KITCHENER | WOODBRIDGE | LONDON | BARRIE | HAMILTON

MHBC | 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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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 berming to be installed as part of noise mitigation and visual screening. Berming 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**).

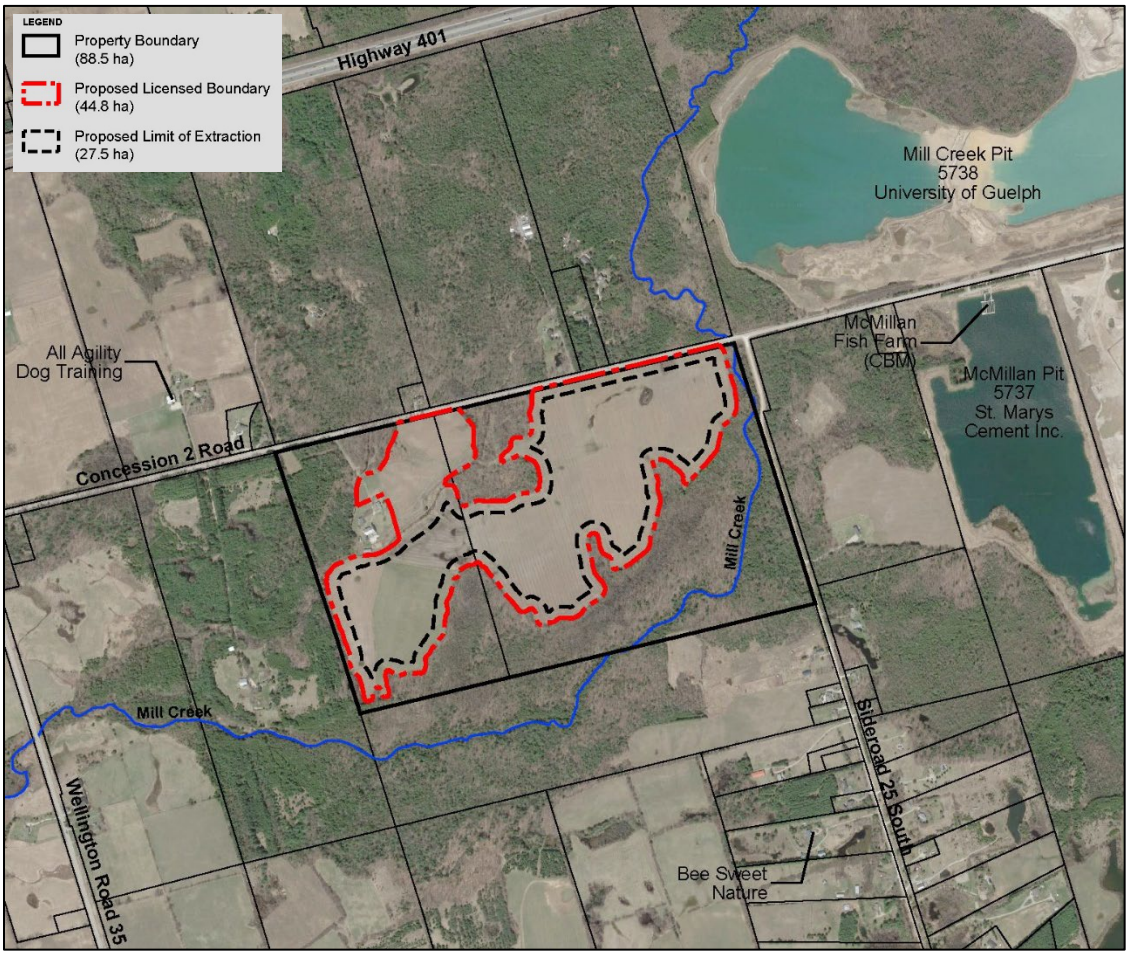


Figure 1: Site Context (source: MHBC)

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 t*o 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.

