



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

VISUAL IMPACT ASSESSMENT REPORT

Proposed CBM Aberfoyle South Pit Expansion
Part of Lots 18, 19 & 20, Concession 1
(Geographic Township of Puslinch)
County of Wellington

Date:
March 2024

Prepared for:
CBM Aggregates, a Division of St. Marys Cement Inc. (Canada)

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Our File: 'Y321 AB'

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Project Personnel

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Neal DeRuyter, BES, MCIP, RPP	Partner	Project Manager

Executive Summary

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) was retained by CBM Aggregates – a Division of St. Marys Cement Inc. (Canada) ('CBM') to undertake a Visual Impact Assessment (VIA) for the proposed CBM Aberfoyle South Pit Expansion, located in the Township of Puslinch. The subject lands are known as 6947 Concession Road 2, and are legally described as Part of Lots 18, 19, and 20, Concession 1, geographic Township of Puslinch.

It is proposed to develop a portion of the subject lands for an aggregate extraction operation, which would operate above and below the established groundwater table. The proposed area to be licenced is approximately 44.8 ha, with 27.5 ha proposed for extraction. The subject lands are primarily utilized for agricultural purposes, with some portions containing natural features. A dwelling and outbuildings are located on the site, outside the limit of extraction and licenced boundary.

This report contains a description of the visual context of the subject lands and surrounding area, as well as an analysis in order to understand the potential visual impacts associated with the proposed development. The report assists in determining what types of mitigative measures may be required related to visual effects of the proposed development, as it relates to surrounding land uses and views of the operation.

Based on the findings of the evaluation undertaken, it is determined that overall visibility of the proposed operation is low. There are some potential views of the proposed operation from nearby residences along Concession Road 2, which will be satisfactorily mitigated against through required berthing to be installed as part of noise mitigation and visual screening. Berthing is effective to screen views due to the relatively flat nature of the eastern portion of the site, as well as the nature of the proposed operation.

Recommendations are included for enhanced plantings along the Concession Road 2 frontage in the vicinity of Photo Location #4 (6966 Concession Road 2) and/or an extended visual berm at the northern extraction limit, in order to provide for enhanced screening during leaf-off conditions.

Given the findings of the work undertaken, it is determined the proposed development for the subject lands can be undertaken with minimal visual impact. The implementation of recommended mitigation as outlined herein will ensure the overall impact is acceptable.

1.0 Introduction

MHBC has been retained by CBM Aggregates – a Division of St. Marys Cement Inc. (Canada) ('CBM') to undertake a Visual Impact Assessment (VIA) for the proposed CBM Aberfoyle South Pit Expansion, located in the Township of Puslinch. The subject lands are known as 6947 Concession Road 2, and are legally described as Part of Lots 18, 19, and 20, Concession 1, geographic Township of Puslinch.

The proposed Aberfoyle South Pit Expansion lands are located approximately 2 kilometres to the west of the CBM Aberfoyle South Main Pit (Licence #5497). The subject lands are surrounded by the Mill Creek Provincially Significant Wetland (PSW) Complex, which corresponds with the wooded area surrounding the area that is in active agricultural production. Mill Creek runs to the south and east of the subject lands (see **Figure 1**).

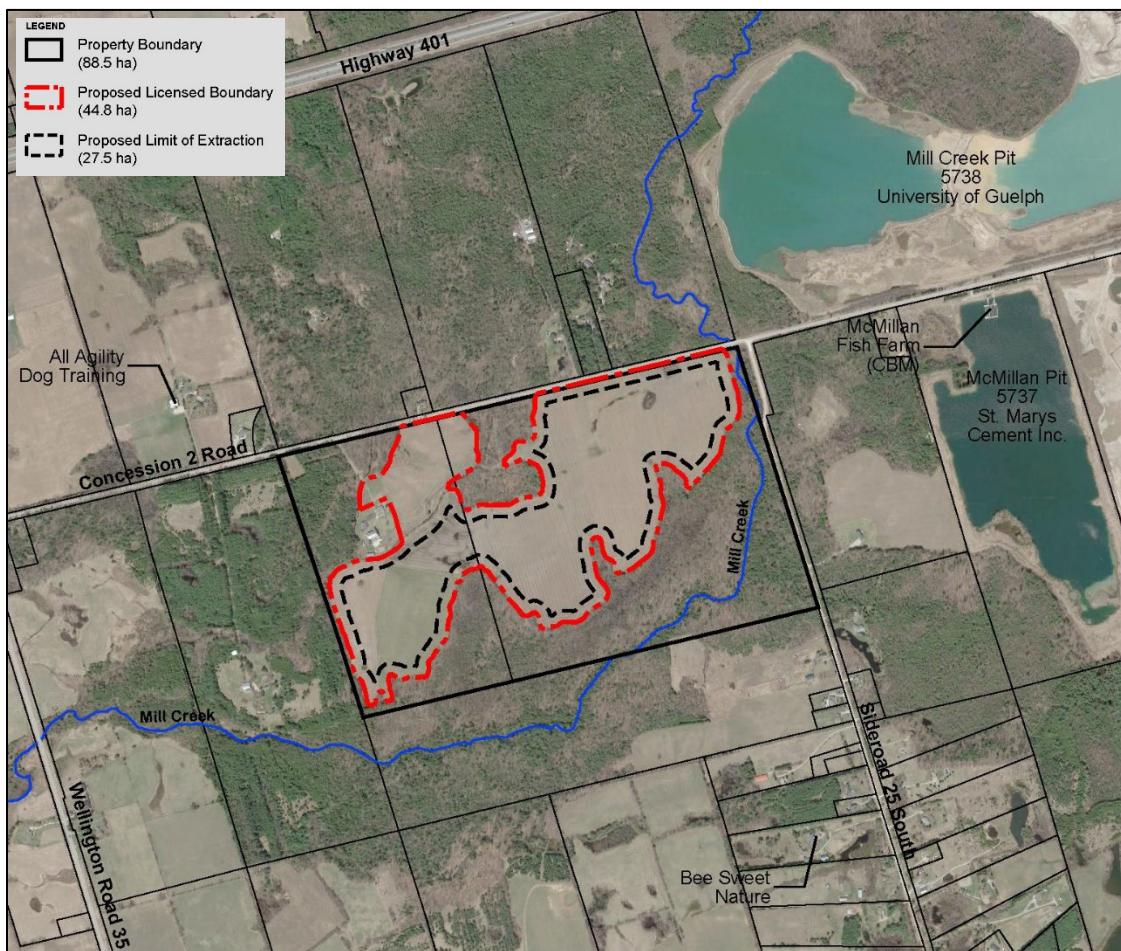


Figure 1: Site Context (source: MHBC)

It is proposed to develop a portion of the subject lands for an aggregate extraction operation, which would operate above and below the water table. The proposed area to be licenced is approximately 44.8 ha, with 27.5 ha proposed for extraction. Rehabilitation of the site would be to a lake feature, with new woodland and wetland areas adjacent to existing natural features.

The purpose of this report is to describe the visual context of the subject lands and surrounding area, as well as provide an analysis in order to understand the potential visual impacts associated with the proposed development. The report assists in determining what types of mitigative measures may be required related to visual effects of the proposed development, as it relates to surrounding land uses and views of the operation. A key component of the assessment is to determine how to mitigate changes in views of the property from neighbouring residential properties, and from the community who pass by the site on adjacent roads and open space areas (as applicable).

In order to facilitate the proposal, CBM Aggregates is applying for a Class 'A' Licence under the *Aggregate Resources Act* and necessary approvals under the *Planning Act* to permit the operation. The County of Wellington Official Plan (Section 13.17.5) includes 'visual impact assessment' as one of the potential reports to be prepared in support of development applications. This Visual Impact Assessment Report has been prepared at the request of County of Wellington and Township of Puslinch staff, in order to assess the potential visual impacts associated with the proposed operation.

2.0 Subject site and proposed development

2.1 Site context

The subject lands are comprised of Part of Lots 18, 19, and 20, Concession 1 (geographic Township of Puslinch), within the County of Wellington. The lands are primarily utilized for agricultural purposes, with some portions containing natural features. A dwelling and outbuildings are located in the northwestern portion of the site, outside the proposed limit of extraction. **Figure 2** depicts the existing site and immediate context.

