



SALVINI
CONSULTING
Transportation Engineering and Planning

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November 7, 2024

Peter Avgoustis, MPA, MSc
Chief Administrative Officer
Township of East Garafraxa
065371 Dufferin County Road 3
East Garafraxa, ON · L9W 7J8

Re: Transportation Response to Staff Comments
Marsville North Draft Plan of Subdivision

Dear Peter,

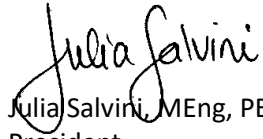
In October 2020 I prepared a Transportation Overview letter in support of the planning applications by Thomasfield Homes for their Marsville North project. There have been numerous discussions with staff, Council and other stakeholders about the project since that time. From a transportation perspective, the project has not changed substantially – the land use still includes for 30 detached single homes and access continues to be proposed in part through the extension of both Maple Street and Grand Crescent and through a new connection of Maple Street to 13th Line. The updated Draft Plan of Subdivision is attached for reference.

In 2022, we prepared a Transportation Impact Study for the Marsville South draft plan proposal and included the traffic from the Marsville North draft plan in the study. The County has asked for an update to the study, which will be done when new traffic data can be collected beginning in late September of this year.

In the meantime, GEI (GM BluePlan Engineering) prepared sight line drawings for the new proposed connection of Maple Street to 13th Line. The drawings were prepared in accordance with the County's Entrance Policy and the two drawings are attached showing how the County's required sight lines can be achieved in both directions from the new intersection.

If you have any questions about the information presented in this letter, please contact me to discuss.

Sincerely,



Julia Salvini, MEng, PEng
President

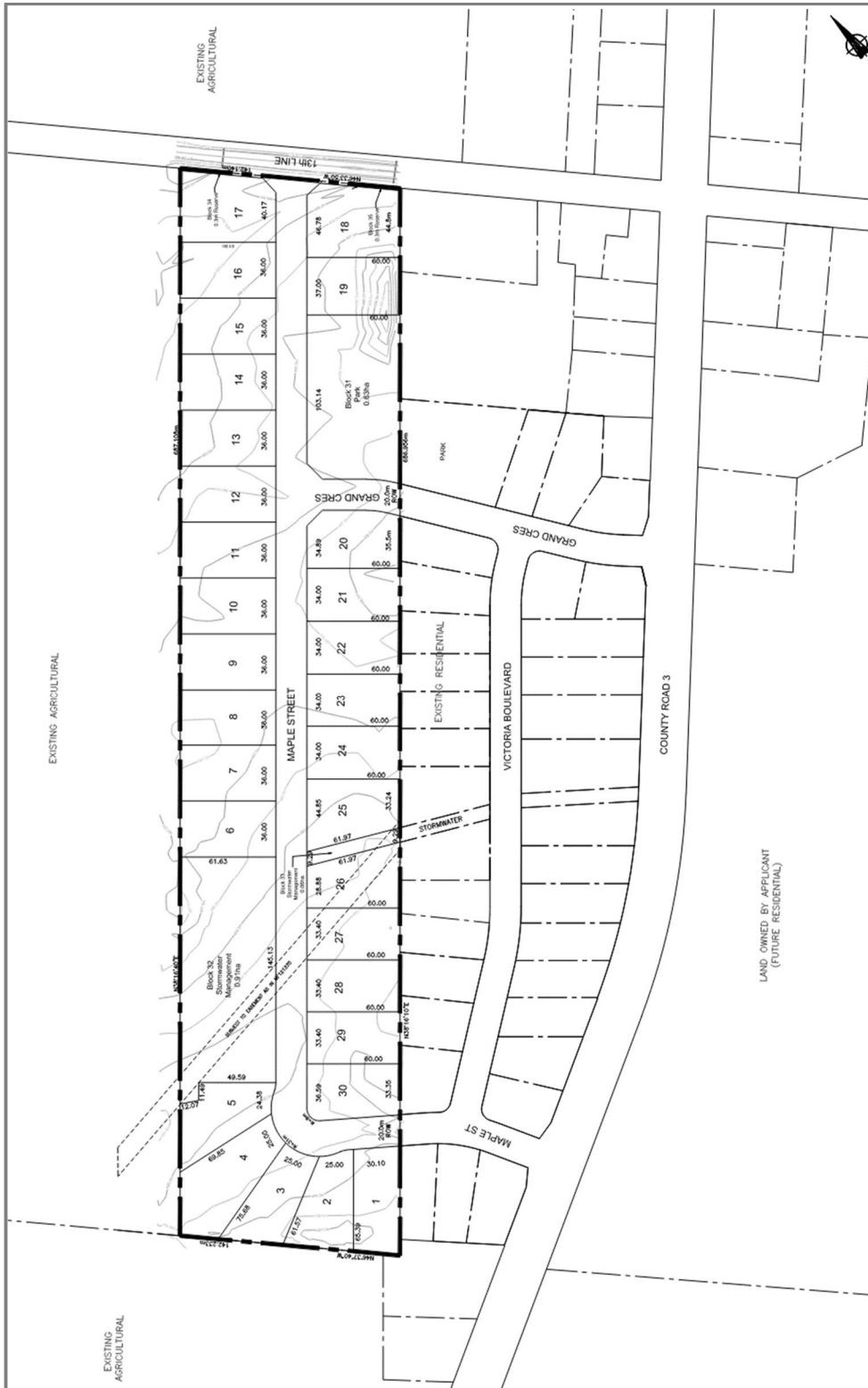
Cc: Katherine McLaughlin, Thomasfield Homes
Hugh Handy and Charlotte Lewington, GSP Group
Angela Kroetsch, GEI Consultants

