



# Staff Report

## Infrastructure and Public Works

**Report To:** Committee of the Whole  
**Meeting Date:** November 5, 2018  
**Report Number:** CSPW.18.081  
**Subject:** Z Vineyard / Winery Development - Consideration of Traffic Review  
**Prepared by:** Reg Russwurm, MBA, P.Eng., Director of Infrastructure & Public Works

### A. Recommendations

THAT Council receive Staff Report CSPW.18.081, entitled "Z Vineyard / Winery Development - Consideration of Traffic Review" for their information

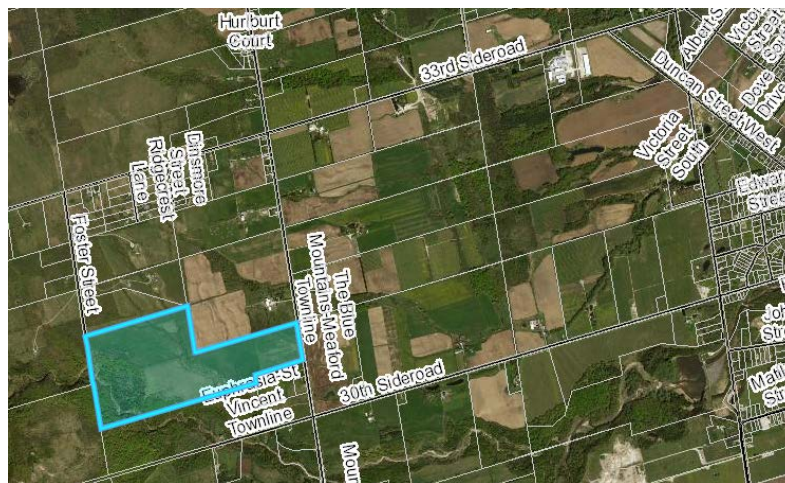
### B. Overview

The purpose of this Staff Report is to provide Council with Staff's expectations regarding the impact of the Z Vineyard / Winery Development located in Meaford on roads within The Blue Mountains.

### C. Background

The Municipality of Meaford has received an application for the development of a vineyard / winery at 357038 The Blue Mountains / Meaford Townline Road between the 30<sup>th</sup> and 33<sup>rd</sup> Sideroads. The project consists of a facility for the processing and bottling of wine products along with an accessory restaurant and retail store.

The Town of The Blue Mountains (Town) has interest in the amount of traffic generated to and from the site. A location map is provided below:



## **D. Analysis**

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On April 25 2018 Mr. Jim McCannell, the Town's Manager of Roads and Drainage was invited to participate in a pre-consultation meeting. Unfortunately he was unable to attend but provided his comment on April 30, 2018 that a commercial site such as this should have an entrance wide enough for two vehicles to avoid queuing on the Townline. This would also facilitate truck movements.

Recently Staff have had an opportunity to read the Traffic Review dated April 2017 prepared by CC Tatham and Associates. The Traffic Review predicts that the Saturday peak hour will generate the most number of trips which appears reasonable. There are expected to be 12 trips in and 40 trips out for a total of 52 during the hour.

The Blue Mountains / Meaford Townline Road is a low volume road with a tar and chip surface treatment. The Traffic Review states that including the existing road traffic, the maximum lane traffic will be 36 vehicles per hour after the development of the site. A two lane road, albeit busy, has a design capacity of 400 vehicles per hour per lane. Therefore, the total expected traffic per lane on the road is less than 10% of the design capacity, and as such, the site development will not impose a significant impairment to the movement of traffic on The Blue Mountains / Meaford Townline Road.

The traffic generated by the development is expected to use Town roads to access the Townline. In particular, the 30th Sideroad (Clark Street) and the 33rd Sideroad (Beaver Street S.) will be utilized. Even if all traffic to and from the site (52) utilized just one of the roads, Staff would not expect to see the traffic increase to the point where improvements on either of the roads are triggered. In actuality, the traffic from the site during the peak Saturday hour would be split across the 30th SDR, the 33rd SDR and the Townline to Highway 26.

The roads in the area are subject to spring load restrictions and truck traffic will need to adhere to those restrictions during construction and processing. This may also apply to tour buses depending on their axle weight.

Overall, from a road infrastructure point of view, the development of vineyard / winery along The Blue Mountains / Meaford Townline as proposed will not adversely affect the road infrastructure along the Townline and within the Town to where improvements are warranted.

## **E. The Blue Mountains Strategic Plan (Select Relevant Goals & Objectives)**

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Goal #2: Engage Our Communities & Partners

Objective #3 Strengthen Partnerships

Goal #5: Ensure Our Infrastructure is Sustainable

Objective #3 Implement Best Practices in Sustainable Infrastructure

Objective #4 Ensure that Infrastructure is Available to Support Development

## **F. Environmental Impacts**

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None

## **G. Financial Impact**

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None

## **H. In Consultation With**

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Jim McCannell, Manager of Roads and Drainage

## **I. Public Engagement**

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The topic of this Staff Report has not been subject to a Public Meeting and/or a Public Information Centre as neither a Public Meeting nor a Public Information Centre are required. Comments regarding this report should be submitted to Reg Russwurm, [directoripw@thebluemountains.ca](mailto:directoripw@thebluemountains.ca).

## **J. Attached**

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None

Respectfully submitted,

***Reg Russwurm***

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For more information, please contact:

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