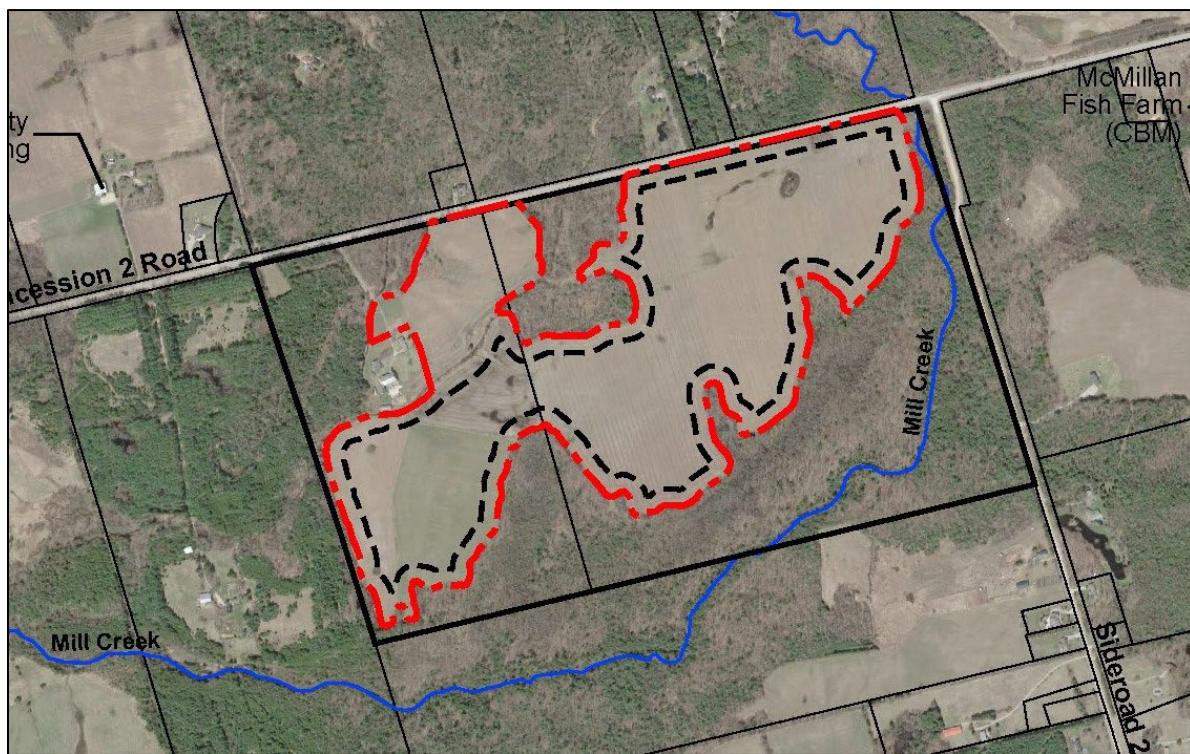


Figure 2: Subject site aerial photo (source: MHBC)

The subject lands are surrounded by predominantly wooded areas, generally associated with the Mill Creek PSW Complex and Mill Creek, which runs along the eastern and southern property limits. While mostly naturalized, rural residential dwellings are located along Concession Road 2 in the vicinity of the subject lands. Lands further to the south and

east are more open and utilized for a variety of land uses, including rural residential dwellings, existing aggregate operations, and agricultural purposes.

2.2 Proposed development

CBM is proposing a below-water pit on the subject lands, which will serve as an expansion to their existing operations at the nearby Aberfoyle South Pit. The proposed expansion will not contain any processing, washing, or recycling on the site. Materials will be extracted via excavators and dragline (for below water extraction), stockpiled within the extraction area and then shipped, via highway trucks, for processing to the existing Aberfoyle South Pit operation (Licence # 5497). Since no processing is located onsite, stockpiles will continue to be cycled through so that they do not remain in one area for long periods.

The subject lands will be accessed via a new entrance located at the east end of the subject lands (see **Figure 3** below. Truck travel will not be permitted to head west from the subject lands on Concession 2, or to use Sideroad 20. The current residential entrance to the subject lands will remain in place for access to the house and for farm access. Trucks will not be permitted to use this entrance.

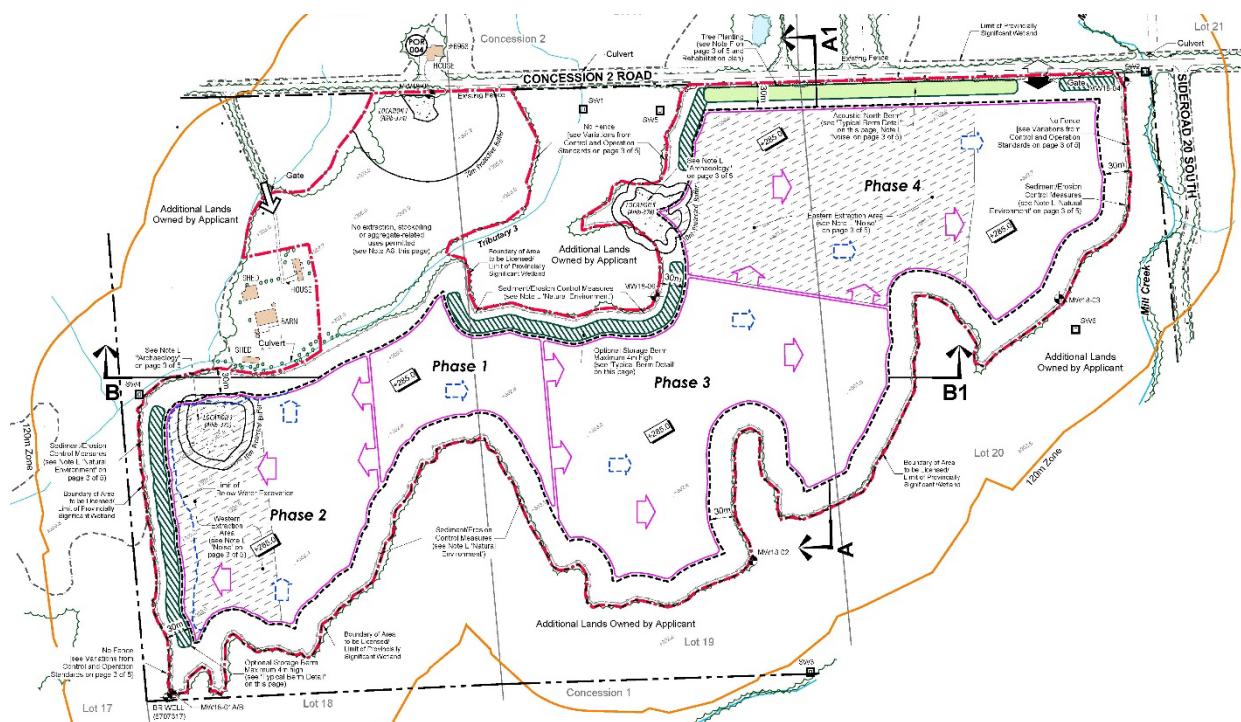


Figure 3: Operations Plan excerpt (source: MHBC)

As depicted above, extraction of the subject lands will commence near the centre of the property (Phase 1), then proceed westwards to the extraction limit (Phase 2). Phase 3

involves extraction commencing eastward, followed by the final stage of extraction near the northeast corner (Phase 4). Below-water extraction will proceed generally from the west to the east of the site. The lands will be extracted to a maximum depth of approximately 285 mAMSL, which represents a depth of 22–24 m below the current ground surface.

Lands that are not located within the proposed extraction area will be used for setbacks from environmental features and for landscaped visual and acoustic berms. The existing vegetation in these setbacks will be maintained, except where berms are required to be constructed. Along Concession Road 2, the setback from the road will be 30 metres. In addition, there will be a 30m setback from all significant natural features.

The removal of aggregate resources from below the water table will result in the creation of a lake that will be approximately 26 ha in size (see **Figure 4**).