Attach: Draft Plan of Subdivision – Marsville North
Sight Line Analysis for New Road Connection



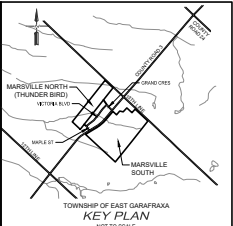
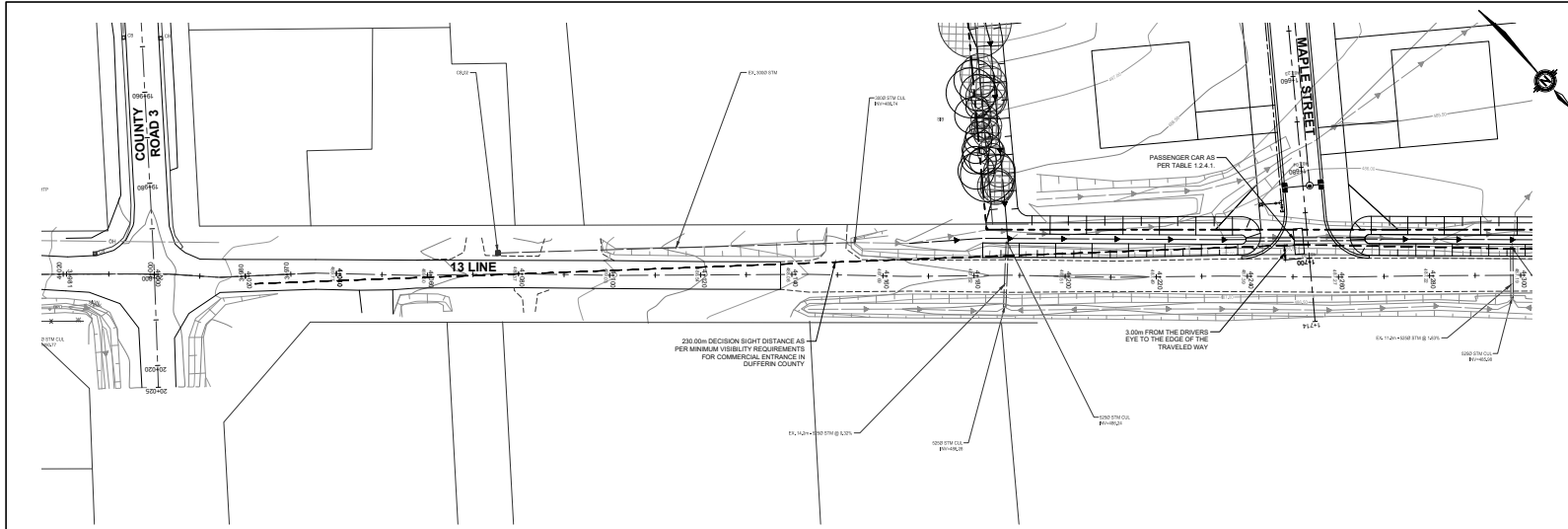
Attachments





