

19 October 2020  
Project: 200318

John Knifton  
JK Development GP2 Limited  
952 Kingston Rd, Suite 203  
Toronto ON M4E 1S7

Dear Mr. Knifton:

**RE: CONSTRUCTION ROAD CLOSURE PLAN  
RESIDENTIAL DEVELOPMENT, MCCONNELL STREET, EXETER**

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Paradigm Transportation Solutions Limited has been retained to review the plan for road closure on McConnell Street to accommodate the construction of a proposed residential building. The road closure plan was prepared by the Lester Group and is shown in Figure 1. The plan calls for the full closure of McConnell Street, starting approximately 40 metres north of Thames Road West and extending approximately 65 metres to the north.

### **Signage**

It is noted on the plan that a “Road Closed – Construction Traffic Only” sign will be erected on the north leg of the intersection of Thames Road and McConnell Street and that the existing driveway into the plaza on the east side of McConnell Street will be closed. As this plaza has two other accesses, this closure is not anticipated to be an issue.

A “No Exit – Local Traffic Only” sign is noted to be erected on the west leg of the intersection of Main Street North and Walper Street. This is the appropriate location for a sign noting the road closure, as Walper Street turns into McConnell Street, and this will inform drivers of the fact this would not be available as a through route, to avoid unnecessary turn-arounds.

### **Emergency Access**

Access for emergency vehicles on the north side of the property will be provided via Walper Street and McConnell Street. With the road closure, emergency vehicles will be required to turn around and exit the same way as they entered. It is noted on the plan that an area for emergency vehicle turnaround will be available on the Dykstra Trucking property, which is at on the west side of McConnell Street located at the point of road closure. The Dykstra Trucking property has adequate room for large vehicles to turn around. Paradigm has been informed that Dykstra Trucking has been informed of this plan and is in agreement.

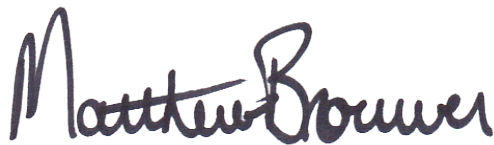
Alternatively, it is noted that access could be provided to Main Street North through the Masonic Hall and OPP Station, located on the east side of McConnell, as those two properties are connected. However, keeping emergency vehicles on the roadways as much as possible is a preferable solution and therefore the turnaround option on the Dykstra Trucking property should be the primary option. This option is simply noted as a potential alternative. Similar to the Dykstra Trucking property option, owners of the Masonic Hall and OPP Station should be kept inform if this option is being considered.

## Conclusion

The access plan proposed maintains access for existing properties and provides adequate access for emergency vehicles.

Yours very truly,

**PARADIGM TRANSPORTATION SOLUTIONS LIMITED**

A handwritten signature in dark ink that reads "Matt Brouwer". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

**Matt Brouwer**

P.Eng.

Senior Project Manager