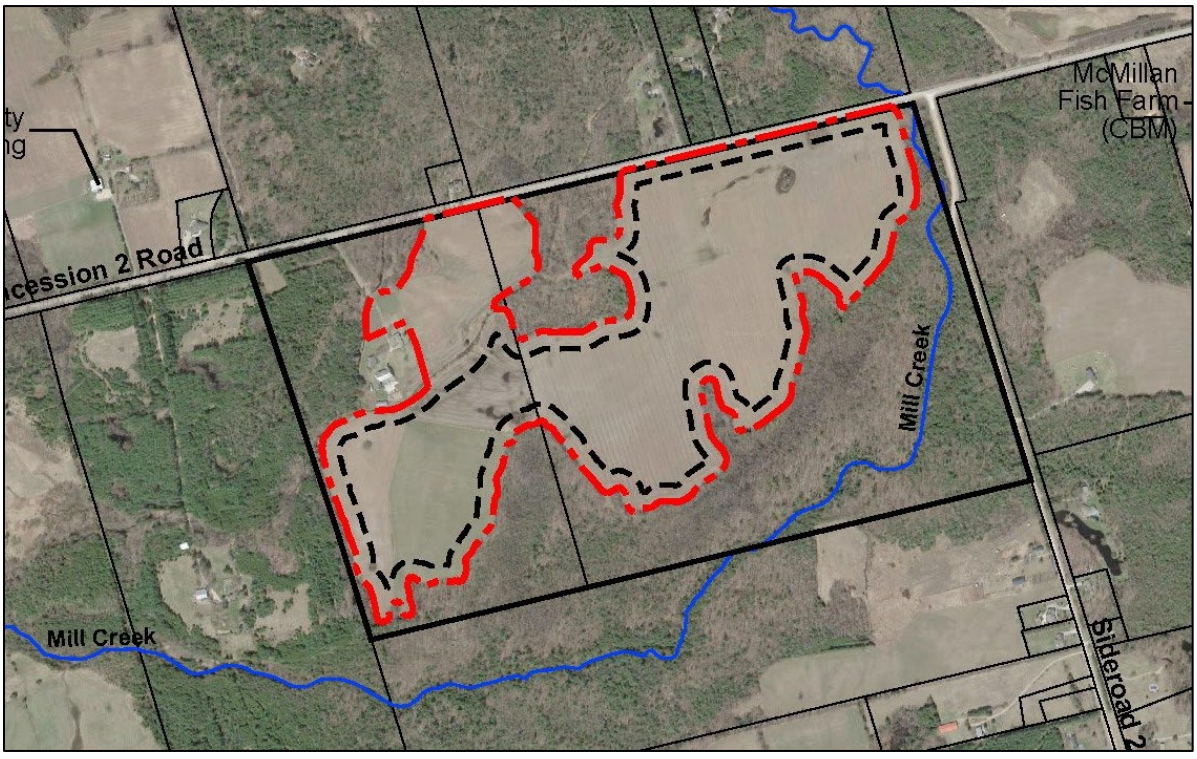


Figure 2: Subject site aerial photo (source: MHBC)

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.

