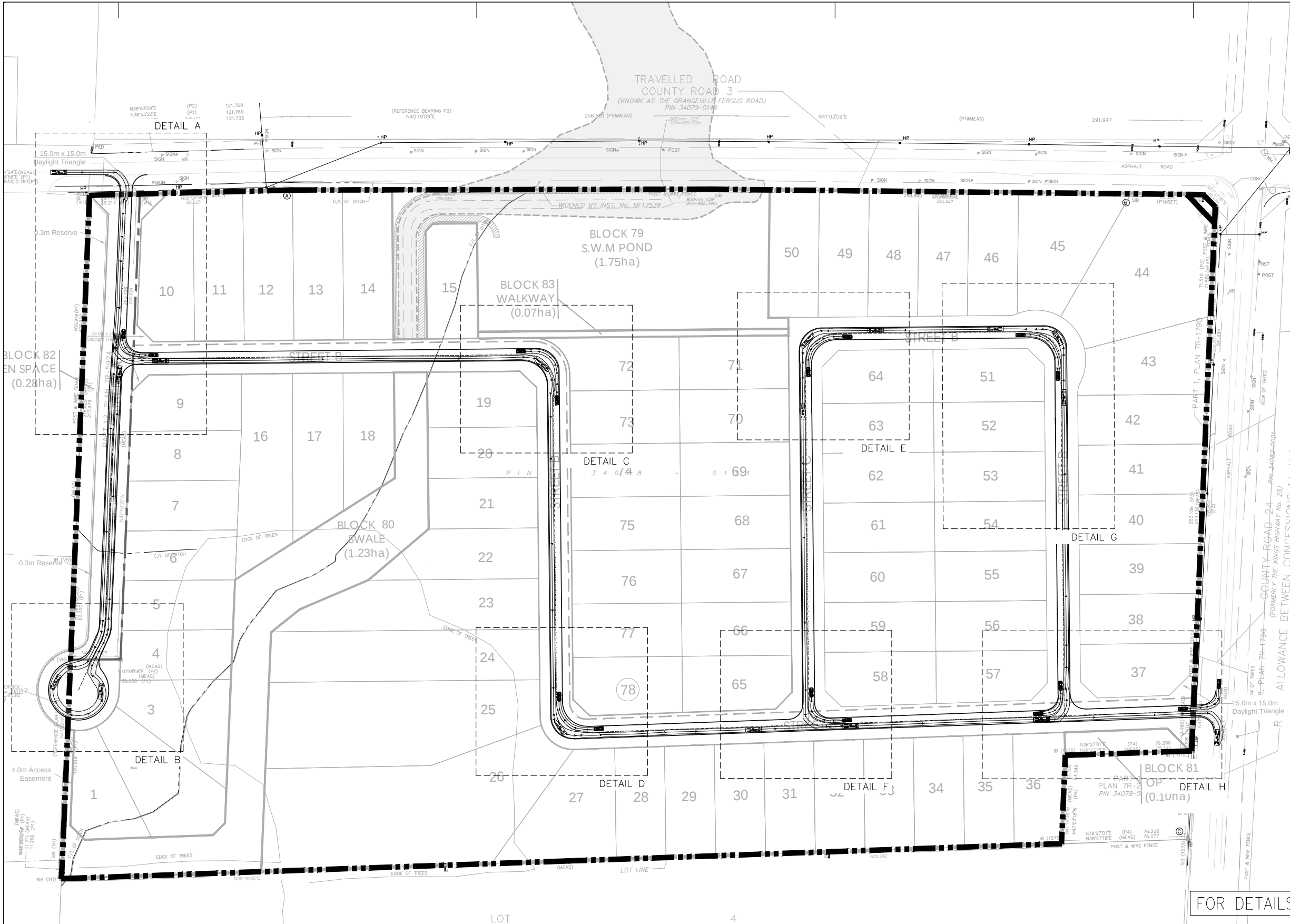


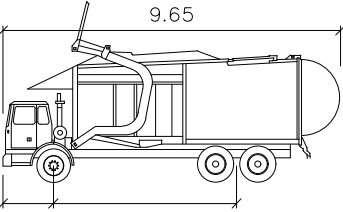
- NOTES:
- AS PER THE ONTARIO BUILDING CODE 3.2.5
- 5.1 LOCATION OF ACCESS ROUTES – ACCESS ROUTES SHALL BE LOCATED SO THAT THE PRINCIPAL ENTRANCE AND EVERY ACCESS OPENING ARE LOCATED NOT LESS THAN 3m AND NOT MORE THAN 15m FROM THE CLOSEST PORTION OF THE ACCESS ROUTE
 - 6.1 ACCESS ROUTE DESIGN – A PORTION OF A ROADWAY PROVIDED AS A REQUIRED ACCESS ROUTE FOR FIRE DEPARTMENT USE SHALL:
 - 6.1.a HAVE A CLEAR WIDTH NOT LESS THAN 6m,
 - 6.1.b HAVE A CENTRELINE RADIUS NOT LESS THAN 12m
 - 6.1.c HAVE AN OH CLEARANCE OF NOT LESS THAN 5m
 - 6.1.f HAVE TURNAROUND FACILITIES FOR ANY DEAD-END PORTION OF THE ACCESS ROUTE MORE THAN 90m LONG
 - 6.1.g BE CONNECTED WITH A PUBLIC THOROUGHFARE

MINIMUM CENTERLINE RADIUS OF FIRE ACCESS ROUTE TO FOLLOW REQUIREMENTS AS BELOW:



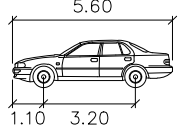
DRAWN BY: A.B. LEA Consulting Ltd. Consulting Engineers and Planners www.LEA.ca		Project No.	063076 COUNTY ROAD 3		Drawing No.
		20339.03	COUNTY OF DUFFERIN ONTARIO		
		Date	1: 2400		FIRE ROUTE REVIEW
		MAR 24, 2026			





9.65
1.37 6.25

GFL meters
Width : 2.60
Track : 2.60
Lock to Lock Time : 6.0
Steering Angle : 30.0



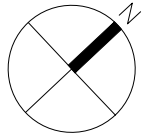
5.60
1.10 3.20

P meters
Width : 2.00
Track : 2.00
Lock to Lock Time : 6.0
Steering Angle : 35.9

PLOT DATE: January 23, 2026
DRAWN BY: A.B.