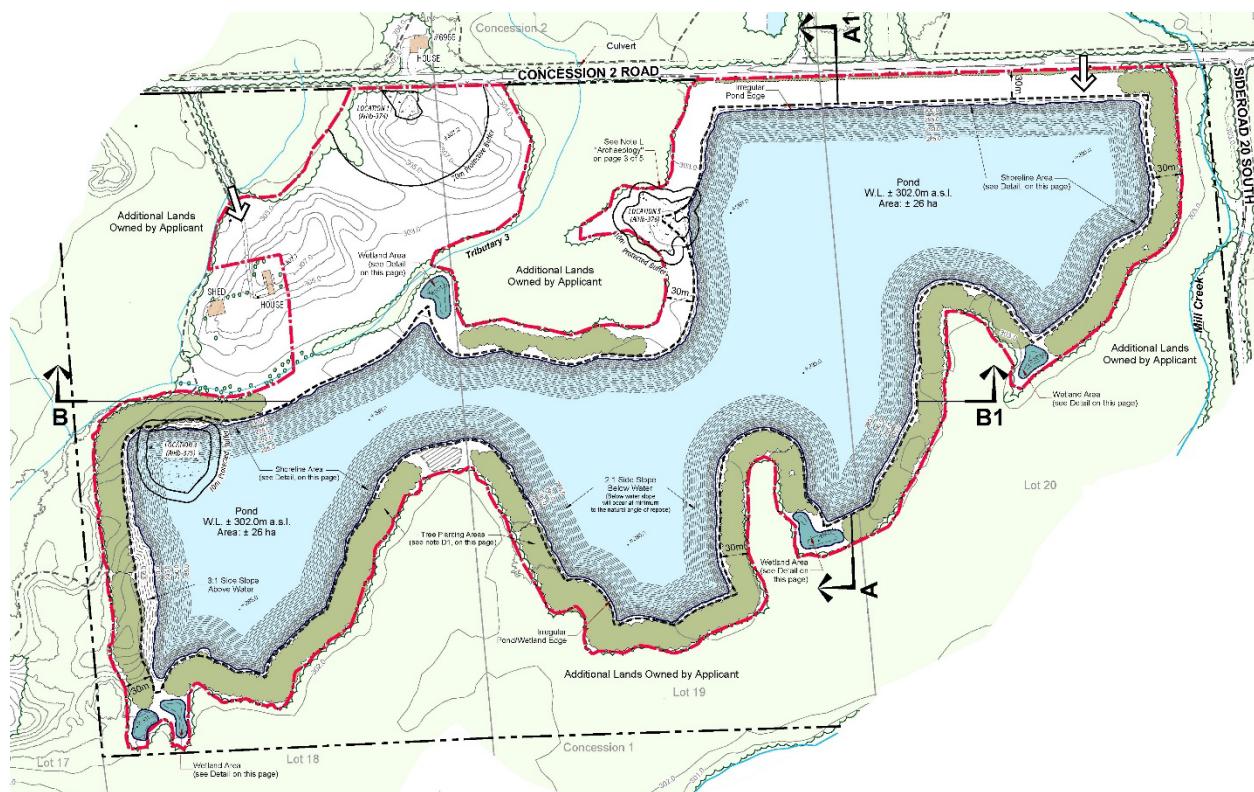


Figure 4: Rehabilitation Plan excerpt (source: MHBC)

Shallow shoreline areas are proposed around the perimeter of the lake. Approximately 0.3 ha of new wetland habitat will be created in areas of the setback adjacent to the Mill Creek PSW. In addition, approximately 6.7 ha of new forest cover will be created within the 30 m setback adjacent to the Mill Creek PSW primarily along the western, southern and eastern setback areas. At least 35% of the site is proposed to be rehabilitated to forest cover. The rehabilitated landform will be compatible with the surrounding area.

3.0 Methodology

The methodology used to complete this VIA report included undertaking the following:

1. A detailed review of background documentation information including air photographs and topographic mapping.
2. The collection of field data and on-site photography from key vantage points along public roadways and the subject lands during leaf-off conditions (winter).
3. Identification and review of residences and public roads that may be prone to visual impacts as a result of the proposed extraction activities.
4. Analysis and inventory of visual and landscape character.
5. Identification of potential visual impacts.
6. Recommendations of potential mitigation measures to be taken.
7. Preparation of a report for submission to the relevant approval agencies.

Several areas were selected for the visual impact analysis due to the proximity to the subject lands and potential for views of the site. The view locations included Concession Road 2 (public road), Sideroad 20 (public road), and residential properties (receptors) within proximity to the subject lands (see **Figure 5** on following page). The report includes a photographic survey documenting existing views of the site during leaf-off conditions, and a description of the various views during the pit operation for selected locations.

A site visit was undertaken on February 7th, 2024, from late-morning to mid-afternoon. Weather conditions were partially sunny, with good visibility. All photos were taken with a Canon EOS REBEL T3. Photo locations were recorded on a key map to ensure accuracy.

The information presented in this assessment is based on a stationary perspective that would be experienced by a person standing along the selected roads and locations from a height of approximately 1.5 m. Depending on mode of travel (e.g. walking, cycling, motor vehicle) and season, persons would experience slightly different views towards the subject site due to the speed of travel, varied topography and adjacent wooded areas.

The selected methodology provides for a thorough understanding and comprehensive assessment of potential visual impacts associated with the proposed development.

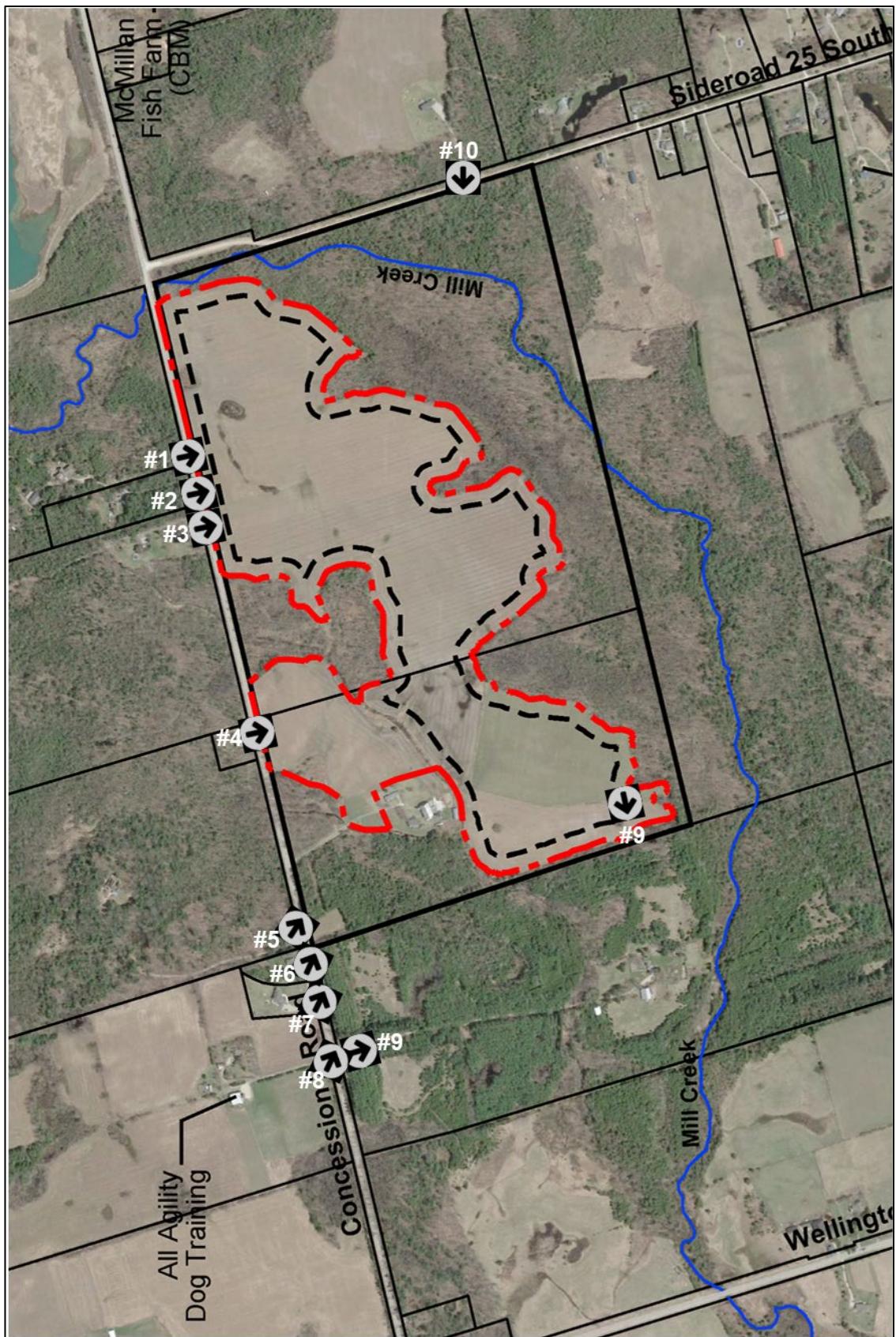


Figure 5: Fieldwork receptor locations (source: MHBC)

4.0 Fieldwork results

4.1 Onsite features

The subject site is generally flat within the proposed extraction limit (particularly along the Concession Road 2 frontage), sloping gently from northeast to southwest. The onsite elevation ranges from +/-302.4 mAMSL near the southwest corner, to +/-303.7 mAMSL near the northeast corner. An area of higher elevation exists along the western portion of the site, with elevation increasing to +/-309 mAMSL. Outside the extraction area to the north (near the building cluster), the site has a more rolling character with heights ranging from +/-302 mAMSL to +/- 308 mAMSL (see **Figure 6**, below).

