



Rob Douglas
Mayor, North Cowichan
455 Wallace Street
Nanaimo BC V9R 5J6

Our File: 2021-03762

Dear Mayor Douglas:

Re: 9090 Trans Canada Highway Request for Reconsideration Ref: eDAS 2021-03762

Thank you for your letter on behalf of North Cowichan Council regarding the proposed mobile home park at 9090 Trans Canada Highway. While the ministry acknowledges the concerns of Council the ministry still believes that this development should have primary access via the local road network and not rely upon the Trans Canada Highway for primary access.

The ministry acknowledges the concerns raised by local residents on Henry Road as this municipal development will have a significant impact on the volume of traffic that uses this road. However, Henry Road provides the opportunity for direct all movement access to the Trans Canada Highway via the existing signalized intersection. From a network planning, operational and engineering perspective this opportunity for direct access to a local road and use of an existing signalized intersection for highway access appears to make the most sense.

On the contrary, having sole access/egress from this proposed development from a shared access with the Country Maples development does not provide full movement access and requires all traffic accessing or egressing the development to use the u-turn facilities at Mt. Sicker Road and Henry Road depending on the direction of travel.

Traffic from the development wanting to go northbound on the Trans Canada must exit the development and travel southbound to Mt. Sicker Road to the existing u-turn facility a total distance of approx. 6km. Similarly heading northbound on the Trans Canada Highway and wanting to access the development would require a left turn at Henry Road to the existing u-turn facility and then travel southbound on the Trans Canada to the access. An additional distance of approximately 3km. Alternatively with the opportunity for direct access from the property to Henry Road all movements are accommodated in a distance of approx. 1.6km. Not only is this inefficient and unnecessary additional travel time, all those accessing/egressing the development would still be required to use the Henry Road intersection and therefore the overall traffic impact on the signalized highway intersection at Henry road is similar in either scenario.

Specifically to the development proposal, the original application for the development (2021-02293) for this lot indicated access from Henry Road, with emergency access only to the highway, and secondary access through Country Maples RV Resort. The ministry denied emergency access to the highway, citing the primary access via Henry road and secondary access via a shared access via Country Maples was sufficient.

However, in a subsequent submission the layout has been changed with sole access via Country Maples, and a gated emergency access to the Henry Road ROW, citing local residents concerns with increased traffic on municipal roads.

In summary, the ministry maintains its position that this development should have primary access via Henry Road and not via the Trans Canada Highway. I would be happy to meet with you to discuss further if needed and will make myself available at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Pearson', is positioned above the typed name.

Michael Pearson, P.Eng.
Director, Transportation
Vancouver Island district

Cc:

Honourable Rob Fleming, Minister, Ministry of Transportation and Infrastructure
Kaye Krishna, Deputy Minister, Ministry of Transportation and Infrastructure
Rob Conway, Director, Planning and Building, North Cowichan
North Cowichan Council
Susan Randle, Traffic Engineer, Ministry of Transportation and Infrastructure
Ted Swabey, CAO, North Cowichan

January 24, 2023

Mike Pearson
District Manager
Ministry of Transportation and Infrastructure
3rd Floor 2100 Labieux Rd
Nanaimo BC V9T 6E9

Via email: Michael.Pearson@gov.bc.ca

Dear Mr. Pearson

Re: 9090 Trans Canada Highway Request for Reconsideration Ref: eDAS 2021-03762

I am writing to you on behalf of North Cowichan Council about your letter received in our office on March 18, 2022, regarding a manufactured home park development project at 9090 Trans Canada Highway (TCH) and to request that the Ministry of Transportation and Infrastructure (MoTI) reconsider the decision to require primary access for the project from Henry Road.

The west segment of Henry Road, between the Trans Canada Highway and the subject property, is a narrow road that provides access to a small number of agricultural and rural residential properties. Providing primary access from Henry Road will impose considerably more traffic on the road. It will change the character of that area and contribute to traffic and safety concerns from local residents. The requirement will also direct more traffic to the Henry Road/TCH intersection, which currently functions poorly due to its geometry and short stacking capacity.

We are aware that a "Permit to Construct, Use and Maintain Access to a Controlled Access Highway" was issued in 2011 to allow a manufactured home park access to this property without any requirement for establishing a primary access from Henry Road. The permit, attached to this letter for your reference, authorized the highway access for 115 modular home dwelling units rather than the 101 units planned with the current development. It is difficult for the Henry Road neighbourhood and the Municipality to understand and accept how a larger housing project on the site was given a primary highway driveway access in 2011, but a permit for a smaller project on the same site will be denied a permit unless primary access to Henry Road is provided.

A highway access to the property that is shared with the Country Maples Campground exists and was constructed to MoTI specifications with acceleration and deceleration lanes and traffic movements

restricted to right-in, right-out only. This access was designed and built with the expectation that it would be the primary access to the future manufactured home park. Given the high standard of the existing access, it is not apparent how requiring a primary access onto Henry Road will improve traffic safety. That said, the Municipality does understand the need for an emergency access to the project and would require emergency access onto Henry Road if the Ministry is prepared to reconsider and approve the primary highway access.

Lastly, I wish to convey that the land owner has undergone a lengthy development approval process for the manufactured home park and Council does not wish to see the project delayed further. I therefore respectfully request that any reconsideration be decided by no later than February 10, 2023.

I am available to discuss this matter in person or on the phone should you wish to do so.

Sincerely



Rob Douglas
Mayor

mayor@northcowichan.ca

Attachment: Original Permit issued by MOTI PL008 PER-MOTI - 08-Sep-2011

cc: Honourable Rob Fleming, Minister, Ministry of Transportation and Infrastructure
Kaye Krishna, Deputy Minister, Ministry of Transportation and Infrastructure
Rob Conway, Director, Planning and Building, North Cowichan
North Cowichan Council
Susan Randle, Acting Senior Highway Design Engineer, Ministry of Transportation and Infrastructure
Ted Swabey, CAO, North Cowichan