



May 6, 2024

Hillstreet Developments Ltd.
2015 Altona Road
Pickering, ON
K1V 2B9

Attention: Larry MacDonell

**Re: Osaca Subdivision, Northumberland County, Ontario
Traffic Impact Study – Site Plan Change
D.M. Wills Project No. 22-11056**

PARTNERS IN
ENGINEERING, PLANNING &
ENVIRONMENTAL SERVICES

D.M. Wills Associates Limited (Wills) is submitting the following letter to confirm the validity of the Traffic Impact Study prepared by our team and dated October 25, 2023 (TIS) for the property located at 5868 Northumberland County Road (CR) 65, Port Hope, Ontario (Subject Property).

This letter discusses the change in the site plan and its impact on the TIS results. This letter is not intended to be a substitute to the TIS and should not be used as a separate document from the TIS.

The site plan dated February 21, 2024, as shown in **Appendix A** proposes 40 single detached houses with only one access to CR 65. The proposed access forms a 4-legged intersection with Mastwood Road. Also, the site plan indicates that Block 44 will not have any houses under this submission.

Based on the proposed number of units and compared to the number of units used in the TIS (50 units), the results of the TIS are still valid and there is no change in the conclusions or recommendations made in the TIS.

We trust that this information is suitable for your purposes at this time. Please contact our office if you have any questions or require clarification.

