



August 4, 2023

Nick Gougoulis
Stremma Developments (St. George) Inc.
91 Caldari Road, Unit 1
Concord, ON · L4K 3Z9

Re: Transportation Review
St. George Masterplan and Traffic Operations Analysis

Dear Nick,

I have reviewed the materials prepared as part of the Interim Control Bylaw Masterplan Study for St. George as requested. My review is summarized below in the context of the transportation work I've conducted in support of the planning applications for the 269 German School Road (Stremma) site.

1. The application for the Stremma site includes a self contained residential subdivision with two access points to German School Road. We have studied the proposal extensively and find that it can be accommodated as proposed within the context of the existing road designations in the area and already planned road improvements.
2. The County developed a proposed road network for St. George as part of the Masterplan work that includes potential for a north-south collector road that would connect between Highway 5 and German School Road through both the Stremma residential site and the industrial lands to the north. A copy of the County's proposed road network is attached for reference. Road 6 connects the Stremma site to the industrial lands to the north.
3. The transportation work undertaken for the Masterplan does not provide a justification for the connection from the Stremma site to the industrial lands to the north and, in fact, does not assign any traffic to that connection.
4. Contrary to the County's traffic analysis, it is my opinion that if a north-south road connection is built between the Stremma site and the industrial lands to the north as proposed by the County, there would be significant demand for industrial traffic through the Stremma residential site because of the proposed road layout and major capacity constraints that are forecast on Highway 5. There could be as much as two to three times as much traffic in the Stremma residential subdivision with a connection to the industrial lands. In my opinion, it is not appropriate to allow a road connection that would have this type of potential transportation impact on residential development.

5. MTO have reviewed my Transportation Impact Study for the Stremma site and their only comments relate to refining the way the Highway 24/German School Road intersection is analyzed in the future for the purposes of confirming the design on German School Road.
6. In my opinion, the County's proposed Road 6 that would connect the Stremma site to the industrial lands to the north should be deleted.

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

Sincerely,



Julia Salvini, MEng, PEng
President

Cc: Mark Flowers, Davies Howe
David Falletta, Bousfields
Peter Van Loan, Aird & Berlis

Brant County Proposed Developments and Conceptual Road Network Plan St. George Interim Control Bylaw Masterplan

