Appendix D

APPENDIX 14

Traffic Impact Assessment

A transportation impact assessment (TIA) provides valuable information and analysis for governing agencies and others reviewing development and redevelopment proposals.

The main purpose of a TIA is to demonstrate that the transportation impacts of a proposed development or redevelopment will be manageable and that the transportation aspects of the proposals are consistent with the objectives and policies of the Town of Kingsville. The TIA also provides the basis for the identification and evaluation of transportation related improvements or mitigation measures.

Kingsville Botany's current operations under the business name of Great Northern Hydroponics has the following traffic activities:

1. Semi-trailers logistical fulfillment services

    On an average week Great Northern has anywhere from 40-50 entering and exiting due to shipping and receiving activities.

    Single unit trucks and tractor trailer unit trucks range from 57 ft (17.5 m) for trailers 48 ft in length, and 61 ft (18.55 m) for trailers 51 ft long.

    These trucks weigh anywhere from 80,000 pounds (36,000 kg) for gross weight (unless pick up dictates a lower limit), 34,000 pounds (15,000 kg) for a tandem axle, and 20,000 pounds (9,100 kg) for a single axle.

2. Employee and visitors

    Great Northern currently employs 65 employees who use a vehicle to access the site.

Traffic generated with the new cannabis operations will be significantly less.
To start, Kingsville Botany will begin growing 4 crop cycle per year. Shipping will only occur at the end of the grow cycle once the product has been processed, packaged and approved for sale.

Transportation of finished goods must be completed by secure carriers (ie. Canada Post, Purolator or private enterprise). No semi-trailers will be shipping products.

With the new cannabis operations under Kingsville Botany the community and municipality can expect an average of 40% decrease in traffic from a traditional hydroponic greenhouse operation.