Respectfully Submitted,

Mostafa Tawfeek Mohammed, Ph.D., P.Eng., PTOE, RSP1
Senior Traffic Engineer

MT/xx

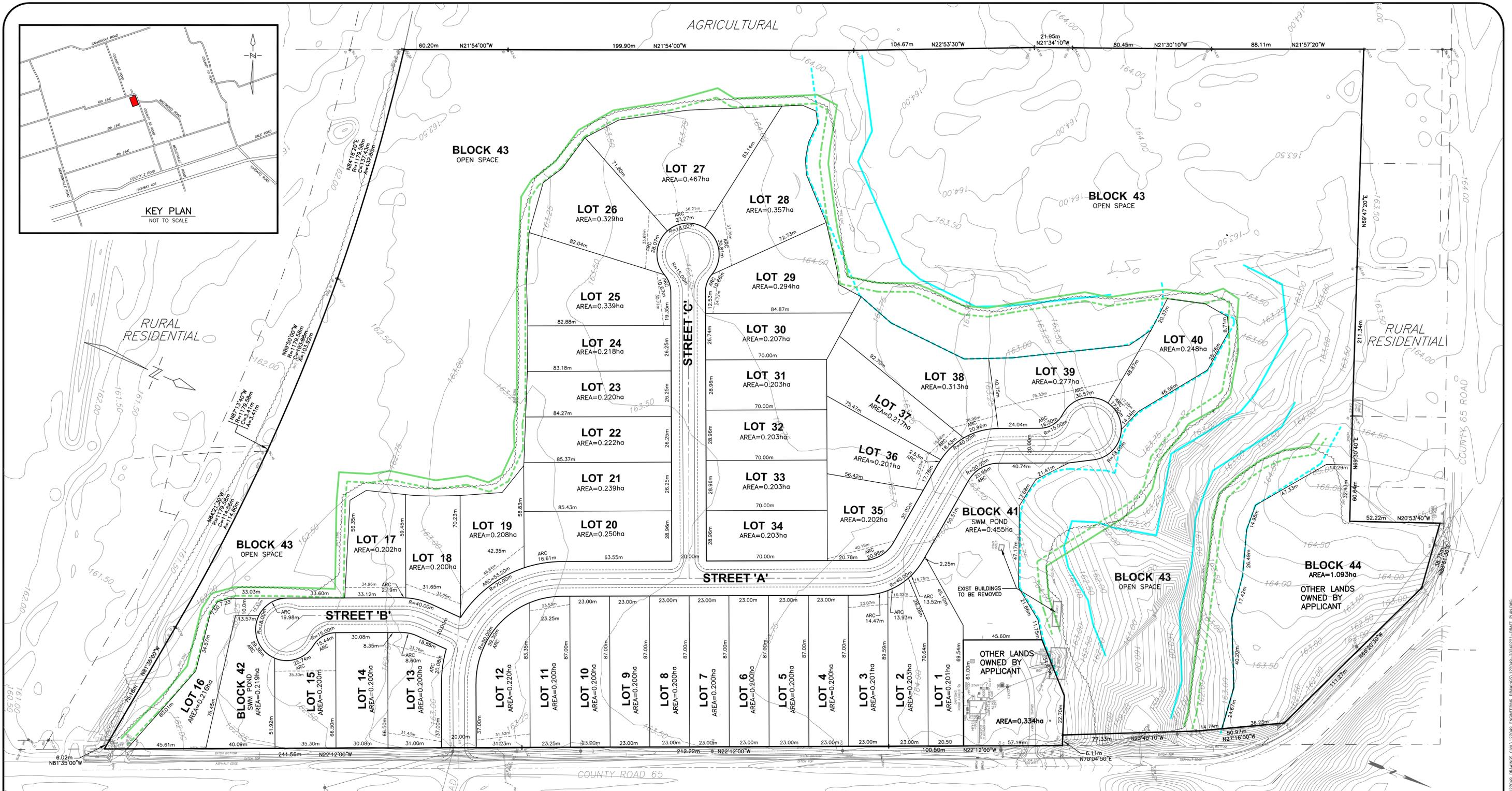


D.M. Wills Associates Limited

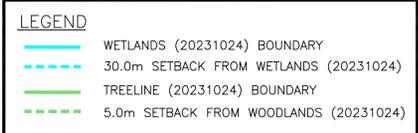
150 Jameson Drive, Peterborough, Ontario, Canada K9J 0B9
P. 705.742.2297 F. 705.748.9944 E. wills@dmwills.com

Appendix A
Conceptual Site Plan





LAND USE SCHEDULE				
PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS	AREA (ha)
LOW DENSITY RESIDENTIAL SINGLE DETACHED	LOTS 1 - 40	40	40	9.450
NON RESIDENTIAL				
SWM PONDS	BLOCK 41,42	2		0.674
OPEN SPACE	BLOCK 43	1		11.354
OTHER LANDS OWNED BY APPLICANT	BLOCK 44	1		1.093
ROADS	20.0m ROW			1.718
TOTALS		44	40	24.289



ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT				
a) AS SHOWN ON THE DRAFT PLAN	g) AS SHOWN ON THE DRAFT PLAN			
b) AS SHOWN ON THE DRAFT PLAN	h) WELL AND SEPTIC			
c) AS SHOWN ON THE DRAFT PLAN	i) SAND AND SANDY SILT			
d) SEE LAND USE SCHEDULE	j) AS SHOWN ON THE DRAFT PLAN			
e) AS SHOWN ON THE DRAFT PLAN	k) PRIVATE WELL			
f) AS SHOWN ON THE DRAFT PLAN	l) AS SHOWN ON THE DRAFT PLAN			
f.1) NOT APPLICABLE				
No.	REVISION	DATE	BY	APPROVED

OWNER'S AUTHORIZATION	
I/WE	LAND OWNER
BEING THE REGISTERED OWNER OF THE SUBJECT LANDS HEREBY AUTHORIZE	
D.G.BIDDLE AND ASSOC. LTD.	
TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL	
SIGNED	TITLE
DATE	

SURVEYOR'S CERTIFICATE	
I HEREBY CERTIFY THAT THE BOUNDARY OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN	
ONTARIO LAND SURVEYOR ONTARIO LAND SURVEYORS	
SIGNED	O.L.S.
DATE	

PRELIMINARY DRAFT PLAN

PART OF LOT 27, CONCESSION 5
FORMERLY IN THE TOWNSHIP OF HOPE
NOW IN THE
MUNICIPALITY OF PORT HOPE
COUNTY OF NORTHUMBERLAND

SCALE: 1:1000	122049
DRAWN BY: B.B.	DP-1
DESIGN BY: M.F.	
CHECKED BY: M.F.	
PLOT DATE: 21/02/2024	



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