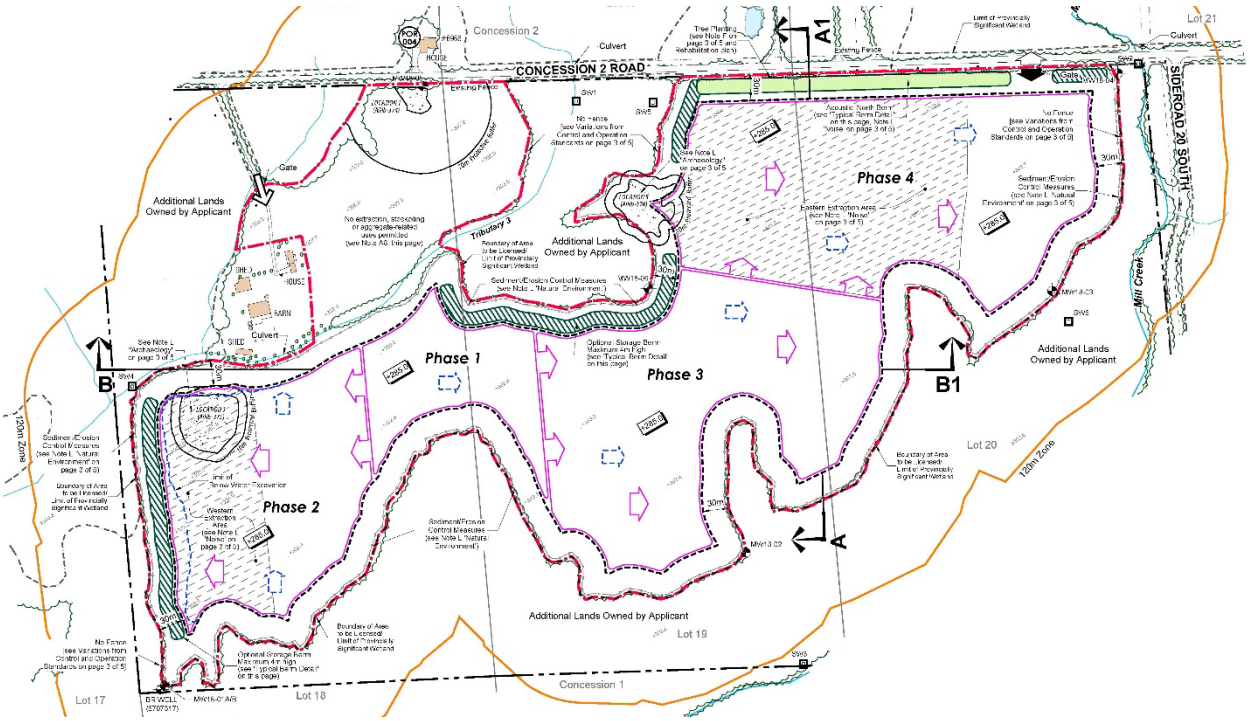


Figure 3: Operations Plan excerpt (source: MHBC)

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**).

