



April 2nd, 2020

JDE Project 19117

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225 Sheppard Ave West
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**RE: Professional Engineering Services – Sight Distance Review
441 Huronia Road, City of Barrie**

JD Northcote Engineering Inc. [JD Engineering] is pleased to submit the following sight distance review letter for the proposed development located at 441 Huronia Road [Subject Site]. The subject site is located east of the Huronia Road / Ellis Drive intersection, in the City of Barrie [City], County of Simcoe [County].

1.0 BACKGROUND

The proposed development is anticipated to consist of an 8,000 sq.ft. one-storey office building, with a 4,000 sq.ft. unit for an eye clinic and one to two other medical office / retail units with 4,000 sq.ft. of total space.

The proposed development will include one full-movement access driveway [Site Access] onto Huronia Road, opposite of Ellis Drive.

2.0 SIGHT DISTANCE

The sight distance available north and south of the proposed Site Access were evaluated based on minimum stopping and decision sight distance requirements as recommended in the Transportation Association of Canada Design Guide for Canadian Roads (2017) [TAC Guidelines]. The posted speed limit on Huronia Road is currently 60km/h, thus a design speed of 70km/h has been assumed (posted speed + 10km/h for lower speed roads).

Table 1 summarizes the sight distance analysis for the proposed Site Access. The recommended sight distances listed below are based on the TAC Guidelines Table 9.9.4 and 9.9.6.

The available sight distance was identified through field observations. The photographs provided in the Appendix illustrate the available sight distance from the critical location (driver's eye height of 1.08 metres and object height of 0.6m), as identified in the TAC Guidelines.



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Table 1 – Sight Distance Analysis

| Turning Movement Description | TAC Guidelines (70km/h design speed) | Available Sight Distance | |
|---------------------------------|---|--------------------------|-------|
| | | North | South |
| Minimum Sight Stopping Distance | 105m | 180 m | 200 m |
| Right Turn from Stop | 130m | | |
| Crossing Maneuver | 130m | | |
| Left Turn from Stop | 150m | | |

As outlined above, the sight distance north and south of the Site Access are greater than the minimum stopping sight stopping distance and decision sight distance requirements as identified in the TAC Guidelines for the applicable design speed.

There are no issues with the sight distance available for Site Access.

We trust that you find this proposal satisfies your requirements.

Yours truly,
JD Northcote Engineering Inc.



John Northcote, P.Eng.
President

441 Huronia Road
City of Barrie

Traffic Letter
Sight Distance Review

Date: 04/02/20
Project No.: 19117

APPENDIX

PICTURE 1



Picture taken from Site Access facing South on Huronia Road

PICTURE 2



Picture taken from Site Access facing North on Huronia Road