



Township of Edwardsburgh Cardinal
Building & Planning Department
18 Centre Street
Spencerville, ON. K7L 5A3

May 12th, 2021
CBL Project C8206

**Re: Application for Entrance Permit
Prysmian Power Cables & Systems Canada Ltd.
137 Commerce Drive, Prescott ON. K0E 1T0**

Attn: Wendy Van Keulen - Community Development Coordinator

Per initial discussions with both the Prysmian Group & the Township of Edwardsburgh Cardinal regarding the proposed expansion to the existing Prysmian facility located at 137 Commerce Drive, we have prepared this Traffic Assessment Brief to outline both the existing facility's usage as well as estimating increased use.

Prysmian currently operates a one-storey (19,654 sq.m.) manufacturing & warehousing facility at this location which has been in operation since approximately 1980. The owner intends to expand this existing facility to the east with an ultimate footprint increased by 4,610 sq.m. to 24,264 sq.m.

Although the total property area is 46.35 Acres (18.76 Ha), the developed portion of the property comprises only 0.96 Acres (0.39 Ha) of the overall site. The property is located at the northeast corner of Commerce Drive and County Road 2 outside the east limits of the Town of Prescott in the Township of Edwardsburgh Cardinal. The property is bordered by the St. Lawrence River / Highway 2 to the south, and Edison Avenue to the east. To fulfill the development requirements set forth by Prysmian – we are providing this traffic assessment as part of the Application for Entrance Permit for the rear truck entrance accessing Edison Avenue.

The existing Commerce Drive property is part of the Industrial Park Policy Area zone of the Official Plan, and is recognized as being zoned MP / HC Industrial Park / Highway Commercial Zone within the Township.

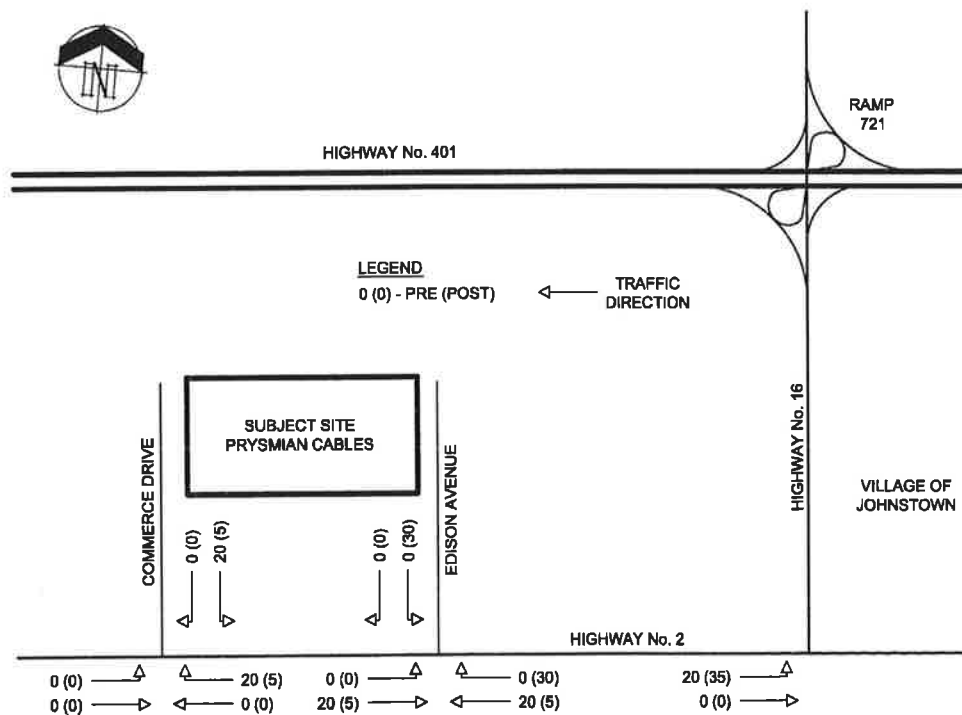
The existing 19,654 sq.m. manufacturing facility constructed in the 1980's is comprised of a 4,621 sq.m. office area, with the remaining 15,033 sq.m. being employee amenities, production floor, shipping & receiving, and storage areas.

Prysmian currently sees up to 20 trucks per day through their west access gate along Commerce Drive, as well as staff & visitors to their facility. Post expansion almost all of these trucks will use the new east entrance along Edison Avenue, with approximately 5 trucks to continue using the existing west entrance to access a receiving dock & existing yard scale. All trucks currently enter Commerce Drive via right turn from Highway 2 and when leaving site will access Highway 2 turning left off Commerce Drive to access the Highway 401, exit 721 in Johnstown.

During construction, all construction related traffic will access the site via the new entrance from Edison Avenue. Construction related traffic will be minimal with approximately 10 vehicles using the access during the morning hours and evening hours and occasional vehicles for deliveries during the daytime hours. No construction vehicles will be using the Commerce Drive access road to enter or exit the facility.

Once construction of the building and lot storage expansion are completed Prysmian expects an increase of 15 trucks per day which will all access the site via right turn from Highway 2 onto Edison Avenue and when leaving site will access Highway 2 turning left off Edison Road to access the Highway 401, exit 721 in Johnstown.

To summarize the proposed conditions; we are assuming up to 5 trucks per day will continue to use the west / Commerce Drive entrance & up to 30 trucks will use the east / Edison Avenue entrance per day (with the facility operating 24 hours per day). We have assumed an increase of 10 to 15 additional trucks per day after building expansion. All traffic will enter via right turn onto Edison Avenue and for a production facility within an Industrial Zone, this vehicle traffic is considered minor in nature.



The proposed yard expansion adjacent to the east (Edison Avenue) entrance will also include a new 'ring-road' around the perimeter of the existing storage yard; where trucks can access the new shipping / receiving docks directly while also providing plenty of road length to stage trucks on-site prior to accessing the docks.

We trust this traffic assessment brief will satisfy the requirements of the Township of Edwardsburgh Cardinal (Planning Department).

Sincerely,



C.P. (Peter) Yee P.Eng.
Cornerstone Builders Ltd.

Mike Moulton – Project Manager
Prysmian Power Cables & Systems Canada Ltd.