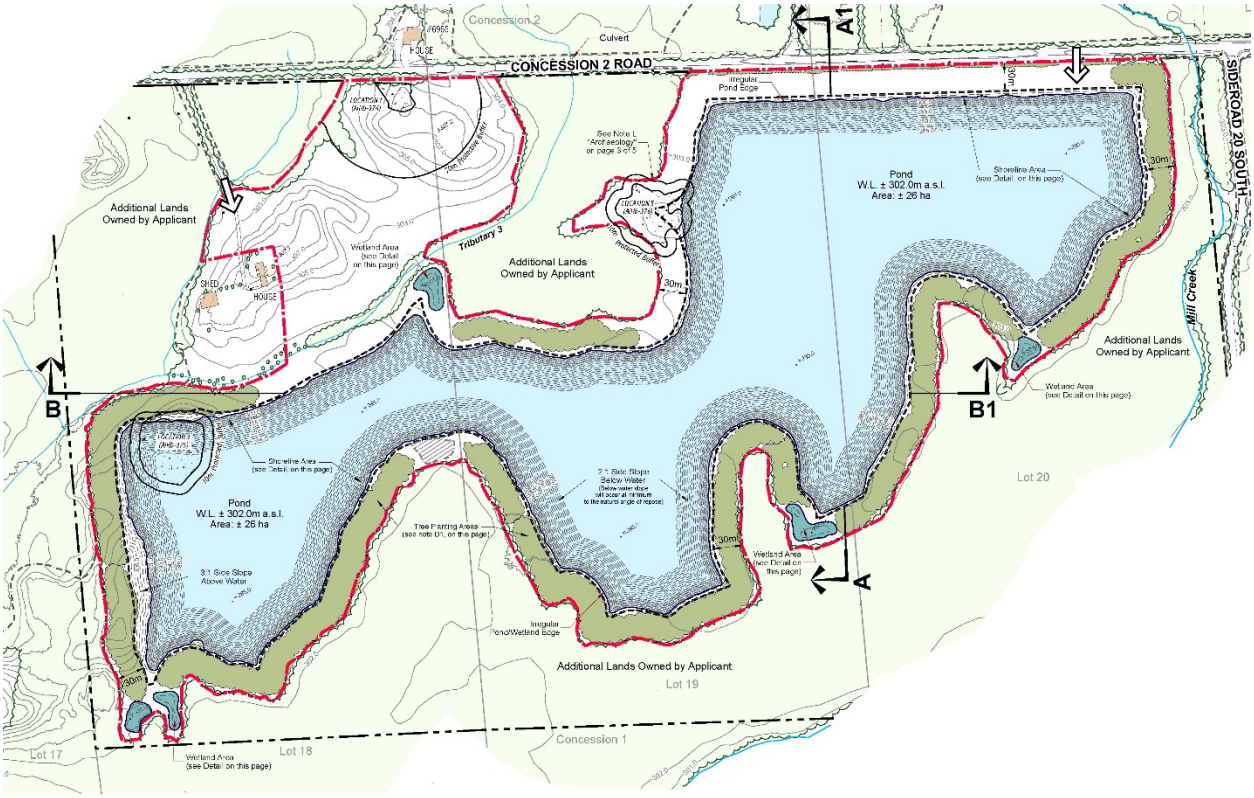


Figure 4: Rehabilitation Plan excerpt (source: MHBC)

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.

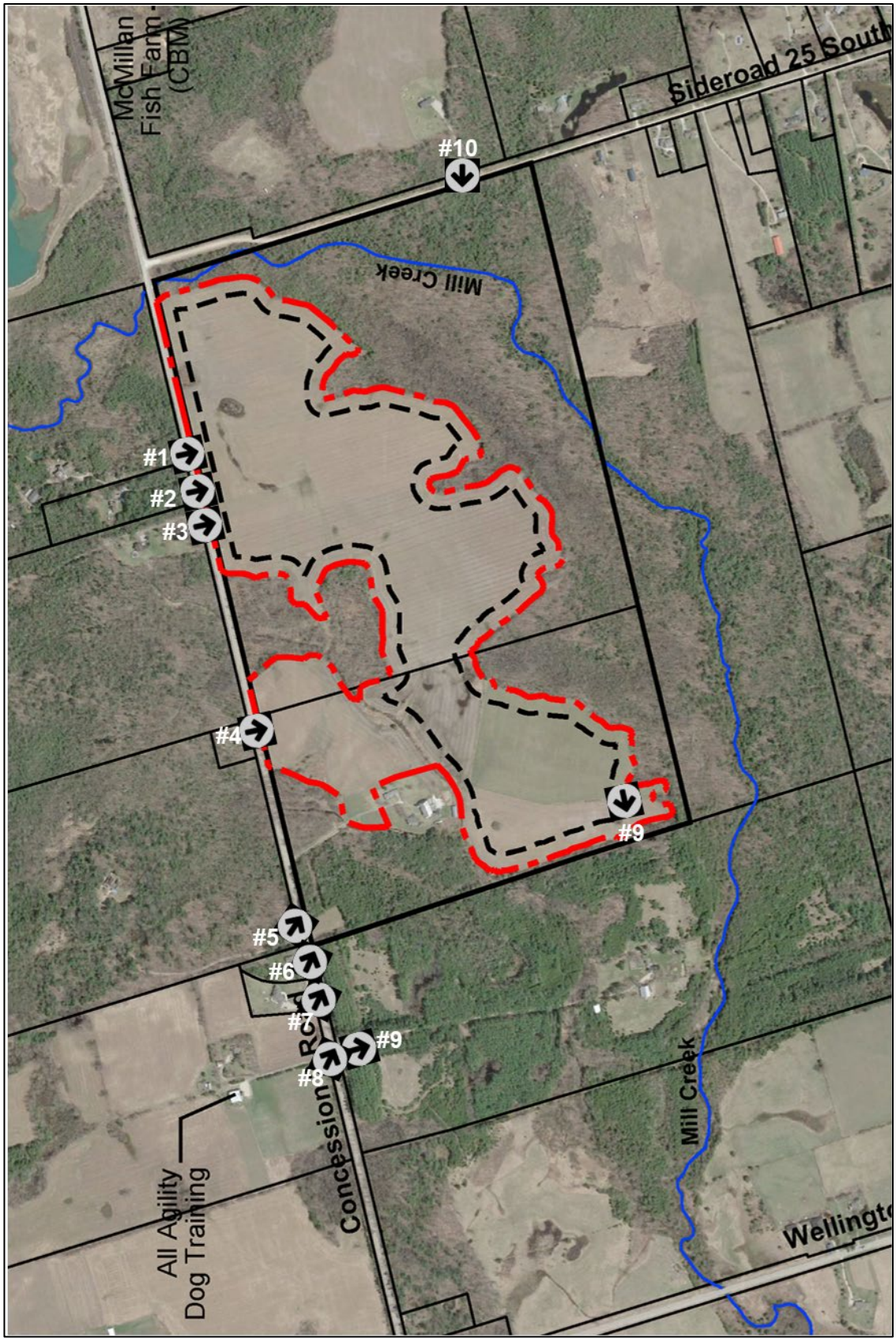


Figure 5: Fieldwork receptor locations (source: MHBC)

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).

