

14 March 2025  
File No.: 25-1753



**Cornerstone Group**  
**5382 Leyton Street**  
**Wyoming, ON N0N 1T0**

**Via email:**      **pat@cornerstonepressurewashing.ca**

**Attention:**      **Pat Belanger**

**Re:**              **5309 & 5310 Leyton Street, Wanstead, Ontario**  
**Traffic Impact Memo**

Dear Mr. Belanger,

A livestock trailer washing facility is proposed for lands at 5309 and 5310 Leyton Street, in the hamlet of Wanstead, Town of Plympton-Wyoming. The site plan is provided in **Appendix A**; it proposes a building containing approximately 9,235 sq. ft. of space devoted to two trailer wash bays and office space on the east side of Leyton Street. A 5,381 sq. ft. building accommodating five 53-ft cattle trailer parking spaces (for trailers awaiting the wash bays) and 15 surface vehicle parking spaces are to be provided on the west side of Leyton Street.

During the application review process, comments were received from members of the public, who raised concerns about the proposed development's potential impact on area traffic operations. As a result, municipal staff requested that a Professional Engineer prepare a Traffic Impact Brief responding to the public's expressed concerns. A supporting memo was deemed appropriate for addressing the trips generated by the proposed development (as well as the proposed development's potential traffic impact on the surrounding road network).

The proposal would result in approximately six to eight trailers traveling to and from the site per day, in addition to being able to accommodate ten cars on-site (for the operation's employees). Trailers are expected to arrive from Wanstead Road (located along the western edge of the hamlet) and then proceed east along Elevator Line; they are then expected to turn north up Leyton Street to access the site. Hours of operation are expected to be between 6:00 am and 7:00 pm.

The Walstead Farmers Co-operative Company is located just west of the subject lands; a few residential properties are also within the vicinity of the site. Leyton Street and Elevator Street are local roads to the south and west of the intersection of Walstead Road at Confederation Line (County Road 25); these roads experience minimal traffic volumes because access is only provided to the few businesses and residences along these roadways.



## TRIP GENERATION ESTIMATES

Trip generation estimates are typically calculated using the ITE Trip Generation Manual – 11<sup>th</sup> Edition; however, for this specialized land use, no references are provided. Therefore, the engineers contacted the developer to confirm the site's anticipated traffic operations. As previously mentioned, a maximum of eight trailers are expected to travel to and from the site within a typical business day; additionally, up to ten employees are expected to arrive and leave the site within the same business day. It is anticipated that a maximum of four trailers will arrive and / or depart within each peak hour. Although not all of the trips will occur during the respective peak hours, to consider the “worst-case” traffic scenario, it was assumed that a maximum of 18 vehicles could arrive / depart during the AM peak hour; similarly, a maximum of 18 vehicles could arrive / depart during the PM peak hour. A total of 18 new trips per peak hour translates to an average of only one new trip to / from the site every three minutes.

## CONCLUSION

Upon review of the trip generation estimates, it is the engineers' opinion that the proposed development will have an insignificant impact on area traffic operations.

All of which is respectfully submitted,

**RC Spencer Associates Inc.**

**Aaron D. Blata, M.Eng., P.Eng., PTOE, RSP1**  
Consulting Engineer, Road Safety  
Professional Traffic Operations Engineer  
Associate / Leamington Office Manager



**Richard C. Spencer, M.A.Sc., P.Eng., PE**  
Professional & Consulting Engineer &  
Fellow ITE Member  
President / Windsor Office Manager



