



G R E E R
G A L L O W A Y
C O N S U L T I N G
E N G I N E E R S

May 30th, 2024

Re: Welbanks Road South Widening (Pebble Beach Development)
Project No: 1637613

To whom it may concern:

Regarding the proposed widening of Welbanks Road (south of Kelly Road) to 5.5m, the following is provided:

1. The proposed width matches the width of the existing Welbanks Road section north of Kelly Road.
2. The intent of the widening is to provide emergency vehicle access, which we believe the existing road north of Kelly Road is capable of and is currently doing.
3. It is understood that a typical emergency vehicle access width is 6m for new developments.
4. This 6m width reflects the Ontario Building Code, Section 3.2.5.6 Access Route Design which states – "...shall, have a clear width of not less than 6m, unless it can be shown that lesser widths are satisfactory".
5. The Transportation Association of Canada Design Guide, Table 4.2.1 allows for a practical limit of 2.7m on the through lane width for rural roadways with design hour directional volume less than 450 vehicles, with a speed limit of 60 km/h or less. This can be accommodated by a 5.5m width.

It is our opinion that matching the width of the adjacent municipal road already used by emergency vehicles and would be used to access the subject section of road, and meeting the TAC standard is sufficient to show that this lesser width is satisfactory.

From a design perspective, the entire widening has been designed on the east side of the road as the intent is not to reconstruct the entire width of Welbanks Road and the east side was felt to provide the greatest opportunity to construct without conflicting with utility poles while keeping the centreline alignment as straight as possible. Widening the proposed surface beyond 5.5m may result in more utility conflicts, more extensive ditch work and further encroachment into vegetated areas which we do not recommend.

Sincerely,
**GREER GALLOWAY
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