



November 7, 2023

Reference Number: 24085

Simpson Road Landowners Group Inc.  
c/o Helen Mihailidi  
7501 Keele Street, Suite 200  
Vaughan, ON L4K 1Y2

Dear Helen Mihailidi,

RE: Transportation Letter  
Feasibility of Proposed E-W Road  
Coleraine Drive and Mayfield Road, Town of Caledon

LEA Consulting Ltd. (LEA) was retained by the Simpson Road Landowners Group Inc. to undertake a Transportation Impact Study (TIS) for the proposed development of an industrial block of approximately 23.6 hectares of land located at the northeast corner of Coleraine Drive and Mayfield Road in the Town of Caledon, herein referred to as the "subject lands".

It is understood that the Town of Caledon is undergoing an Official Plan review process and has identified a new east-west collector road, south of George Bolton Parkway, to connect Coleraine Drive to Simpson Road, along with a proposed signalized intersection, as seen in Attachment 1. As the proposed east-west collector road will travel through a portion of the subject lands, it will result in impacts to density, site configuration and design, among other things.

LEA has prepared a Transportation Impact Study which assesses the intersection capacity analysis of the surrounding road network. The intersection capacity analysis was conducted for the AM, PM and Saturday peak hours under existing (2023), future background (2028 and 2033) and future total (2028 and 2033) horizons. The intersection capacity analysis results indicate that all intersections within the study area operate well and with sufficient capacity, except for the intersection of Highway 50 and Mayfield Road/Albion Vaughan Road, which experiences some constraints. However, it should be noted that a new east-west collector road would not alleviate the constraints at this intersection as the new east-west road would not serve as a primary bypass route for the intersection. Overall, the subject lands are expected to have an acceptable impact on the road network operations in the surrounding area and all intersections are expected to operate within capacity. As such, it is our opinion that a new east-west collector road is not required.

Should you have any comments or questions, please do not hesitate to contact the undersigned.

Yours truly,

LEA CONSULTING LTD.

Zana Georgis, M. Eng., P. Eng.

Project Manager, Transportation Planning & Engineering

Encl. Attachment 1: Schedule C7



# ATTACHMENT 1

Schedule C7



# Schedule C-7

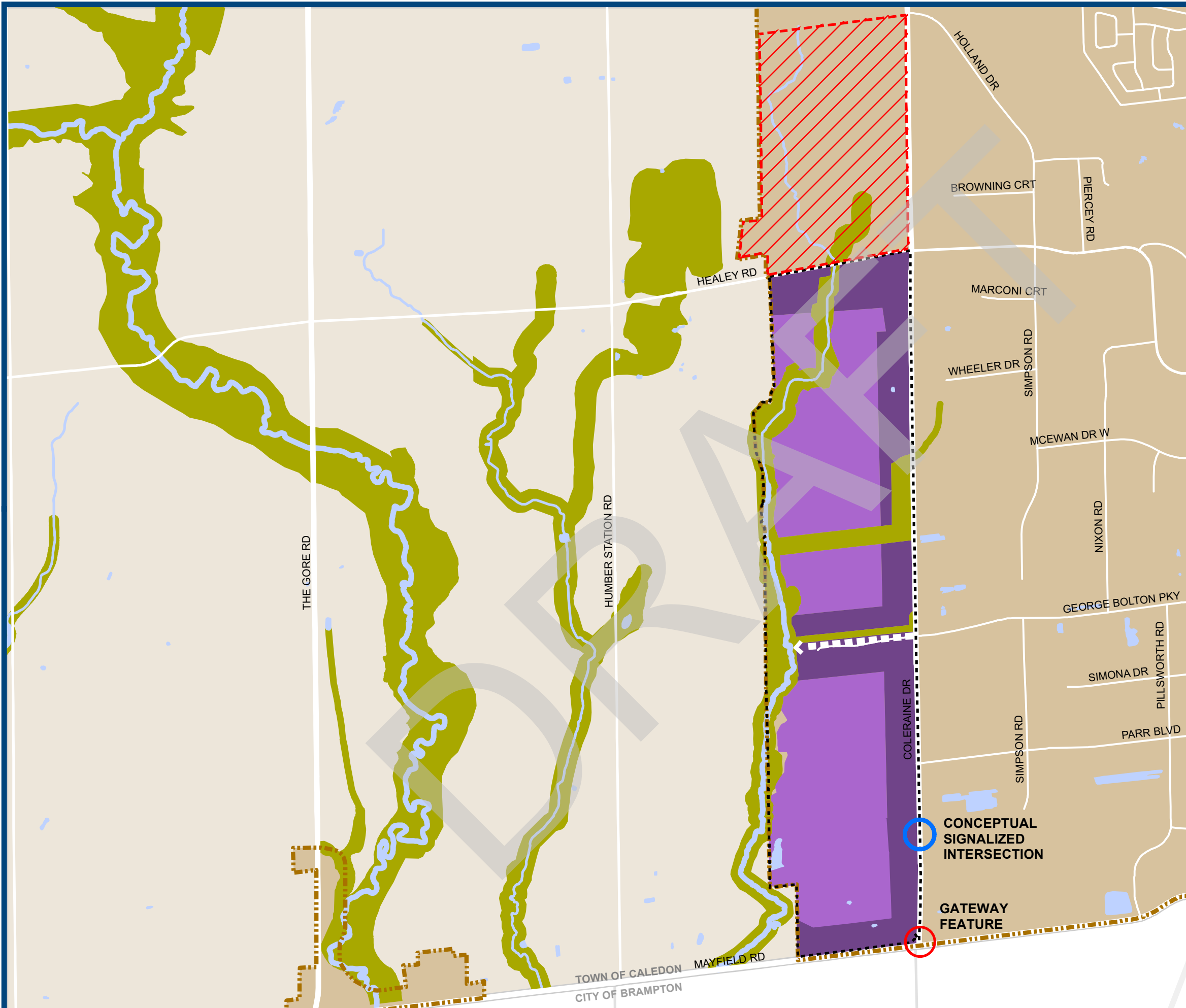
(A Subschedule to Schedule "C")

## COLERAINE WEST EMPLOYMENT AREA LAND USE PLAN

- Prestige Industrial
- General Industrial
- Environmental Policy Area
- Secondary Plan Area
- O.Reg 210/13 (Minister's Zoning Order)  
Part of ROPA 28 (Approved by the OMB February 26th, 2016)
- Bolton Settlement
- Conceptual Road Network
- Regional Road
- Local Road
- Railway
- Gateway Feature
- Conceptual Signalized Intersection



Base Data Source: Town of Caledon



TOWN OF CALEDON  
CITY OF BRAMPTON