**Leamington:** 18 Talbot St. W. – Leamington, ON N8H 1M4

**Windsor:** 800 University Ave. W. – Windsor, ON N9A 5R9

**Chatham-Kent:** 49 Raleigh St. – Chatham, ON N7M 2M6

## **Appendix A**

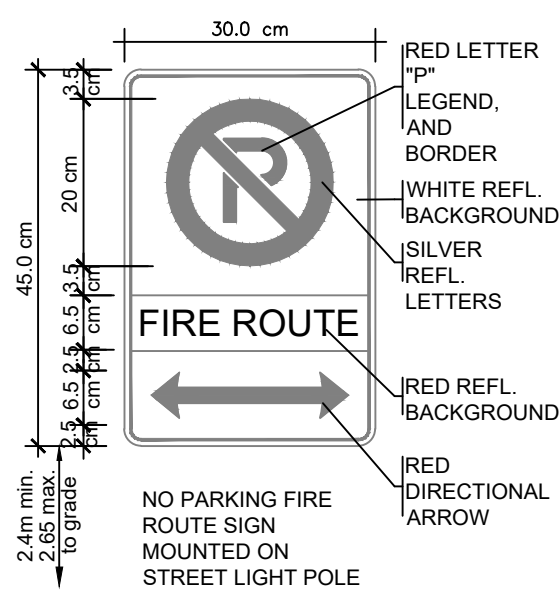
# **SITE PLAN**



## FIRE ROUTE SIGNAGE

N.T.S.

FIRE ROUTE PARKING SIGN F.R.3



F.R.1



F.R.2

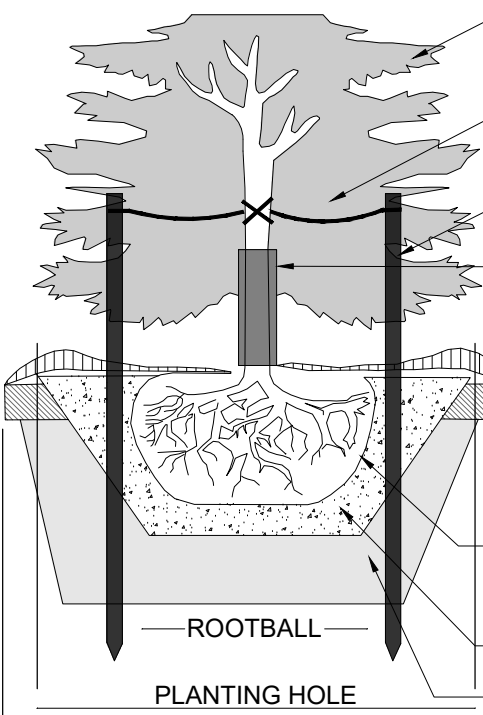


NO PARKING FIRE ROUTE SIGN DETAILS ACCORDING TO CITY OF LONDON STANDARDS (MAXIMUM 30m SPACING) ALL SIGNAGE SHALL CONFORM TO BY-LAW NO. 06-243

FIRE ROUTE WILL NOT HAVE ANY CENTRE LINE TURNING RADI OF LESS THAN 12m OR A CHANGE OF GRADIENT NOT MORE THAN 1 IN 12.5 OVER A MINIMUM DISTANCE OF 15m.

## CONIFEROUS TREE PLANTING DETAIL

N.T.S.



PRUNE ONLY DAMAGED AND/OR BROKEN BRANCHES. NO NOT REMOVE LEADER. REMOVE ALL NURSERY TAGS, PLASTIC, METAL, LABELS, STRING, TRUNK WRAPPING AND ALL OTHER FOREIGN MATERIALS.

UNTREATED JUTE TWINE WHICH WHILL PHOTO DEGRADE WITHIN TWO YEARS, OR APPROVED EQUAL. TWINE TIE SHALL BE SECURED TIGHTLY TO STAKE BUT LOOSELY AROUND THE TRUNK.

50mm X30mm X2400mm WOOD STAKES SHALL BE POUNDED INTO 800mm MIN. OF UNDISTURBED SUBGRADE. STAKE SHALL NOT PENETRATE ROOTBALL AND SHALL NOT INTERFERE WITH BRANCHES. THREE STAKES PER CONIFEROUS TREE.

DIMEX ARBORGUARD TREE PROTECTORS OR EQUIVALENT AS APPROVED BY THE COUNTY. SET ON GRADE AND INSTALLED PRIOR TO THE INSTALLATION OF WOOD MULCH. NOT TO BE LOCKED IN ANY WAY THAT WOULD IMPIDE DIAMETER TREE GROWTH.

75mm MIN. DEPTH OF HARDWOOD MULCH BASE OF TREE TRUNK SHALL NOT BE COVERED WITH MULCH.