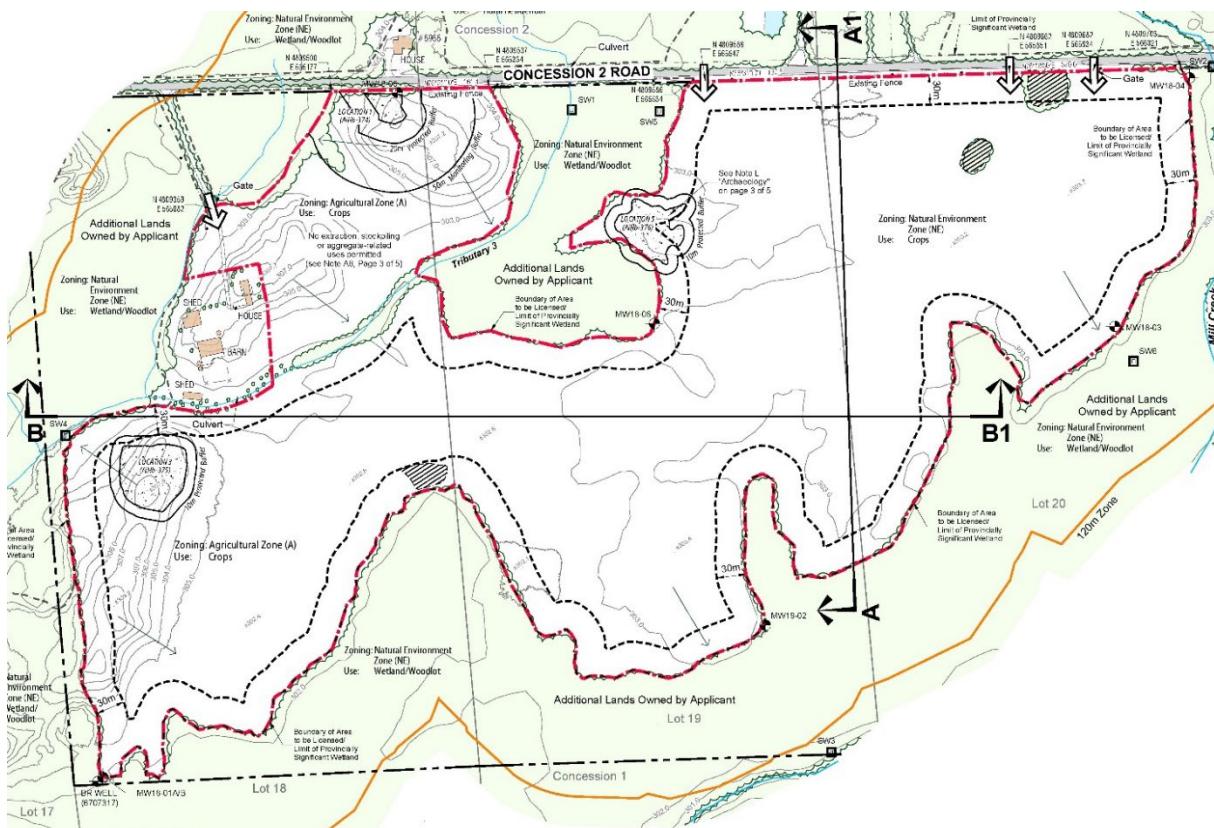


Figure 6: Site features (source: MHBC)

Most of the area proposed for aggregate extraction is currently open agricultural fields. The subject site is well-screened with wooded areas being present on the eastern, southern, western, and portions of the northern boundaries. Areas of the northern

boundary which correspond to the agricultural area of the site contain some roadside vegetation, but are generally open to views from the road.

4.2 Description of views – public roads

There are two road frontages which front the subject lands: Concession Road 2 and Sideroad 20 South. Concession Road 2 is a paved hard surface road, while Sideroad 20 South is gravel surfaced. Both roads have sections of open, agricultural character, and wooded character with vegetation framing the road.

In front of the subject lands, Concession Road 2 offers views into the site along the eastern portion of the frontage. Views in this section are relatively open due to the general lack of large roadside vegetation along this portion of the frontage (see below).



Photos 1 & 2: Views of Concession Road 2 frontage – eastern portion (source: MHBC, Feb. 2024)

In areas with a more wooded character, there are no views into the extraction area aside from the existing driveway. Some opportunity exists for views along the western portion of the frontage, however distance and a rolling character provide for a filtered view.



Photos 3 & 4: Views of Conc. Road 2 frontage – western portion and driveway area (source: MHBC, Feb. 2024)

Sideroad 20 does not offer views to the proposed extraction area due to the wooded character of the frontage and distance from the proposed extraction footprint. Additionally, there are no long-distance views available from County Road #35 or Concession Road 1.



Photos 5 & 6: Views of Sideroad 20 South character (source: MHBC, Feb. 2024)

4.3 Description of views – nearby residences

As noted, there are residences located along Concession Road 2 near the subject lands. These were selected as the most likely to have views of the subject lands due to proximity. In addition, a location along Sideroad 20 South was selected, as it was the closest receptor to the east. Views experienced at the residence were assessed for those residences with views of the road, otherwise driveway locations were utilized with views inferred.

Photo location #1: 7002 Concession Road 2

This location represents a residence located on the north side of Concession Road 2. The residence is set back approximately 200 m from the road, and located approximately 250 m from the proposed extraction limit. Views of the subject site are available from the driveway entrance, but the residence is not visible during leaf-off conditions.



Photos 7 & 8: Views towards residence from setback limit, and view from driveway (source: MHBC, Feb. 2024)

Photo location #2: 6998 Concession Road 2

This location represents a residence located on the north side of Concession Road 2. The residence is set back approximately 140 m from the road, and located approximately 190 m from the proposed extraction limit. Views of the subject site are available from the driveway entrance, and the residence is partially visible during leaf-off conditions.



Photos 9 & 10: Views towards residence from setback limit, and view from driveway (source: MHBC, Feb. 2024)

Photo location #3: 6990 Concession Road 2

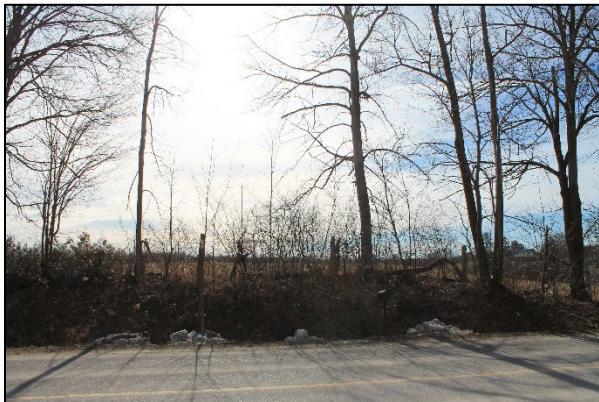
This location represents a residence located on the north side of Concession Road 2. The residence is set back approximately 100 m from the road, and located approximately 150 m from the proposed extraction limit. Views of the subject site are available from the driveway entrance, and the residence is mostly visible during leaf-off conditions.



