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2025-03-10  
Project: (210196)

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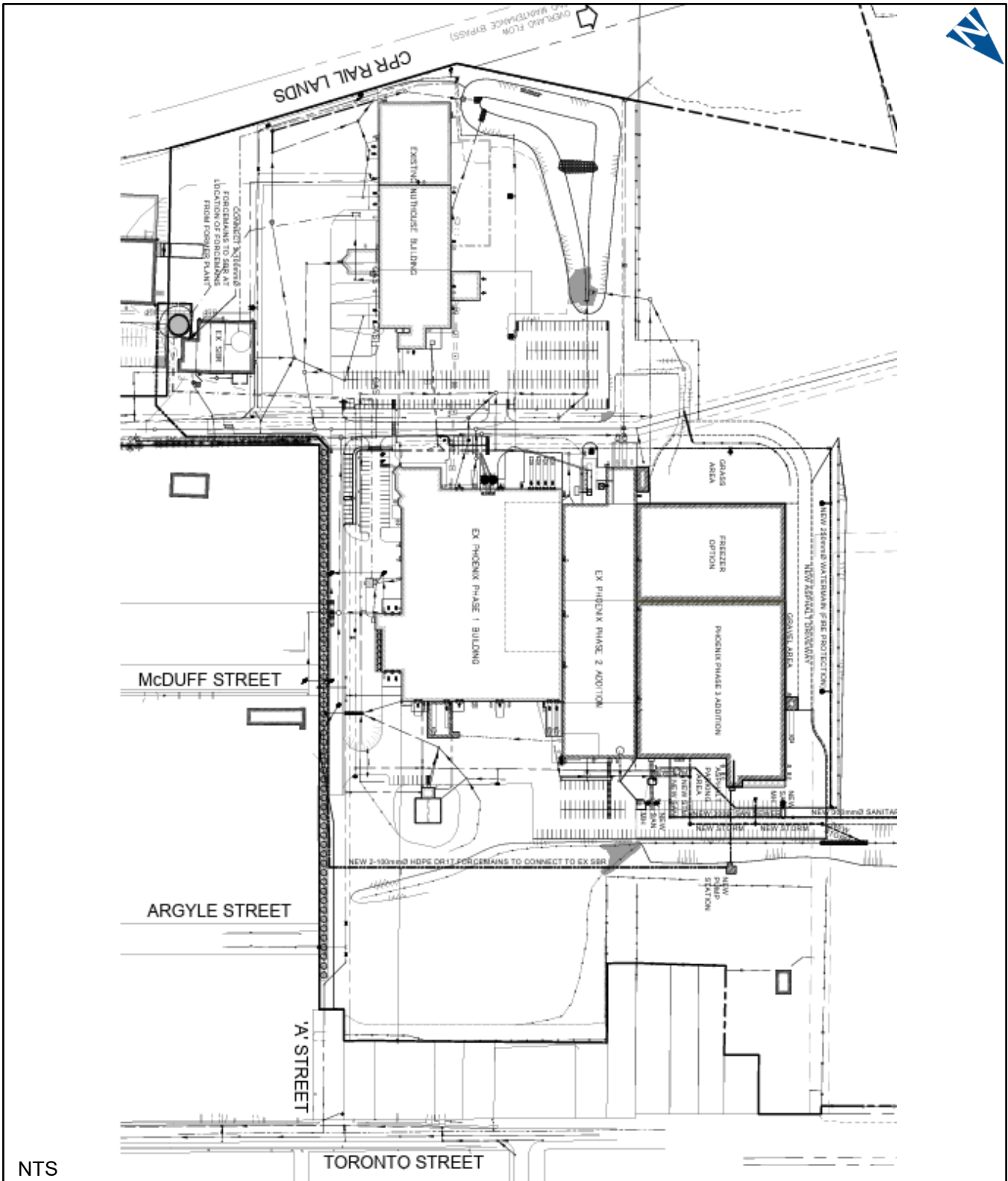
**RE: 100 CHAPMAN'S CRESENT, MARKDALE, ON  
UPDATED CONCEPT PLAN**

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In July 2021, Paradigm Transportation Solutions Limited (Paradigm) prepared a Transportation Impact Study (TIS) and in April 2022, Paradigm prepared a 1<sup>st</sup> submission comment response letter for the proposed industrial development located at 100 Chapman's Crescent in the Town of Markdale, ON. The concept has since been updated. This letter summarizes the updated site plan statistics.

### **Site Plan Update**

Since the submission of the initial TIS (July, 2022) and 1<sup>st</sup> submission comment response letter (April, 2022) Chapman's has updated the proposed site concept plan to include an additional 65,000 sq.ft to their expansion plans (total 175,000 sq.ft). This additional space will serve as freezer and storage space. **Figure 1** illustrates the new concept plan (August 2024). Chapman's has noted "*The reason for the larger freezer is to store more on site and regulate the loads that need to be shunted to Distribution Centre.*"



# Site Concept Plan August 2024

100 Chapman's Crescent  
210196

Figure 1

## Trip Generation

Chapman's has confirmed that the additional freezer space will be used solely for storage purposes and is not proposed to generate any additional employee or truck trips above what has previously been assessed.

As outlined in the 1<sup>st</sup> submission comment response letter (Paradigm April 2022) the expansion of the existing Chapman's plant is anticipated to result in an additional 10 truck trips per week and employ 108 new employees which will be divided between three shifts times:

- ▶ 6:30 am – 2:30 pm – 36 employees
- ▶ 2:30 pm – 10:30 pm – 36 employees
- ▶ 10:30 pm – 6:30 am – 36 employees

Chapman's has confirmed that the additional square footage (freezer storage) will continue to result in the employment of 108 new employees (36 employees per shift) and approximately 10 additional truck trips per week. It is noted that no additional employees or truck trips compared to the previously submitted TIS (July 2022) and 1<sup>st</sup> submission comment response letter (April, 2022) are proposed as a result of the additional freezer storage space.

## Conclusion

The updated site concept plan is proposed to include approximately 65,000 sq.ft. of additional freezer storage space but the trip generation for employee and truck trips is anticipated to remain unchanged when compared to the previously proposed site concept plan.

Given that there are no changes in the number of employees and truck trips associated with the addition freezer storage space, the conclusions and recommendations contained within the TIS (July 2022) and 1<sup>st</sup> submission comment response letter (April, 2022) remain unchanged.

Yours very truly,

## PARADIGM TRANSPORTATION SOLUTIONS LIMITED



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