FINISHED GRADE

FORM A 100mm HIGH SOIL RING TO DIRECT WATER TO ROOTBALL.

APPROVED PLANTING MEDIUM

CUT AND REMOVE ALL ROPE, BURLAP AND WIRE FROM TOP OF 1/3 ROOTBALL. COMPLETELY REMOVE DRUM LACING.

BED PREPARATION AREA. SOIL FRACTURED TO DEPTH OF 100mm.

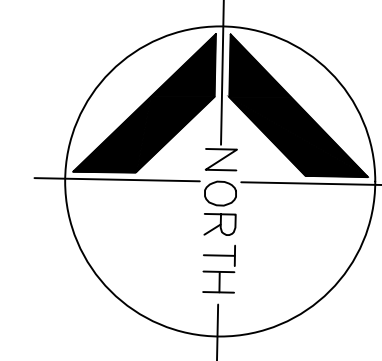
SCARIFY EXISTING SOIL AROUND PERIMETER OF PLANTING HOLE TO A MIN. DEPTH OF 100mm.

UNDISTURBED SUBGRADE

## BED PREPARATION AREA

## NOTES

1. ROOT FLARE TO BE PLANTED 50-100mm HIGHER THAN FINISHED GRADE TO ALLOW FOR SETTLING.
2. SAUCER TO BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
3. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.
4. ALL TWINE AND BURLAP AROUND ROOTBALL MUST BE BIO-DEGRADABLE, NYLON ROPE WILL NOT BE ACCEPTED.
5. CALIPER OR HEIGHT OF TREE MUST MEET CONTRACT REQUIREMENTS.
6. PLANTING DETAIL TO BE READ IN CONJUNCTION WITH TREE PLANTING SPECIFICATIONS.
7. ALL STAKES AND SUPPORT SYSTEMS TO BE REMOVED AFTER ONE FULL GROWING SEASON.

MN#5320  
DWELLING5309 Leyton Street  
AREA = 4032m<sup>2</sup>5310 Leyton Street  
Area = 6441m<sup>2</sup>

CO-OP STREET

Ex. Cedar  
hedge

Ex. Cedar hedge

Ex. Maple Trees

Proposed sanitary  
holding tankEx. gravel  
drivewayEx. conc.  
retaining wallEx. Blue Spruce  
and river stonesEx. covered fuel  
tanksEx. White  
Spruce TreesEx. concrete  
padExisting gravel  
yard to be  
re-gradedProposed dry  
retention pond6m WIDE  
FIREROUTEProposed berm &  
evergreen hedgeMN#5504  
GARAGEMN#5514  
DWELLINGPROPOSED BUILDING  
ONE STOREY  
TRAILER PARKING  
500m<sup>2</sup> [5381 ft<sup>2</sup>]  
5 TRAILER BAYSPROPOSED BUILDING  
ONE STOREY  
TRAILER WASH & OFFICE  
858m<sup>2</sup> [9235ft<sup>2</sup>]  
OFFICE AREA = 222m<sup>2</sup>  
2 TRAILER WASH BAYS