Marsville North Draft Plan of Subdivision

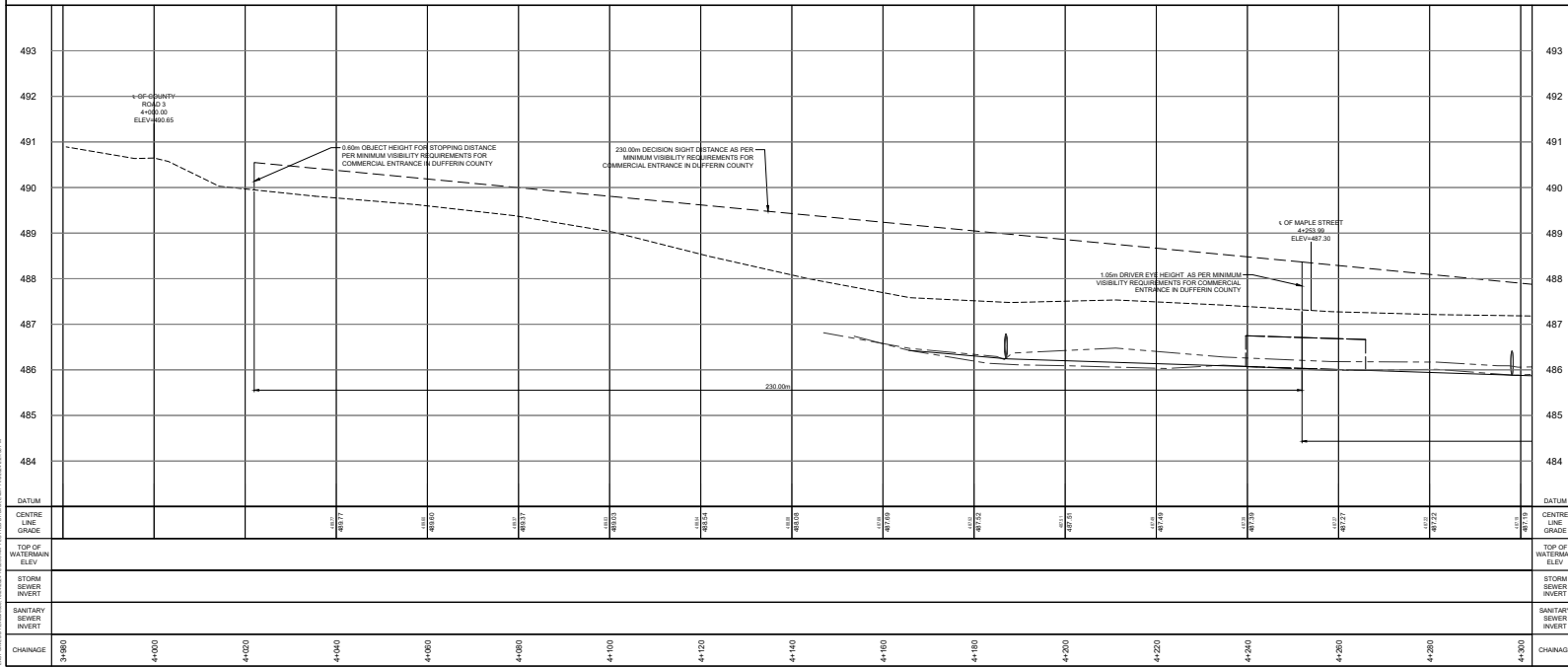
Source: GSP Group



- NOTES:**
1. TOPOGRAPHIC AND EXISTING FEATURES SURVEY COMPLETED BY GM BLUEPLAN ENGINEERING ON FEBRUARY 13, 2020 AND MARCH 5 AND 13, 2020.
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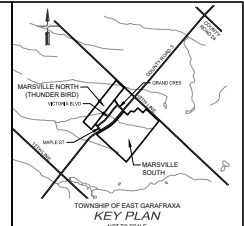
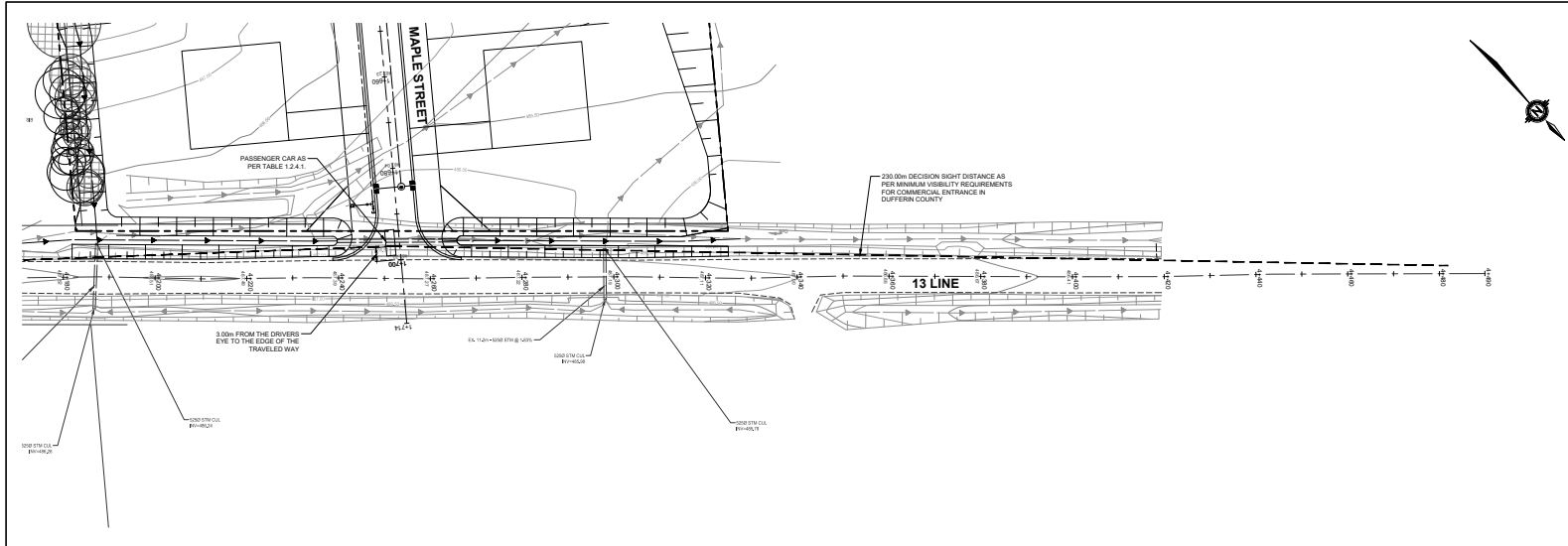
NO.	DATE	ISSUED FOR APPROVAL	A.E.K.
1	09/13/2022	ISSUED FOR APPROVAL	A.E.K.

BluePlan ENGINEERING

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TEL: 519-748-1660
www.blueplan.ca

MARSVILLE NORTH SUBDIVISION			
TOWNSHIP OF EAST GARAFRAXA			
THOMASFIELD HOMES LTD.			
SOUTH SIGHT LINE OF 13 LINE AT MAPLE STREET			
DRAWN BY:	APPROVED BY:	PROJECT NO.:	DRAWING NO.:
E.B.	A.E.K.	42004	
DESIGNED BY:	DATE:	SCALE:	
A.E.K.	MAY 2022	H 1:50 V 1:50	