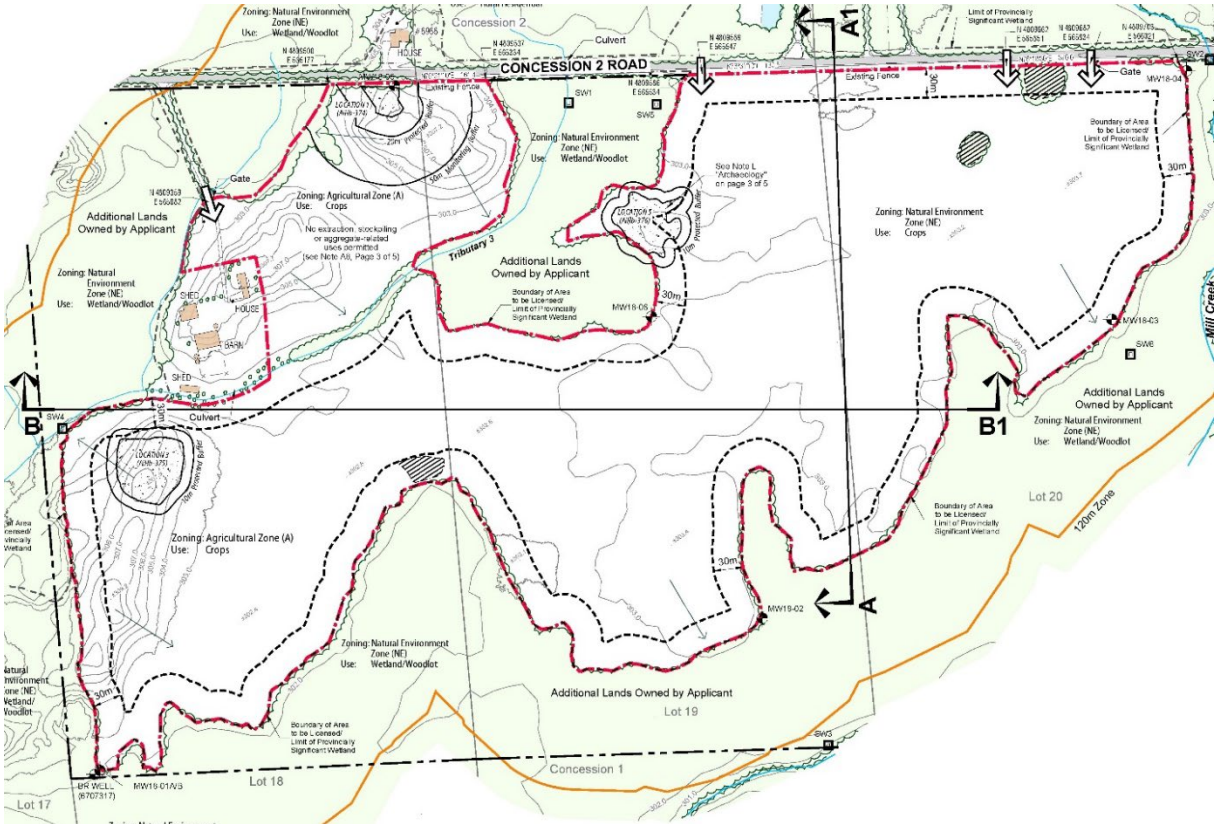


Figure 6: Site features (source: MHBC)

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

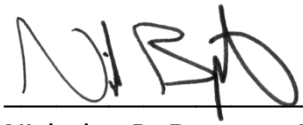
This report has been prepared in order to address comments from County of Wellington and Township of Puslinch staff regarding the need to understand potential visual impacts associated with the proposed aggregate extraction operation. This report contains a description of the visual context of the subject 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 berming to be installed as part of noise mitigation, as well as supplemental tree plantings. Berming 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,