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Project No.
20339.03

Date
MAR 24, 2026

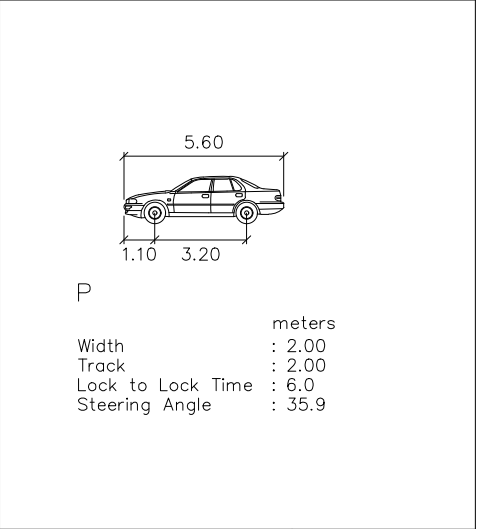
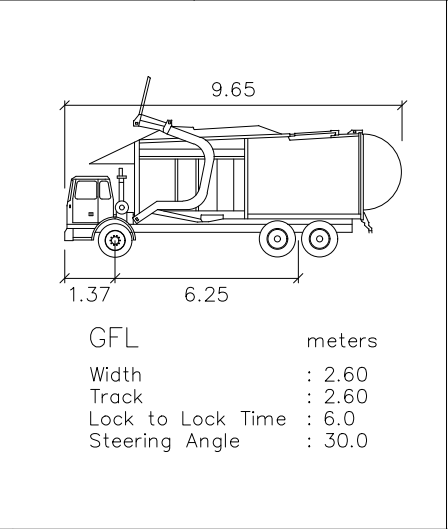