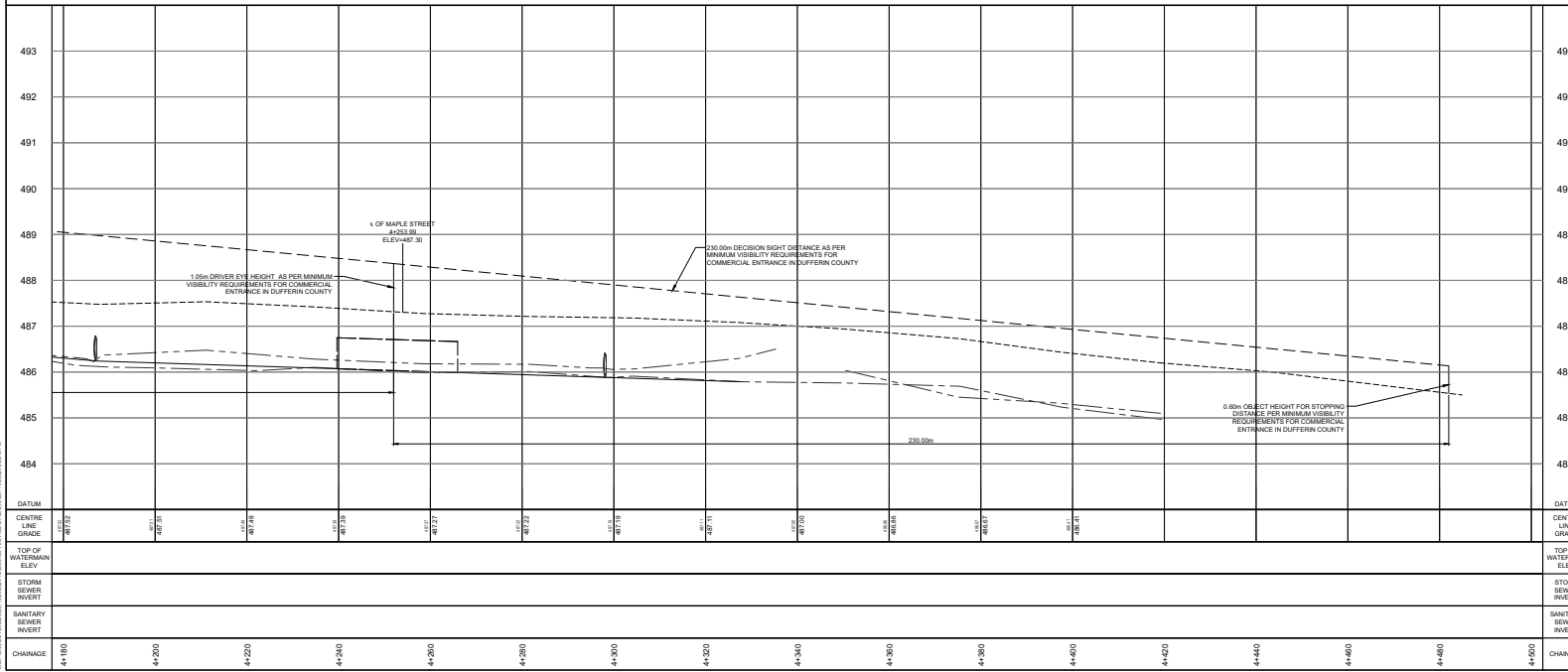
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1	09/13/2022	ISSUED FOR APPROVAL	A.E.K.
		REVISION DESCRIPTION	CHD

BluePlan ENGINEERING

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 230 TULLYHAY DRIVE, UNIT 2, KITCHENER, ON N2E 2J7
 TEL: (519) 818-1540 | www.blueplan.ca

MARSVILLE NORTH SUBDIVISION	
TOWNSHIP OF EAST GARAFRAXA	
THOMASFIELD HOMES LTD.	
NORTH SIGHT LINE OF 13 LINE AT MAPLE STREET	
DRAWN BY E.B.	APPROVED BY A.E.K.
DESIGNED BY A.E.K.	DATE MAY 2022
PROJECT NO. 42004	SHEET H 1/50 V 1/50

1. All elevations are in meters above sea level (AMSL) unless otherwise specified. 2. All dimensions are in meters unless otherwise specified. 3. All bearings are in degrees, minutes and seconds. 4. All distances are in meters unless otherwise specified. 5. All areas are in square meters unless otherwise specified. 6. All volumes are in cubic meters unless otherwise specified. 7. All weights are in kilograms unless otherwise specified. 8. All temperatures are in degrees Celsius unless otherwise specified. 9. All pressures are in kilopascals unless otherwise specified. 10. All forces are in newtons unless otherwise specified. 11. All moments are in newton-meters unless otherwise specified. 12. All moduli are in pascals unless otherwise specified. 13. All coefficients are dimensionless unless otherwise specified. 14. All angles are in degrees unless otherwise specified. 15. All times are in hours, minutes and seconds unless otherwise specified. 16. All dates are in year, month and day unless otherwise specified. 17. All names are in full unless otherwise specified. 18. All titles are in full unless otherwise specified. 19. All abbreviations are defined in the glossary. 20. All symbols are defined in the legend. 21. All units are defined in the units section. 22. All tolerances are defined in the tolerances section. 23. All materials are defined in the materials section. 24. All methods are defined in the methods section. 25. All standards are defined in the standards section. 26. All codes are defined in the codes section. 27. All references are defined in the references section. 28. All sources are defined in the sources section. 29. All authors are defined in the authors section. 30. All contributors are defined in the contributors section. 31. All reviewers are defined in the reviewers section. 32. All approvers are defined in the approvers section. 33. All signatories are defined in the signatories section. 34. All witnesses are defined in the witnesses section. 35. All notaries are defined in the notaries section. 36. All witnesses are defined in the witnesses section. 37. All notaries are defined in the notaries section. 38. All witnesses are defined in the witnesses section. 39. All notaries are defined in the notaries section. 40. All witnesses are defined in the witnesses section.