

Kari Hanselman

Subject: FW: July 22, 2026 East Ferris Committee of Adjustment and Planning Advisory Committee Meetings

From: Antoine Boucher <antoine.boucher@eastferris.ca>

Sent: July 14, 2026 10:08 AM

To: Greg Kirton <greg.kirton@eastferris.ca>

Subject: RE: July 22, 2026 East Ferris Committee of Adjustment and Planning Advisory Committee Meetings

Hello Greg,

I completed my review of the attached files.

Item 1 & 2, no specific comments.

Item 3 will require the applicant to demonstrate proper sightline can be achieved for each new proposed lot. That section of Southshore Road has limited sightlines given the road alignment and it may not be feasible to provide safe road entrances for each lot. A general guideline is provided below. Sight distance shall be measured from eye height of 1.05 measured 3m from outer edge of the traffic lane to an object height of 1.3m above the roadway surface in both directions.

Posted Speed	Minimum Sight Distance	Upgrade		Downgrade	
		3%	6%	3%	6%
50 km/hr	135m	-5m	-5m	NIL	+5m
60 km/hr	165-170m	-5m	-5m	+5m	+10m
70 km/hr	180-200m	-5m	-10m	+5m	+10m
80 km/hr	200-230m	-10m	-15m	+10m	+15m

The creation of new lots will also impact road drainage where each lot will require entrance culverts as part of their entrance driveways.

Regards,

Antoine C. Boucher, P. Eng

Director of Public Works and Engineering /

Directeur des Travaux Publics et ingénierie



25 Taillefer Road, Corbeil, ON P0H 1K0

T: 705-752-2740 ext. 229 | F: 705-752-2452 | W: eastferris.ca

Note: This e-mail may contain privileged and/or confidential information and may be subject to legal privilege. Any distribution, use or copying of this e-mail or the information it contains by anyone other than the intended recipient is unauthorized. If you received this e-mail by error, please advise the sender immediately by e-mail or telephone, and delete the e-mail and attachments from any computer.