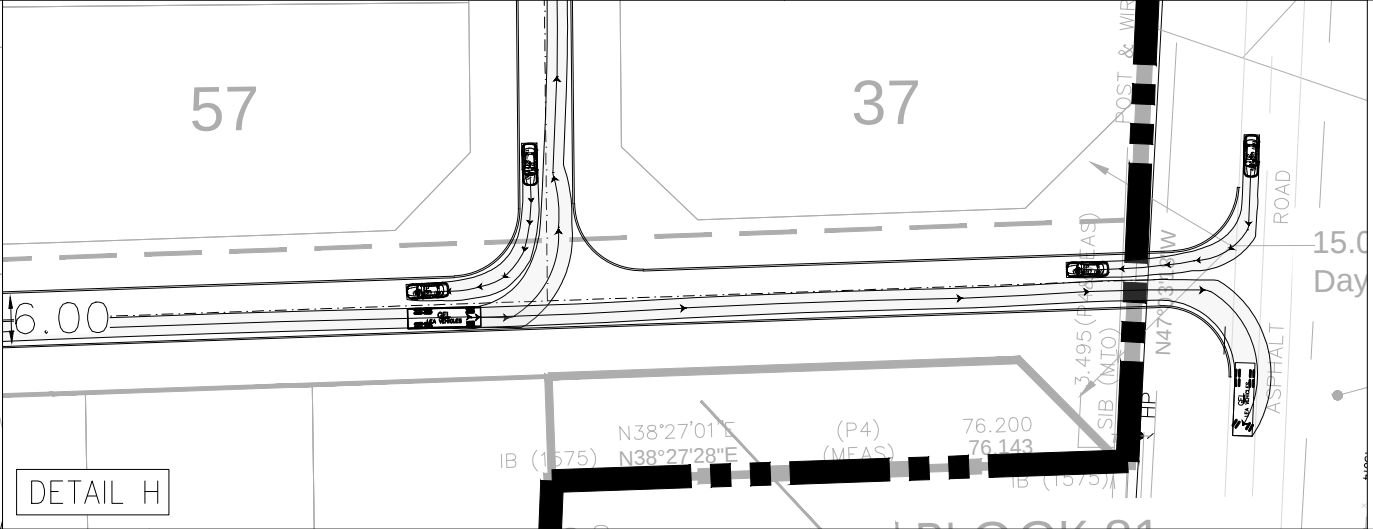
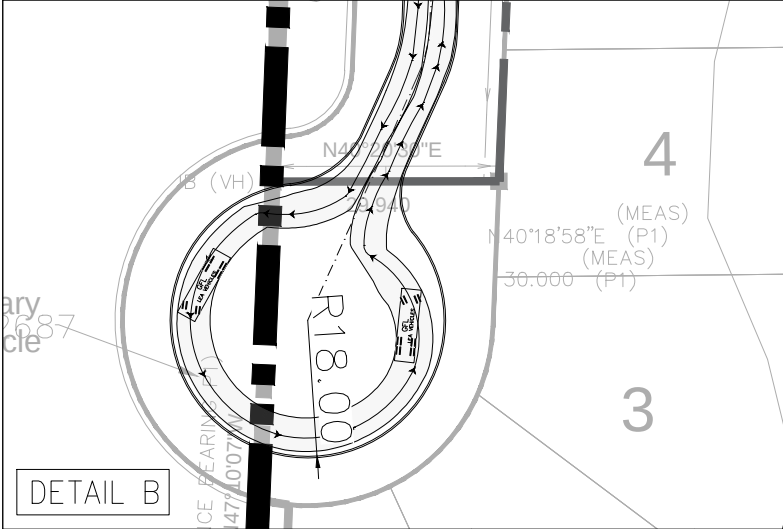
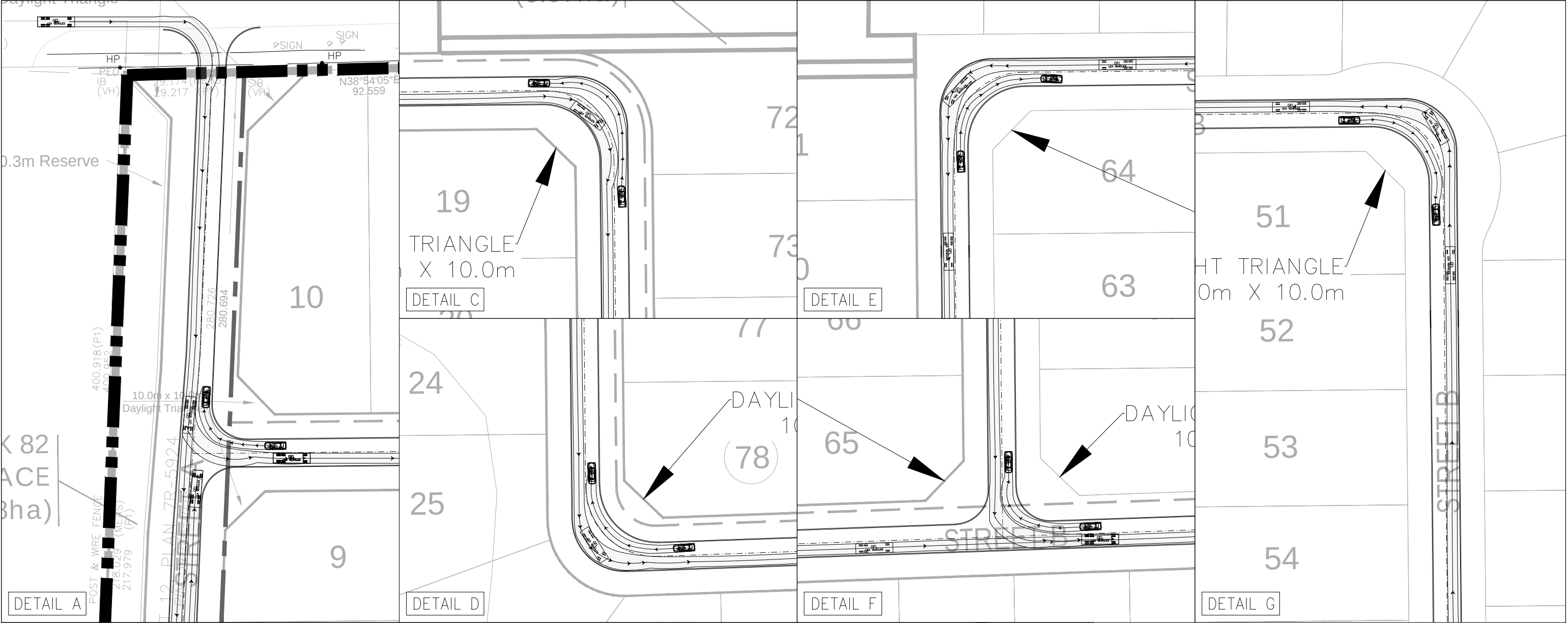
063076 COUNTY ROAD 3
COUNTY OF DUFFERIN ONTARIO

