
What is it?

A transportation impact study (TIS) is an evaluation of the effects a proposed development is expected to have on the existing road network. The study is intended to recommend mitigation measures to address travel demands generated by the development, if necessary.

Who prepares it?

A TIS should be prepared by a qualified transportation consultant. The report must be stamped, dated and signed by a Professional Engineer (P.Eng.).

Why is it required?

The TIS is required to:

- Support the intent of the Official Plan policies;
- Provide staff with a basis on which to assess transportation implications of the proposed development;
- Provide a basis on which to evaluate the appropriateness of the scale of the proposed development;
- Provide a basis on which to evaluate safe and efficient access and traffic flow; and,
- Provide recommendations for improvements to infrastructure, service upgrades and mitigation measures to reduce any negative impacts of a development.

When is it required?

This study may be required as part of the following applications:

- Official Plan Amendment
- Zoning By-law Amendment
- Draft Plan of Subdivision / Condominium
- Site Plan Control
- Consent to Sever
- Minor Variance

It should be noted that scope of the study will be dependent on the development application type and the potential impact of the proposed site.

How to prepare it

A TIS should be based on established transportation planning and traffic engineering principles. The study should also be supplemented by any available local data and experience, as well as reflect the relevant goals and policies in the local and regional Official Plans. As such, the study should reflect a multi-modal approach to transportation planning including cyclists, pedestrians, and transit. The following items are generally included, but not limited to:

- Contact information: property owner and consultant;
- Study assumptions: horizon years and analysis periods, traffic data collections;

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- Existing conditions: site and area description, study area description, road network, traffic volumes, transit service, bicycle and pedestrian facilities, traffic intersection operations;
 - Future background traffic conditions: planned road network improvements, background traffic growth, background development traffic, future background intersection operations;
 - Proposed development: site concept plan, site access;
 - Future total conditions with development: vehicular trip generation, trip distribution, future total traffic intersection operations, queuing analysis, etc. site traffic impacts;
 - Mitigation measures to address transportation impacts;
 - Transportation demand management;
 - Preliminary design review; and,
 - Conclusions and recommendations.

Additional Information

- Pre-consultation or discussion with T&W staff is required prior to commencement of the TIS. Applicants and/or their consultants are required to submit a full scope of work proposal for review and approval by T&W staff.
- Pre-consultation with Peel Region and other review and clearance agencies such as Mississauga Transit, GO Transit/Metrolinx, or MTO, where applicable, is necessary to confirm any study requirements specific to their development proposal.
- Additional content not listed here may also be necessary to meet the specific requirements of the planning application.
- All studies must comply with [City of Mississauga's Traffic Impact Study Guidelines](#).