Photos 11 & 12: Views towards residence from setback limit, and view from driveway (source: MHBC, Feb. 2024)

Photo location #4: 6966 Concession Road 2

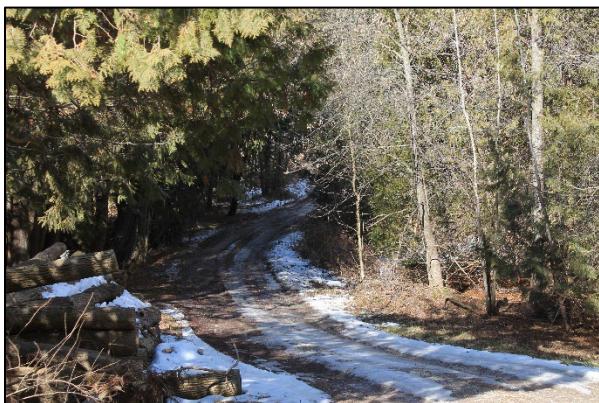
This location represents a residence located on the north side of Concession Road 2. The residence is set back approximately 20 m from the road, and located approximately 290 m from the proposed extraction limit. Views of the subject site are available from the driveway entrance, and the residence is mostly visible during leaf-off conditions.



Photos 13 & 14: Views towards residence from setback limit (zoom at 100mm), and view from driveway into site
([source](#): MHBC, February 2024)

Photo location #5: 6940 Concession Road 2

This location represents a residence located on the north side of Concession Road 2. The residence is set back approximately 290 m from the road, and located approximately 650 m from the proposed extraction limit. Views towards the subject site are available, but the site is not visible during leaf-off conditions due to distance and intermediary vegetation.



Photos 15 & 16: Views towards residence from roadway, and view from driveway towards site ([source](#): MHBC, Feb. 2024)

Photo location #6: 6938 Concession Road 2

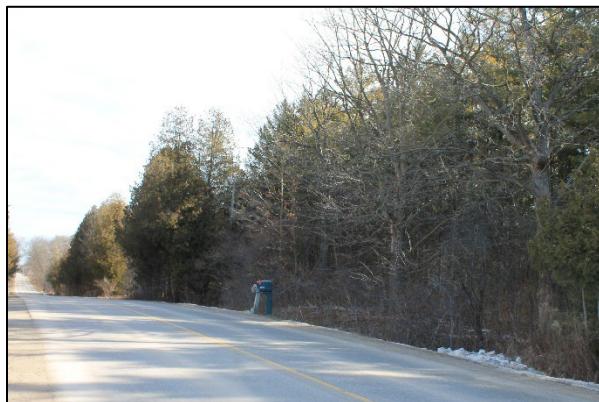
This location represents a residence located on the north side of Concession Road 2. The residence is set back approximately 16 m from the road, and located approximately 400 m from the proposed extraction limit. Views towards the subject site are available, but the site is not visible during leaf-off conditions due to distance and intermediary vegetation.



Photos 17 & 18: Views towards residence from roadway, and view from driveway towards site (source: MHBC, Feb. 2024)

Photo location #7: 6934 Concession Road 2

This location represents a residence located on the north side of Concession Road 2. The residence is set back approximately 55 m from the road, and located approximately 450 m from the proposed extraction limit. Views towards the subject site are available, but the site is not visible during leaf-off conditions due to distance and intermediary vegetation.



Photos 19 & 20: Views towards residence from roadway, and view from driveway towards site (source: MHBC, Feb. 2024)

Photo location #8: 6924 Concession Road 2

This location represents a residence located on the north side of Concession Road 2. The residence is set back approximately 150 m from the road, and located approximately 575 m from the proposed extraction limit. Views towards the subject site are available, but the site is not visible during leaf-off conditions due to distance and intermediary vegetation.



Photos 21 & 22: Views towards residence from roadway, and view from driveway towards site ([source](#): MHBC, Feb. 2024)

Photo location #9: 6927 Concession Road 2

This location represents a residence located on the north side of Concession Road 2. The residence is set back approximately 575 m from the road, and located approximately 230 m from the proposed extraction limit. Views towards the subject site are available, but the site is not visible during leaf-off conditions due to distance and intermediary vegetation.



Photos 23 & 24: Views towards residence from setback limit, and view from rear of site towards residence ([source](#): MHBC, Feb. 2024)

Photo location #10: 4247 Sideroad 20 South

This location represents a residence located on the east side of Sideroad 20 South. The residence is set back approximately 140 m from the road, and located approximately 450 m from the proposed extraction limit. No views of the subject site are available from this location during leaf-off conditions due to distance and intermediary vegetation.



Photos 25 & 26: Views towards residence from driveway, and view from driveway towards site (source: MHBC, Feb. 2024)

5.0 Findings and recommendations

5.1 Visual impact on public roadways

The subject lands are well-screened from view locations to the west, east, south, and portions of the northern frontage. There are views into the site from Concession Road 2, due to the partially open nature of portions of the frontage.

There are no views available from Sideroad 20 South, due to intermediary vegetation along the road frontage and the wooded character of the area.

No views are available from County Road #35 or Concession Road 1, due to distance from the site and also the wooded character of lands between the roads and the subject site.

5.2 Visual impact on nearby residences

Based on the assessment outlined in Section 4 of this report, the following residences have views into the subject lands where potential impacts may exist:

- 7002 Concession Road 2: Views from driveway entrance into site
- 6998 Concession Road 2: Views from driveway entrance into site
- 6990 Concession Road 2: Views from driveway entrance and residence into site
- 6966 Concession Road 2: Views from driveway entrance and residence into site

5.3 Summary of visual impacts

The following table summarizes potential view impacts. Value is based on the significance of the view within the context of the surrounding lands with regard to scale, degree of visibility, uniqueness, dominance and context. View impact has been defined as any

potential change made to the existing landscape character or views of the subject lands and surrounding area by the proposed use of the subject lands for aggregate extraction. High impact suggests noticeable change, therefore requiring mitigation measures to minimize potential visual impacts.

Table 1. Summary of Visual Impacts

Location	Address	Value	Potential impact (without mitigation)	Recommended mitigation
Location #1	7002 Concession Road 2	High change	High: Existing topography and existing vegetation allows for partially unobstructed views of the site from the driveway entrance. Operation would be visible.	Proposed berm and tree plantings, to provide for screening of operation.
Location #2	6998 Concession Road 2	High change	High: Existing topography and existing vegetation allows for partially unobstructed views of the site from the driveway entrance. Operation would be visible.	Proposed berm and tree plantings, to provide for screening of operation.
Location #3	6990 Concession Road 2	High change	High: Existing topography and existing vegetation allows for partially unobstructed views of the site from the driveway entrance and some views from residence. Operation would be visible from driveway and from dwelling during leaf-off conditions.	Proposed berm and tree plantings, to provide for screening of operation.

Location #4	6966 Concession Road 2	Moderate to High change	Moderate to High: Existing topography and existing vegetation allows for partially unobstructed views of the site from the driveway entrance and some views from residence. Operation would be visible during leaf-off conditions.	Proposed berm and tree plantings, to provide for screening of operation. Suggest enhanced roadside plantings or extended storage berm at northern extraction limit to provide additional screening during leaf-off conditions.
Conc. Road 2	n/a	High change	High: Existing topography and existing vegetation allows for partially unobstructed views of the site for portions of frontage. Operation would be visible along approximately half of frontage.	Proposed berm and tree plantings, to provide for screening of operation.

In summary, the location, topography and existing conditions around the majority of the subject lands are conducive to an effectively-screened pit operation. Within the surrounding lands are generally forested areas, with groupings of a mixture of mature coniferous and deciduous vegetation situated around the perimeter of the site. Even during the leaf-off conditions observed at the time of site visit, there are few residences in the vicinity of the subject site with unobstructed views of the proposed pit operations site. In addition, portions of the Concession Road 2 frontage have an open character where views are available.

6.0 Recommendations and conclusions

This report has been prepared in order to address comments from County of Wellington and Township of Puslinch staff regarding the need to understand potential visual impacts associated with the proposed aggregate extraction operation. This report contains a description of the visual context of the subject lands and surrounding area, as well as an analysis in order to understand the potential visual impacts associated with the proposed development. The report assists in determining what types of mitigative measures may be required related to visual effects of the proposed development, as it relates to surrounding land uses and views of the operation.

Based on the findings of the evaluation undertaken, it is determined that overall visibility of the proposed operation is low. There are some potential views of the proposed operation from nearby residences along Concession Road 2, which will be satisfactorily mitigated against through required berthing to be installed as part of noise mitigation, as well as supplemental tree plantings. Berthing is effective to screen views due to the relatively flat nature of the eastern portion of the site, as well as the nature of the proposed operation. It is recommended that enhanced plantings be implemented along the Concession Road 2 frontage in the vicinity of Photo Location #4 (6966 Concession Road 2) and/or an extended visual berm be constructed at the northern extraction limit, in order to provide for enhanced screening during leaf-off conditions.