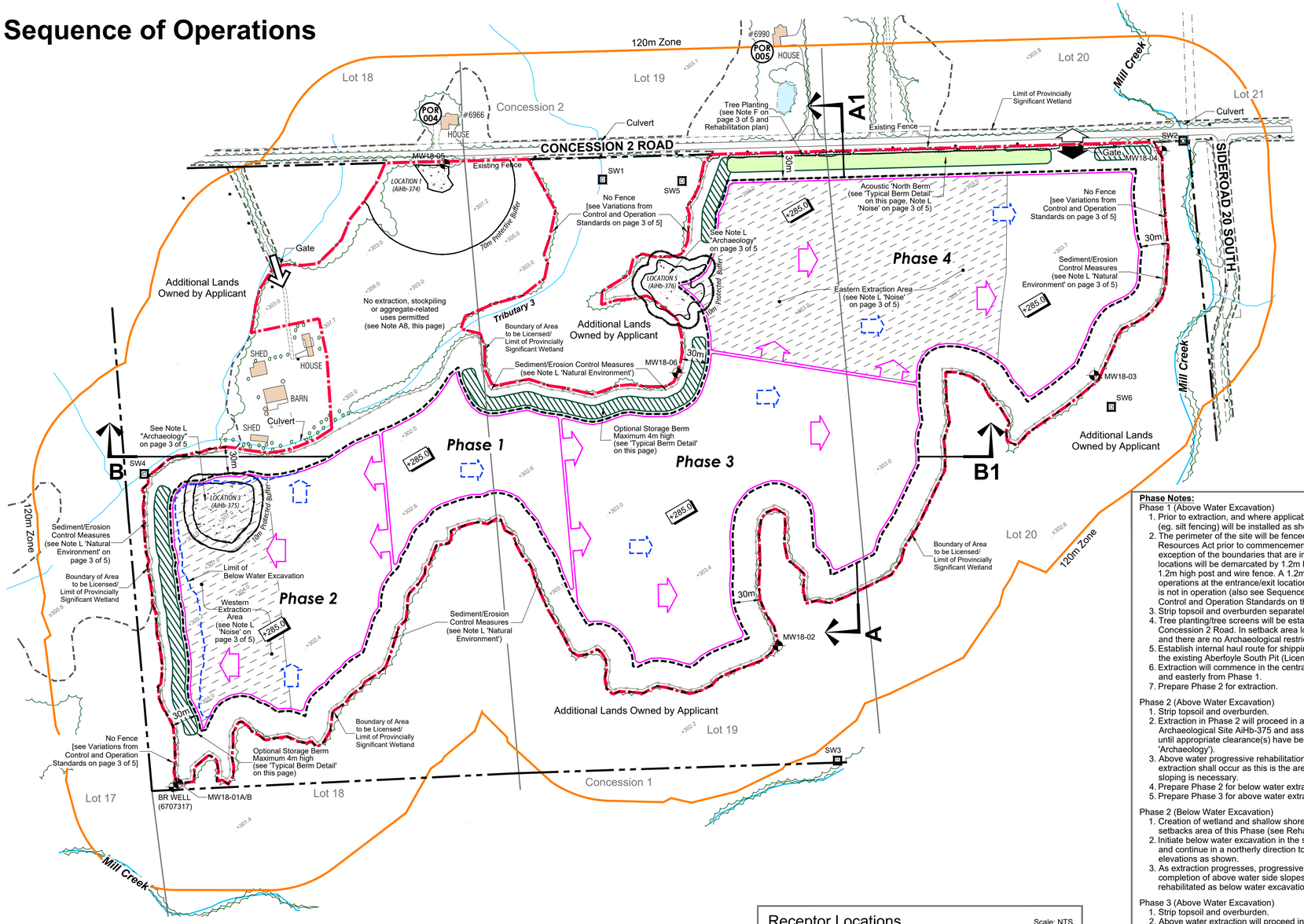
MHBC

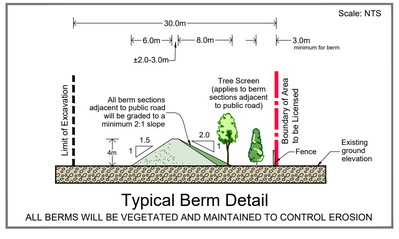


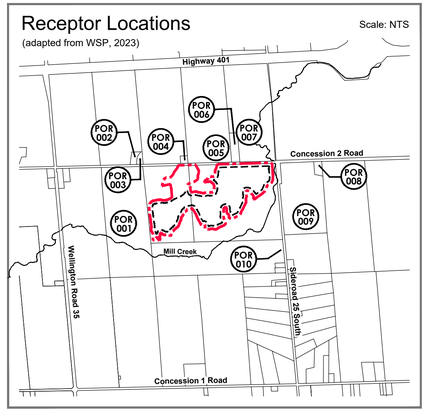
Nicholas P. Bogaert, BES, MCIP, RPP, CAHP
Associate

Appendix **A** – ARA Site Plan excerpts

Sequence of Operations







Phase Notes:

Phase 1 (Above Water Excavation)
1. Prior to extraction, and where applicable, sediment/erosion control measures (eg. silt fencing) will be installed as shown on Sequence of Operations.
2. The perimeter of the site will be fenced in accordance with the Aggregate Resources Act prior to commencement of extraction on the site, with the exception of the boundaries that are in the woodlot/wetland areas. These locations will be demarcated by 1.2m high marker posts. Fencing is to be 1.2m high post and wire fence. A 1.2m gate will be installed prior to operations at the entrance/exit location shown and kept locked when the pit is not in operation (also see Sequence of Operations and Variations from Control and Operation Standards on this page and page 3 of 5).
3. Strip topsoil and overburden separately and store in optional berms.
4. Tree planting/tree screens will be established along the frontage of Concession 2 Road. In setback area locations where no berms are proposed, and there are no Archaeological restrictions, tree planting will commence.
5. Establish internal haul route for shipping of product off site for processing in the existing Aberfoyle South Pit (Licence #5497).
6. Extraction will commence in the central area of the site and proceed westerly and easterly from Phase 1.
7. Prepare Phase 2 for extraction.

Phase 2 (Above Water Excavation)
1. Strip topsoil and overburden.
2. Extraction in Phase 2 will proceed in a westerly direction and will exclude Archaeological Site AiHb-375 and associated protected ('no go') buffer area until appropriate clearance(s) have been obtained (see Note L5 'Archaeology').
