

**VIA EMAIL ONLY**

October 28, 2020

Don Giberson  
Director of Infrastructure and Development  
Municipality of South Huron  
322 Main St. S., Box 759  
Exeter, ON N0M 1S6

Don

Re: Copia Apartments – McConnell St.

We wish to confirm that you have asked us to review a letter and drawing prepared by Paradigm Traffic Solutions that is a plan for the closing of a portion of McConnell St. during the construction of a proposed four storey residential development on the east side of McConnell north of the existing gas bar site.

The plan can generally be described as follows:

- Close McConnell from just north of the apartment block site, which would block the southerly entrance to the Masonic Hall, to a point approximately 40 metres north of Thames Road at the north side of the McConnell entrance to the gas bar site.
- Use lands on the west side of McConnell just north of Thames, on the northerly portion of the gas bar site, and the road allowance for site offices, material storage and deliveries.
- Provide for a vehicle turnaround on the Scott property (Dykstra Trucking) across from the Masonic Hall.
- Erect appropriate signage and barricades.

First, I would like to advise you that South Huron is under no obligation to grant this request. You must determine how detrimental this road closure would be to the local businesses and to the community as a whole, and whether the proposal can safely accommodate the needs of the area. I would not recommend that you consider any alternate proposal for single lane traffic on McConnell. In my opinion this could well be more disruptive and would be less safe.

There are a number of properties directly impacted by the proposal:

- McDonald's fronts on Main Street and has access on Walper and the northerly portion of McConnell. There would be no direct impact on their access. Traffic patterns would change. Traditionally transport trucks have often entered the area from McConnell, parked on Walper and accessed the McDonald's site. Under the proposal such access would be limited to trucks that may enter on Walper and need to turn around to exit.
- Rona has a large parking lot and two entrances off Walper. Access to Rona should not be significantly impacted.
- The former OPP building (property owned by the Masonic Lodge) has access from Main.
- The Masonic Hall would lose their south access.
- Dykstra Trucking would lose much of their access to McConnell. They do have the ability to "re-open" access to Francis St. and should be encouraged to do so.
- The first house west of McConnell on the north side of Thames would appear to rely on access from the site designated for the developer's use. This is a private matter between property owners.
- Some flexibility in access would be lost to the gas bar.

Impacts on the transportation system can be expected. Additional traffic would be generated at the Main and Walper intersection. Additional queueing can be expected for vehicles exiting Walper onto Main and left turn movements may be further delayed.

Walper St. has a 10 m. surface width. At this time, I believe that the north side of Walper is signed "no stopping". This is a bit unfortunate as there is a Canada Post mailbox just east of the first Rona entrance. Additional signs should be erected. I do not believe that there are any parking restrictions on the south side. I would suggest that you consider, as a minimum for the time of the proposed closure, "no parking" from the McDonald's entrance easterly to Main St.

The proposal would close McConnell at the Copia gas bar entrance. Keeping this short section of McConnell open is, in my opinion, detrimental. If South Huron is to allow the road closure there would be much less confusion if it was barricaded at Thames Road.

Dykstra Trucking operates on the Scott lands between McConnell and Francis. The developer proposes to have a temporary vehicle turnaround in their middle (of three) entrance on McConnell. This temporary turnaround would need some delineation to prevent traffic encroaching on the balance of the lands. It would need to be large enough to allow snowplows and emergency vehicles to turn and accommodate the odd wayward transport truck.

Signage should be in accordance with the Ontario Traffic Manual. Traffic should be stopped at the edge of Thames Road with a "Road Closed – Construction Traffic Only" sign. The location should be barricaded and the construction access gated. Warning signs, stating that McConnell is closed, should be placed east and west of the site.

At the Main and Walper corner, I am hesitant to agree with the proposed “No Exit – Local Traffic Only” sign at the entrance onto Walper. Walper is not closed. There would be a turnaround on McConnell. I would feel more comfortable with signage along Walper warning of the closure.


If approved, there are number of requirements you should consider:

- A development agreement with the proponent outlining the closure, erection and maintenance of signage, providing for a considerable liability insurance certificate, providing for financial security sufficient to cover damages to the road and/or cleanup of any “mess” left behind on the site. The agreement should detail the need for appropriate snow removal in and adjacent to the closed portion of the McConnell road allowance.
- Copies of agreements showing that a temporary turnaround, properly delineated, can be constructed on the Scott property.
- Copies of acknowledgement from the Masonic Lodge of the temporary closing of their south entrance.
- I would suggest that all this be in place prior to site plan approval.

We trust that you consider the above discussions. Should you have any questions, please contact me.

Yours very truly

B. M. ROSS AND ASSOCIATES LIMITED

Per   
Bruce W. Potter, P. Eng.

BWP:es