Given the findings of the work undertaken, it is determined the proposed development of the subject lands can be undertaken with minimal visual impact. The implementation of recommended mitigation as outlined herein will ensure the overall impact is acceptable.

Submitted by,

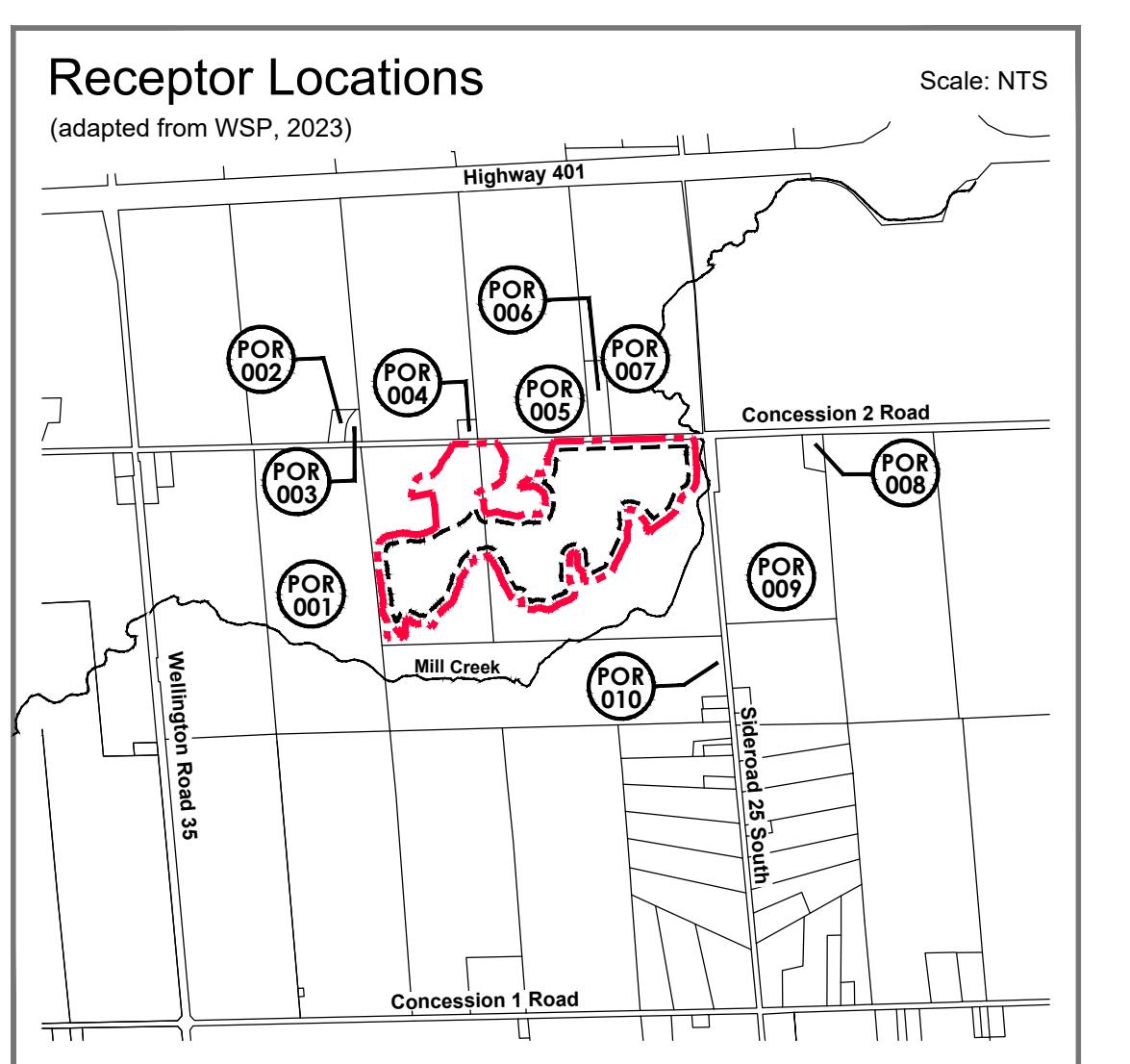
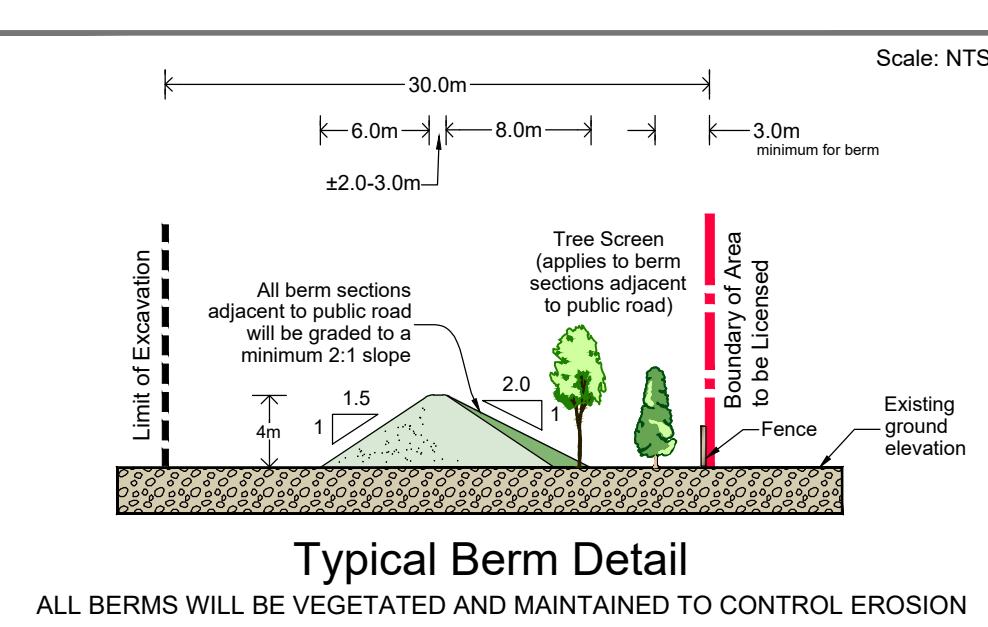
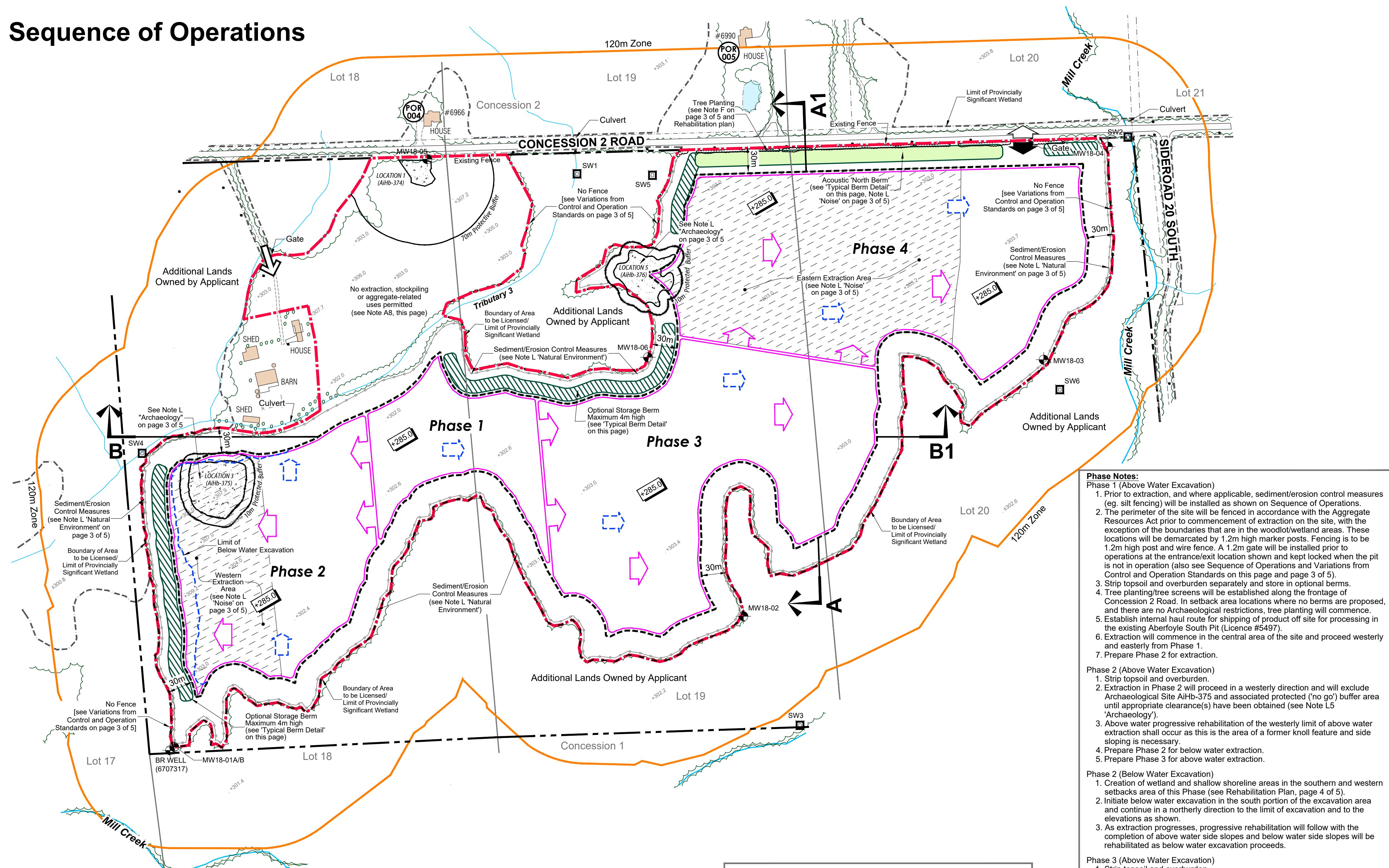
MHBC