24 0 24 48 72m
1: 2400

FOR DETAILS A TO H REFER DRAWING NUMBER 004.

GARBAGE VEHICLE-GFL
SWEEP PATH REVIEW

Drawing No.
003

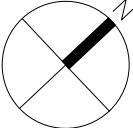


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Consulting Engineers and Planners

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Project No.

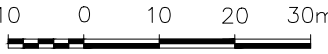
20339.03

Date

MAR 24, 2026

063076 COUNTY ROAD 3

COUNTY OF DUFFERIN ONTARIO


1:1000

GARBAGE VEHICLE-GFL

SWEPT PATH REVIEW (DETAILS)

Drawing No.

004

DRAWING NAME: F:\20339.03\Drafting\20339 WF002.dwg

NOTES:

- ALL SIGNS ARE STEEL POST-MOUNTED, UNLESS OTHERWISE INDICATED.
- UNDERSIDES OF ALL SIGNS TO BE LOCATED MIN. 2.0m ABOVE TOP OF PAVEMENT OR TOP OF SIDEWALK. ALL SIGNS ARE PER "ONTARIO TRAFFIC MANUAL", LATEST EDITION.
- ALL PAVEMENT MARKINGS SHALL BE MADE IN ACCORDANCE WITH ONTARIO TRAFFIC MANUAL, BOOK 5, 11 AND 15.
- CONTRACTOR TO ENSURE ALL TRAFFIC SIGNS ARE INSTALLED MIN. 1.0m APART FROM FIRE HYDRANTS.

TRAFFIC SIGNS SCHEDULE

SIGN	SIGN NUMBER	QUANTITY REQUIRED	COLOURS
	1	11	Ra-1 (600x600) LEGEND & BORDER - WHITE REFL. BACKGROUND - RED REFL.
	2	8	Rb-1A MAXIMUM SPEED SIGN WITH KM/H INCLUDED (60X75cm)
	3	1	Wa-31 (450x450) BLACK LEGEND & BORDER, YELLOW REFL. BACKGROUND.

