

June 10, 2023

Tom Lavers
3054226 Nova Scotia Limited

Dear Mr. Lavers,

Re: 2712 Prospect Road Traffic Assessment

I am pleased to submit this letter in response to your request to review the traffic impacts of your proposed development at 2712 Prospect Road in Whites Lake, Nova Scotia (PID 00381715).

The 31.5 acre property will be subdivided to create 10-12 new single family residential lots along with a 40% conservation area and a proposed Conservation Design Development Agreement has been submitted to Halifax Regional Municipality.

Refer to Exhibit 1 for a view of the property from NS Property Online and Exhibit 2 for a site plan.

Exhibit 1 – 2712 Prospect Road PID 00381715

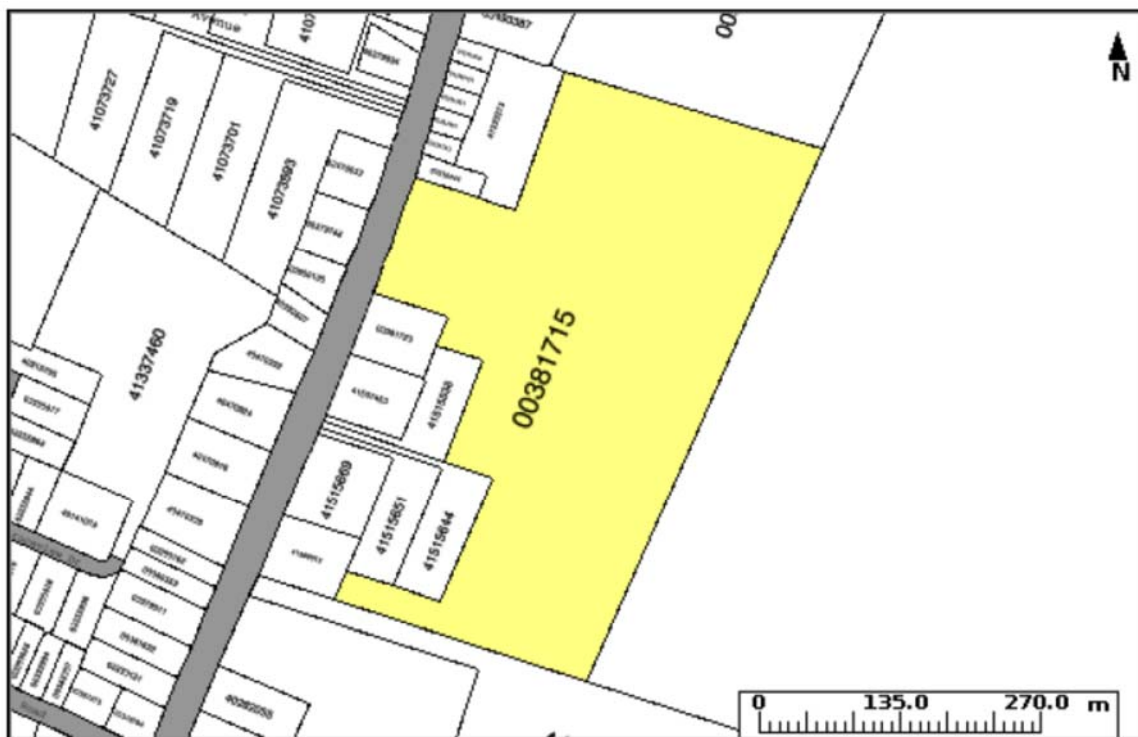


Exhibit 2 – 2712 Prospect Road Proposed Site Plan



We completed a site visit on June 10, 2023 and we noted that the speed limit in the area is 70 km/hr. There are no marked pedestrian facilities but there is a paved/graveled shoulder.

Refer to Exhibit 2 for photos of the property on Prospect Road.

Exhibit 2 – Study Area Photos



2712 Prospect Road in Whites Lake, Nova Scotia



Prospect Road looking south with proposed development on left



Prospect Road looking north with proposed development on right



Proposed Entrance to development on Prospect Road

We completed trip generation estimates using equations provided in Institute for Transportation Engineer’s Trip Generation Manual 11th Edition. The owner has advised that the property can accommodate between 10 and 12 new single family lots so we have used 12 single family detached homes in this traffic assessment as the worst case scenario.

We used the following ITE Land Use Code to assess site generated trips:

- ITE Land Use 210 Single Family Detached Housing

"Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision." The unit of measurement for average vehicle trip ends is dwelling units.

Exhibit 4 - 2712 Prospect Road Site Generated Traffic Volumes

LAND USE	QUANTITY	AM PEAK			PM PEAK		
		TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT
Single Family	12	11	26%	74%	14	63%	37%
			3	8		9	5
TOTAL		11	3	8	14	9	5

Based on ITE Trip Generation Rates, we estimate that the proposed residential development at 2712 Prospect Road will generate **11** vehicle trips in the AM peak hour (3 enter, 8 exit) and **14** vehicle trips in the PM peak hour (9 enter, 5 exit).

JRL consulting completed a Traffic Impact Study for a proposed development at 1656 Prospect Road in 2019 which included peak hour manual traffic counts. These counts showed that 82% of traffic on Prospect Road travels northbound towards Halifax during the AM peak hour and this reverses during the PM peak hour as drivers return home from work with 78% of the traffic on Prospect Road traveling southbound. We expect traffic from this proposed development to follow a similar distribution.

Traffic created by this proposed residential development is relatively minor and we don't expect it to have any significant impacts on the surrounding transportation network on Prospect Road.

I trust that this brief assessment meets your requirements and you may wish to receive clarification or additional information regarding some aspects. Please feel free to contact me should this be the case.

Yours truly,

[Redacted Signature]

Jeff R. LeBlanc, P.Eng., PMP
JRL consulting