Nicholas P. Bogaert, BES, MCIP, RPP, CAHP
Associate

Appendix A – ARA Site Plan excerpts

Sequence of Operations

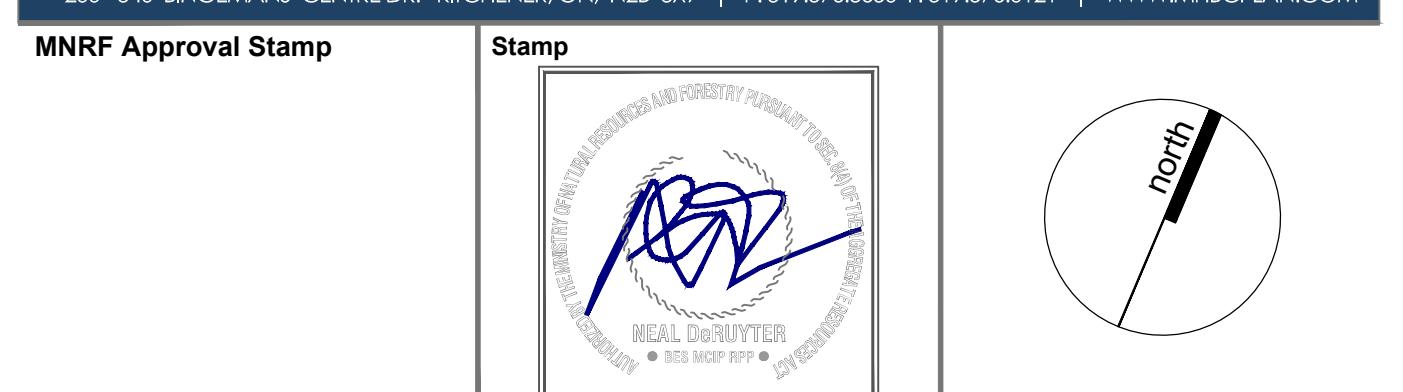


Legal Description
PART OF LOTS 18, 19 and 20
CONCESSION 1
(Geographic Township of Puslinch)
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

Legend	
	Boundary of Area to be Licensed ALL SETBACKS ARE DRAWN TO SCALE AND SHOW LABELLED DISTANCES
	Additional Lands Owned by Applicant POST & WIRE FENCE UNLESS OTHERWISE NOTED
	Operational Entrance/Exit MAINTAINED BY A GATE WHICH WILL BE CLOSED WHEN PIT IS NOT IN OPERATION
	Field Access
	Existing Spot Height Elevation +303.1 METRES ABOVE SEA LEVEL
	Below Water Excavation Limit (SEE NOTES ON THIS PAGE)
	Existing Fence POST & WIRE FENCE UNLESS OTHERWISE NOTED
	Direction of Below Water Excavation (SEE NOTES ON PAGE 3 OF 5)
	Existing Vegetation SEE 'TYPICAL BERM DETAIL' AND NOTES ON THIS PAGE AND PAGE 3 OF 5
	Optional Storage Berm SEE 'TYPICAL BERM DETAIL' AND NOTES ON THIS PAGE AND PAGE 3 OF 5
	Parcel Fabric LOCATION APPROXIMATE
	Proposed Spot Elevation PIT FLOOR (MAXIMUM DEPTH OF EXCAVATION)
	Archaeological Site SITE RECOMMENDED FOR FURTHER ARCHAEOLOGICAL FIELD WORK
	Receptor Locations WITHIN 120m OF THE SITE
	Loader and Dragline Restrictions SEE NOTE L 'NOISE' ON PAGE 3 OF 5
	Groundwater Monitor Surface Water Monitor WSP 2021
	Cross Sections SEE PAGE 5 OF 5 FOR EXISTING AND REHABILITATED CROSS SECTIONS

Site Plan Amendments

No.	Date	Description	By



Project

Aberfoyle South Pit Expansion

MRNF Licence Reference No.	Pre-approval review:
For application submission - November 2023	
Plan Scale 1:2,500 (Arch D)	Plot Scale 1:2.5 [1mm = 2.5 units] MODEL
SCALE	
0 25 50 METRES	Drawn By D.G.S. File No.
Checked By N.D.	

OPERATIONAL PLAN
2 OF 5

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Appendix B – Curriculum Vitae



CURRICULUM VITAE

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

EDUCATION

2004

Bachelor of Environmental Studies,
Honours Urban and Regional
Planning, University of Waterloo

Nicholas Bogaert joined MHBC as a Planner in 2004 after graduating from the University of Waterloo with a Bachelor of Environmental Studies Degree (Honours Planning – Co-operative Program).

Mr. Bogaert provides a full range of planning consulting services to public-sector and private-sector clients across Ontario. He has experience related to cultural heritage planning, visual impact assessment, greenfield development planning (plans of subdivision, site plan, condominium), infill development, redevelopment of brownfield and greyfield sites, and mineral aggregate resource site planning. Mr. Bogaert has been qualified as an expert in land use planning and cultural heritage planning before the Local Planning Appeal Tribunal.

Mr. Bogaert is a full member of the Canadian Institute of Planners and the Ontario Professional Planners Institute. He is also a Professional Member of the Canadian Association of Heritage Professionals.

Mr. Bogaert is a member of the Cultural Heritage Division of MHBC, and Chair of the Heritage Wilmot Advisory Committee.

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

PROFESSIONAL SERVICE

2012-present Chairperson, Heritage Wilmot Advisory Committee

2011-2012 Vice-Chair, Heritage Wilmot Advisory Committee

PROFESSIONAL HISTORY

Jan. 2019 - Present Associate, MacNaughton Hermsen Britton Clarkson Planning Limited

Jan. 2004 – Jan. 2019 Planner / Senior Planner, MacNaughton Hermsen Britton Clarkson Planning Limited

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CURRICULUM VITAE

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

SELECTED PROJECT EXPERIENCE

MUNICIPAL PROJECTS / PROVINCIAL POLICY REVIEW

Project Planner for City of Thorold in providing municipal planning services.

Project Planner for Kincardine Official Plan review and Zoning By-law update.

Project Planner for preparation of development concept for municipally-owned employment lands in Saugeen Shores.

Project Planner for Huron-Kinloss Zoning By-law update.

Project Planner providing services to the Township of Guelph / Eramosa related to the review of *Planning Act* applications.

Project Planner involved in the Wellington County Groundwater Study.

