

November 16, 2019

Gary Edwards
Garmar Investments Limited
Eastern Passage, Nova Scotia

Dear Mr. Edwards,

Re: 1490 Main Road Traffic Impact Study Addendum

JRL consulting completed a Traffic Impact Study in October 2014 for the proposed development of two 60-unit apartment buildings at 1490 Main Road in Eastern Passage, Nova Scotia. A Development Agreement was approved for the apartment buildings.

Lands owned by Garmar Investments were subdivided to create the property for the apartments which was then sold. Garmar Investments is proposing to create three new lots on their remaining lands with access from the private Silvers Lane. One lot contains a house that was moved from their other lot that has 2 units. Another lot has an existing barn/workshop which will stay and the remaining lot will have a new house with 2 units.

Silvers Lane is a private, graveled road that provides access to 7 existing residential properties (8 units), a barn/workshop mentioned above and a cellphone tower. It is located just west of the signalized Main Road/Cow Bay Road/Shore Road intersection. Refer to Exhibit 1.

Exhibit 1 – Silvers Lane in Eastern Passage, Nova Scotia

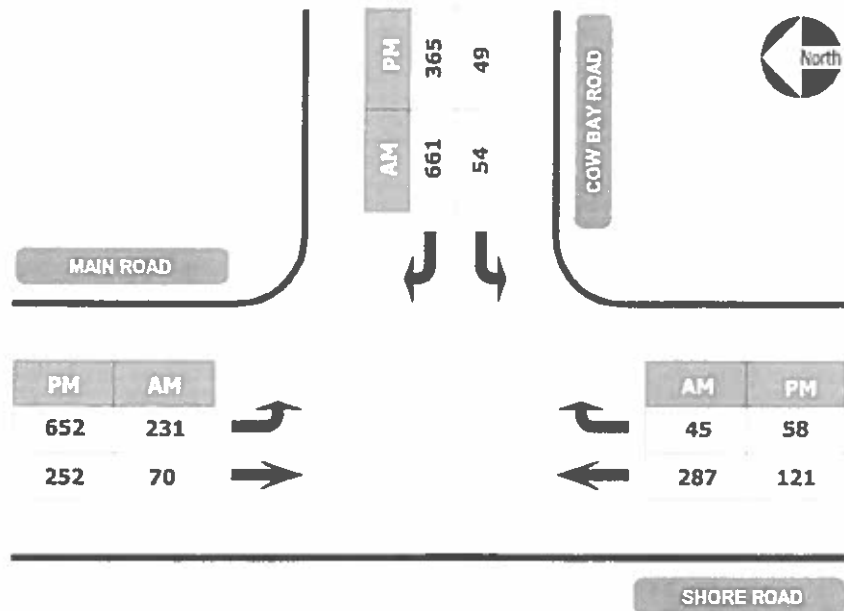


JRL consulting was engaged to Garmar Investments to review the traffic impacts of the proposed lots with access from Silvers Lane.

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To assess existing traffic from Silvers Lane as well as existing traffic in the area we completed new AM and PM peak hour manual traffic counts at the Main Road/Cow Bay Road/Shore Road intersection on Friday November 15, 2019 as summarized in Exhibit 2.

Exhibit 2 - Main Road at Shore Road at Cow Bay Road Existing Traffic 2019



During the AM peak hour we observed 1 vehicle exiting Silvers Lane turning left and no vehicles entering Silvers Lane. During the PM peak hour we observed 2 vehicles exiting Silvers Lane turning right and 1 vehicle entering from Main Road turning left with 2 vehicles entering from Cow Bay Road turning right. These movements didn't create any issues with background traffic in the area.

Observed traffic from Silvers Lane is less than Institute for Transportation Engineers Trip Generation rates estimate for Land Use 210 – Single Family Detached Housing. There are 7 residential lots that access Silvers Lane with 8 units. Refer to Exhibit 3.

Exhibit 3 – Estimated Site Generated Traffic Volumes for Silvers Lane

LAND USE	QUANTITY	AM PEAK			PM PEAK		
		TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Single Family Detached Housing	8	10	25%	75%	9	63%	37%
			3	8		6	3
TOTAL		10	3	8	9	6	3

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The developer has proposed to add one new house with 2 units which would only increase site generated traffic marginally from what was observed on site at Silvers Lane.

Although both Main Road, Cow Bay Road and Shore Road remain busy, traffic from Silvers Lane is minor and the lot configuration proposed by the developer will not have any significant impact on the transportation network in this area.

I hope this helps provide the additional context and analysis requested. Please contact me if you have any questions or comments.

Yours truly,
Original Signed

Jeff R. LeBlanc, P.Eng., PMP