WOODWARD STREET

## TOWN OF PLYMPTON-WYOMING ZONING BY-LAW

## SITE DATA TABLE

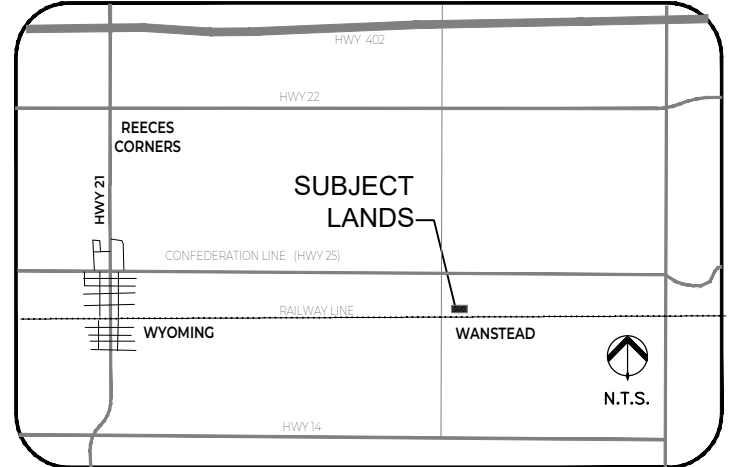
REGULATED	ZONE C3-2	MN# 5310 REVISE ZONE C3-2	ZONE C3	MN# 5309 REZONE C3-*
PERMITTED USES	warehouse, no outside storage	warehouse & truck wash *	abattoir, agricultural service establishment, agricultural supply establishment, agricultural implement sales establishment, animal hospital, bulk fuel depot, flea market, farmers market, stock yard	drying unit for trailers, agricultural storage, and agricultural service establishment
LOT AREA	1500m <sup>2</sup> Min.	6441m <sup>2</sup>	1500m <sup>2</sup> Min.	4032m <sup>2</sup>
LOT FRONTAGE	30m Min.	57m	30m Min.	99m
FRONT YARD DEPTH	7.5m Min.	70m	15m Min	4m *
INTERIOR SIDE YARD DEPTH	20m	9m *	4m & 9m	4m
EXTERIOR SIDE YARD	6m	6m	15m Min.	n/a
REAR YARD	7.5m Min.	8.4m	7.5m	8.2m
LANDSCAPE OPEN SPACE	10% Min.	53%	10% Min.	24%
LOT COVERAGE	30% Max.	13%	30% Max.	31% *
BUILDING HEIGHT	12m Max.	4m	12m Max.	4m
PARKING (min.)	4 Parking Spaces per Wash Stall (self service operation) = 8 spaces  1 / 37m <sup>2</sup> Office = 6 spaces	parking on 5309 Leyton Street. *	5 Spaces for the first 1,858m <sup>2</sup> of gfa	5 spaces (1235m <sup>2</sup> )  19 SPACES TOTAL
ENTRANCE TO INTERSECTION	9m min.	6.8m * (existing)		
* REPRESENTS SPECIAL PROVISION REQUIRED				

MONTEITH  
BROWN

## PLANNING CONSULTANTS

219 OXFORD STREET WEST, UNIT 302  
LONDON, ONTARIO. N6H 1S5 519.686.1300  
WWW.MBPC.CA

## KEY PLAN:



## NOTES:

1. GARBAGE COLLECTION WILL BE STORED FOR PRIVATE PICK UP.
2. FOR DETAILS ON SITE GRADING AND SERVICING, SEE PLANS BLACK CREEK ENGINEERING INC.
3. LIGHT POSTS ARE EXISTING AND THE LIGHTS ARE ORIENTED DOWNWARDS AND AWAY FROM ADJACENT RESIDENTIAL USES.

## LEGEND

- SUBJECT LANDS
- △ POTENTIAL DOOR
- FIRE & GARBAGE ROUTE
- ⊙ FIRE ROUTE SIGN
- ⊙ LP LIGHT POST

## PLANT LIST

SYMBOL	QUANTITY	COMMON & BOTANICAL NAME	CONDITION
Pa	44	ACROCONA NORWAY SPRUCE Picea Abies Acrocona	150 cm HT
Pg	5	WHITE SPRUCE Picea glauca	150 cm HT
Tm	43	HICKS YEW Taxus x media 'hicksii'	100cm HT

## RECORD OF SUBMISSION

No.	REMARKS	DATE
1	SITE PLAN REVIEW	SEP 2023
2	REVISED AS PER SITE PLAN REVIEW	FEB 2024
3	AS PER COMMENTS RECEIVED	MAY 2024
4	ADDED BUILDING	JAN 2025

NOTES: DISTANCES SHOWN ON THIS PLAN ARE IN METERS AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SCALE 1 : 300

CLIENT: CORNERSTONE PRESSURE WASHING

PAGE TITLE:  
**Site & Landscape Plan**  
5309 & 5310 LEYTON STREET  
WANSTEAD  
PLYMPTON-WYOMING, LAMBTON COUNTY

Warehouse Development

Prepared by:	bs	Drawn by:	bs
Checked by:	es	Surveyed by:	
Approved:	jmc	Date:	2025-01-07
Scale:	1:300 (24"36")	Drawing No.	SP1
CITY No.		FILE No.	22-100