Assessment of Potential Gravel Pit Acquisition, County of Prince Edward

Review of Provincial Planning activities (Places to Grow, Greenbelt Plan, Bill 51, PPS Review), and preparation of summary information, comments to Provincial Ministries, and policy suggestions for a range of clients.

Review and provide comments related to Official Plan Reviews and Zoning By-law Reviews for a variety of clients across Ontario).

RESIDENTIAL / MIXED USE / RETAIL / INSTITUTIONAL

Preparation of planning assessments and due diligence reviews to identify development potential of properties for a range of clients.

Site Plan approvals for commercial and industrial developments.

Registration and planning of residential site plans and Plans of Subdivision.

Registration of Plans of Condominium for residential and mixed-use projects.

Property investigations and planning assessments.

CONTACT

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CURRICULUM VITAE

Nicholas P. Bogaert, BES, MCIP, RPP, CAHP

RURAL PLANNING AND AGGREGATE RESOURCE DEVELOPMENT

Research, preparation and co-ordination of reports / applications under the *Planning Act* (Minor Variance, Severance, Zoning By-law Amendment, Official Plan Amendment), *Niagara Escarpment Planning and Development Act* and the *Aggregate Resources Act*.

Planning evaluations and analysis for mineral aggregate resource development.

Conduct notification and consultation procedures as required under the *Aggregate Resources Act*.

Involved in provision of land use planning services related to proposed landfill site in Zorra Township.

Research and preparation of reports/evidence for hearings before the Ontario Municipal Board / Local Planning Appeals Tribunal / Joint Board (now OLT).

Population and aggregate production research for a range of clients.

Property investigations and planning assessments for due diligence reviews.

VISUAL IMPACT ASSESSMENT

Involved in the preparation of a Cultural Heritage and Visual Impact Review for a proposed lot severance (Woolwich).

Involved in the preparation of assessment for single-detached dwelling within Niagara Escarpment Plan Area (Burlington).

Involved in the preparation of assessment for mixed-use development within Niagara Escarpment Plan Area (Hamilton).

Involved in the preparation of assessment for proposed landfill site in Zorra Township.

Involved in the preparation of multi-stage assessment for residential development within Niagara Escarpment Plan area (Hamilton).

Involved in review and preparation of assessments for aggregate resource site development.

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CULTURAL HERITAGE

Involved in the preparation of a Cultural Heritage Resource Strategy for the North District Employment Lands (MiX) in the City of Markham.

Involved in cultural heritage review of proposed addition to townhouse, as well as subsequent provision of evidence at TLAB Hearing in the City of Toronto.

Involved in the preparation of a Heritage Impact Assessment, Documentation Report and Conservation Plan for proposed mixed-use development (Burlington).

Involved in preparation of a Heritage Impact Assessment, Mothball Plan and Conservation Plan for proposed adaptive reuse of dwelling for a private school, including presentation of evidence at LPAT (Town of Milton).

Involved in the preparation of a Heritage Conservation District Study for the Village of Alton (Town of Caledon).

Involved in the preparation of a Scoped Heritage Impact Assessment for a proposed aggregate extraction operation in Huron County.

Involved in the preparation of Cultural Heritage Action Plan for the City of Guelph.

Involved in the preparation of a Heritage Impact Assessment for a proposed aggregate extraction operation in the Township of Woolwich.

Involved in the preparation of an updated Heritage Conservation District Plan for the Port Credit Heritage Conservation District (City of Mississauga).

Involved in the preparation of a Heritage Conservation District Plan for the Village of Port Stanley (Municipal of Central Elgin).

Involved in the preparation of Cultural Heritage Action Plan for the City of Guelph.

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of the Queenston Quarry (Niagara-on-the-Lake).

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a portion of the Huronia Regional Centre (Orillia).

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Involved in the preparation of a Cultural Heritage Survey for a proposed aggregate extraction operation in the Town of Caledon.

Involved in the preparation of a Cultural Heritage Study for a proposed aggregate extraction operation in Melancthon Township.

Involved in the preparation of a Cultural Heritage Evaluation Report for the 6th Line overpass in the Town of Innisfil.

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a vacant property in the City of London.

Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a portion of Bob-lo Island in the Town of Amherstburg.

Involved in the preparation of a Heritage Conservation District Study and Plan for Rondeau Provincial Park cottages (Municipality of Chatham-Kent).

Involved in the preparation of a Heritage Master Plan and updated Heritage Conservation District Plans for the Town of Cobourg.

Involved in the preparation of an updated Heritage Conservation District Plan for the Village of Barriefield (City of Kingston).

Involved in the preparation of a Heritage Impact Assessment for a rural farmhouse in the City of Kitchener.

Involved in the preparation of a Heritage Conservation District Study for the Victoria Square area (City of Markham).

Involved in the preparation of a Heritage Conservation District Study and Plan for the Village of Bala (Township of Muskoka Lakes).

Involved in a pilot project to work on integrating heritage attributes into building inspection reports for provincially significant heritage properties (Infrastructure Ontario).

Involved in the preparation of a Heritage Conservation District Study and Plan for the Garden District (City of Toronto).

Involved in the preparation of a Heritage Conservation District Study and Plan for Downtown Meaford.

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Involved in the preparation of a Cultural Heritage Study related to a proposed Sand and Gravel Pit (Manvers Township).

Involved in the preparation of a Background and Issues Identification Report and Management Plan for the Burlington Heights Heritage Lands (Hamilton / Burlington).

Involved in the preparation of a Heritage Conservation District Study and Plan for Downtown Oakville.

Involved in the preparation of a Heritage Conservation District Study and Plan for the Brooklyn and College Hill areas in the City of Guelph.

Involved in a Cultural Heritage Landscape Study for Rondeau Provincial Park.

Involved in the preparation of a Heritage Impact Assessment for a rural farmstead in City of Cambridge.

Involved in a Commemorative Integrity Statement Workshop for Oil Heritage District, and assisted in preparation of Commemorative Integrity Statement (Lambton County).

Involved in an assessment of feasibility of acquiring Federal surplus land for development as affordable housing within a Heritage Conservation District (Kingston - Barriefield)

PROFESSIONAL DEVELOPMENT COURSES / CONFERENCES

2004	Course: 'Plain Language for Planners', Ontario Professional Planners Institute, Toronto.
2004	Conference: 'Leading Edge – The Working Biosphere', Niagara Escarpment Commission, Burlington.
2011	Conference: 'Ontario Heritage Conference – Creating the Will', Cobourg.
2012	Workshop: 'Heritage Conservation District Workshop', University of Waterloo Heritage Resources Centre, Stratford.
2012	Conference: 'Ontario Heritage Conference - Beyond Borders: Heritage Best Practices, Kingston.

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2012 Conference: 'National Heritage Summit - Heritage Conservation in Canada: What's Working?; What's Not?; And What Needs to Change?', Heritage Canada Foundation, Montreal.

2012 Conference presentation: Heritage Conservation District Misconceptions, Heritage Canada Conference, Montreal.

2013 Course: 'Planner at the Ontario Municipal Board', Ontario Professional Planners Institute, Waterloo.

2013 Conference presentation: Ideas for Effective Community Engagement – Case Study: Downtown Oakville Heritage Conservation District, OPPI Conference, London.

2013 Conference: 'Regeneration – Heritage Leads the Way', Heritage Canada Foundation, Ottawa.

2013 Conference presentation: Rondeau Provincial Park: A Cultural Heritage Landscape?, Heritage Canada Conference, Ottawa (with Peter Stewart, George Robb Architect).

2014 Conference: 'Ontario Heritage Conference' – Bridging the Past, Crossing into the Future, Cornwall.

2015 Conference: 'Ontario Heritage Conference' – Ontario Heritage: An Enriching Experience, Niagara-on-the-Lake.

2015 Conference presentation: Heritage Conservation and Urban Design: Challenges, Success, Balance, OPPI Conference, Toronto (with Dan Currie and Lashia Jones, MHBC).

2016 Conference: 'Ontario Heritage Conference' – Preservation in a Changing World, Stratford-St. Marys.

2019 Conference: 'Ontario Heritage Conference', Bluewater & Goderich.

2021 Conference: 'National Trust for Canada' – Hindsight 2020: Conservation, Disruption and the Future of Heritage, Virtual.

2023 Conference: 'Ontario Heritage Conference', London.

2023 Conference: 'National Trust for Canada' – Transforming Heritage, Ottawa.

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