LEGEND:

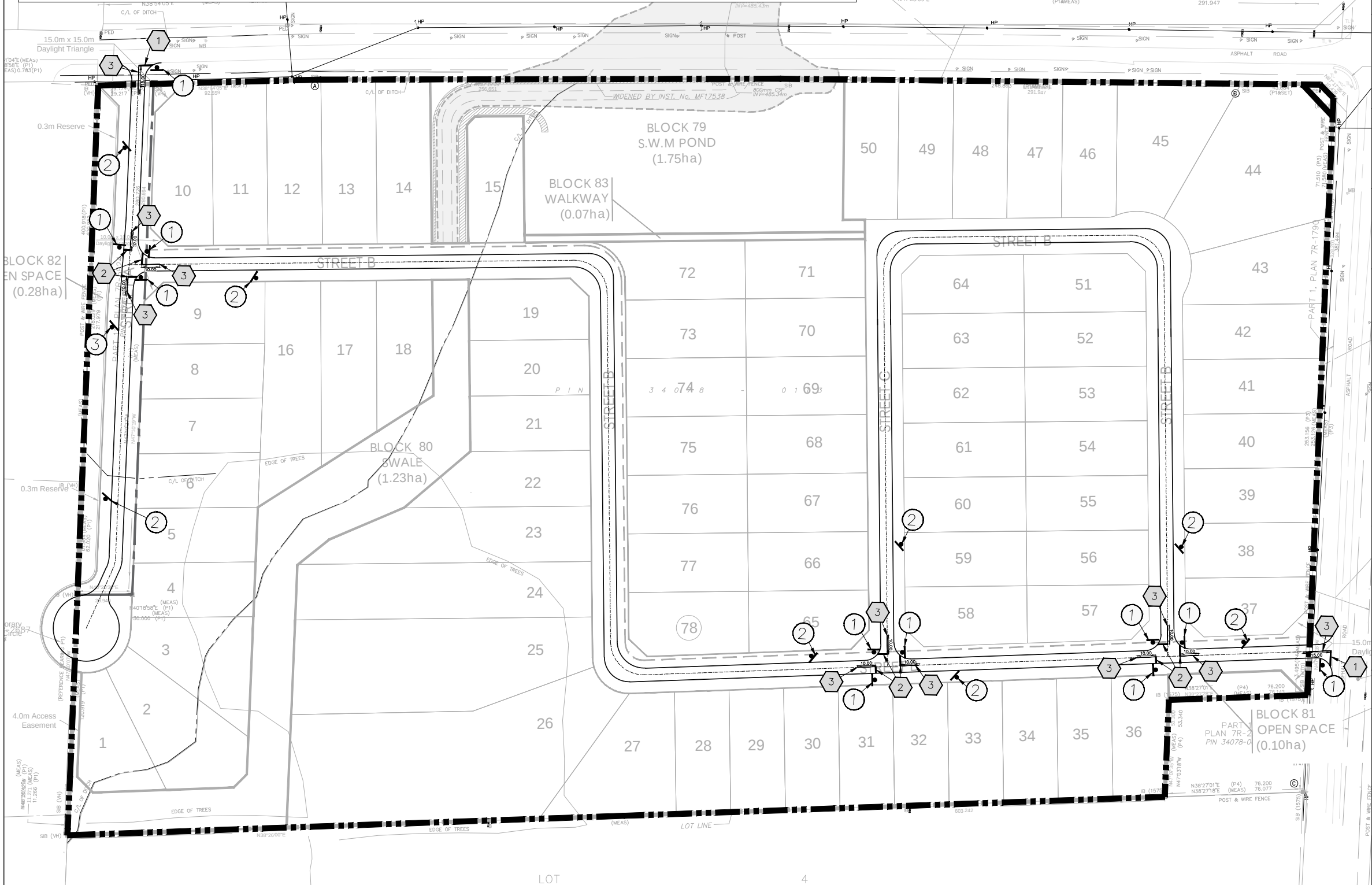
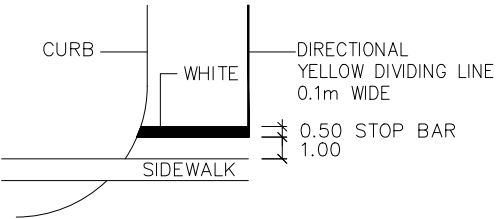
PAVEMENT MARKING LEGEND:

-  STOP BAR
SOLID WHITE, 50cm
(SEE DETAIL A)
-  STOP BAR
SOLID WHITE, 50cm
-  SOLID YELLOW, 10cm

SIGNAGE LEGEND

-  POST MOUNTED SIGN
-  SIGN NUMBER

A - STOP BAR AT INTERSECTION

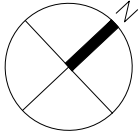


PLOT DATE: January 23, 2026

DRAWN BY: A.B.

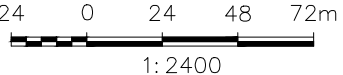
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063076 COUNTY ROAD 3
COUNTY OF DUFFERIN ONTARIO



PAVEMENT MARKING &
SIGNAGE PLAN

Drawing No.
005