

Technical Memorandum

August 18, 2022

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From	Vanessa Skelton	Project No.	12580438
Project Name	TIS Pecks Marina Boat Storage		
Subject	Traffic Impact Study (TIS) for Pecks Marina Boat Storage		

1. Introduction

GHD prepared a traffic impact study (TIS) related to a boat storage facility for Peck's Marina at the southeast corner of Fitzsimmons Road and Granite Ridge Road in the Township of Leeds and the Thousand Islands. The project involves the construction of a proposed approximately 95,000 square foot, 3 storey-building indoor boat storage facility. The development will have one access from Fitzsimmons Road.

2. Existing Conditions

There is an existing boat storage facility on Fitzsimmons Road that has been in place for at least 10 years. This facility stores a similar number of boats as the proposed development. This location on Fitzsimmons Road is also a repair shop and hence generates more traffic on Fitzsimmons Road than the proposed development.

3. Traffic Generated

To estimate the number of new vehicle trips for the proposed Marina, we reviewed the specific marina operations for Peck's Marina and the boat storage capacity.

All the boats will be transported by trailer to the proposed development at the end of the season and would be transported back from the proposed development to Peck's Marina (505 Thousand Islands Parkway) at the start of the season. There would be approximately 100-150 boats stored on site. The traffic would mostly be from September 15 to December 1 in the fall and April 1 to May 30 in the spring. Over the approximately 11 weeks of the boat transport season, there would be about 10-12 boats moved each week, from Monday to Friday between 8:00 AM and 5:00 PM, with the maximum number of 1-2 boats in one hour.

As the trips will be between proposed development and Peck's Marina at 505 Thousand Islands Parkway, the trips were assigned to the shortest route connecting these locations: Fitzsimmons Road and Thousand Islands Parkway. Another option is to use Granite Ridge Road and County Road 3. The two potential options for trip distribution are illustrated in Figure 3.1.

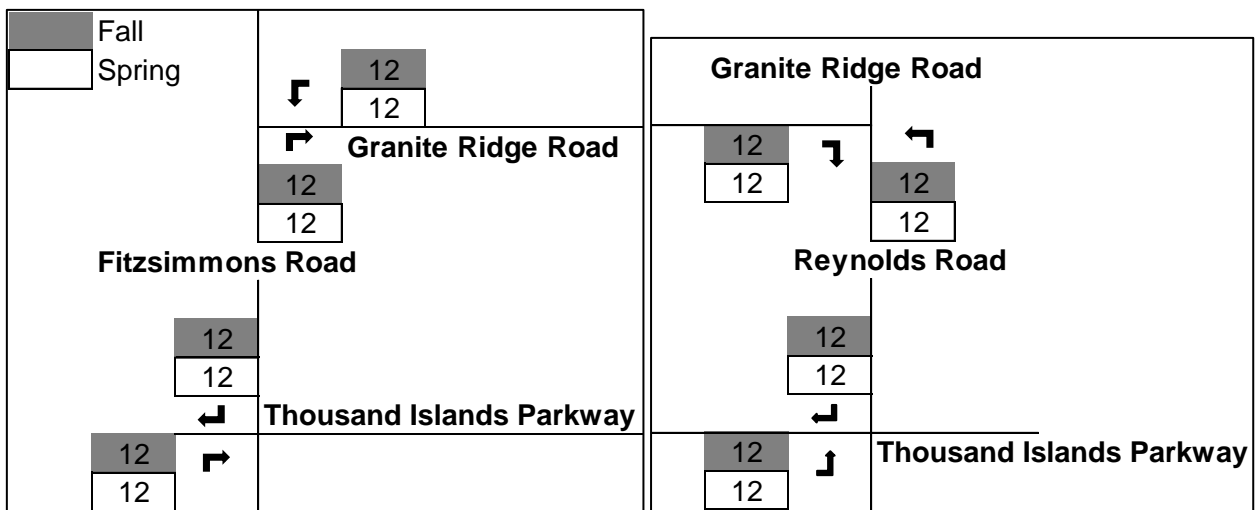


Figure 3.1 Boat Trips during a week between 8 AM and 5 PM

4. Traffic Impacts

There will be few traffic impacts considering the low number of trips generated from the development and low existing traffic volumes on Fitzsimmons Road. There is an existing eastbound left-turn lane on the Thousand Islands Parkway at the intersection with Fitzsimmons Road and the trailers with the boats will be able to use that lane. At Reynolds Road and Granite Ridge Road and at Reynolds Road and Thousand Islands Parkway, there is no left-turn lane but with 1-2 trucks per hour, there is no need for a left-turn lane.

The boat trailers that will be used to transport the boats will be 15 meters in length. This size vehicle is the same as a Wb-17 truck, which was used to check turning movements along the roadways. Because of the existing roadway width on Fitzsimmons Road and tight road radii, this vehicle will encroach on the opposing lane along Fitzsimmons Road, as shown in the attached figure. However, the low traffic volumes on Fitzsimmons Road suggest that the risk for encountering another vehicle is low. Also, Fitzsimmons Road is currently being used to move boats and problems have not been noted.

Tree clearing within the road right-of-way could increase visibility. Vertical grades may also pose an issue with the vehicle lengths, and a ground clearance study should be completed. Similarly, overhead utilities should be reviewed for appropriate clearance.

Moving the boats using Granite Ridge Road and Reynolds Road, which do not have the same vertical grades and horizontal curves, could also be an option.

5. Conclusion

The proposed development of a boat storage facility will have little to no impact on traffic operations. The trailers that transport the boats could have impacts on the roadway due to the road geometry. There are several possible solutions regarding the boat transportation and the Township and Peck's Marina should discuss the options to select the optimal solution or possibly multiple solutions.

Regards,

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Fitzsimmons Road

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