3. Above water progressive rehabilitation of the westerly limit of above water extraction shall occur as this is the area of a former knoll feature and side sloping is necessary.
4. Prepare Phase 2 for below water extraction.
5. Prepare Phase 3 for above water extraction.

Phase 2 (Below Water Excavation)
1. Creation of wetland and shallow shoreline areas in the southern and western setbacks area of this Phase (see Rehabilitation Plan, page 4 of 5).
2. Initiate below water excavation in the south portion of the excavation area and continue in a northerly direction to the limit of excavation and to the elevations as shown.
3. As extraction progresses, progressive rehabilitation will follow with the completion of above water side slopes and below water side slopes will be rehabilitated as below water excavation proceeds.

Phase 3 (Above Water Excavation)
1. Strip topsoil and overburden.
2. Above water extraction will proceed in an easterly direction.
3. Prepare Phase 1 for below water extraction.

Phase 1 (Below Water Excavation)
1. Creation of wetland and shallow shoreline areas in the northern setback area of this Phase (see Rehabilitation Plan, page 4 of 5).
2. Below water extraction will follow the same direction as above water extraction and proceed in an easterly direction to the depths (pit floor) shown on the Sequence of Operations.
3. Initiate progressive rehabilitation of below water side slopes from a west to east direction as operations progress.
4. Prepare Phase 3 for below water extraction.

Phase 3 (Below Water Excavation)
1. Creation of shallow shoreline areas in the southern setback area of this Phase (See Rehabilitation Plan, page 4 of 5).
2. Below water extraction will follow the same direction as above water extraction and proceed in an easterly direction to the depths (pit floor) shown on the Sequence of Operations.
3. Initiate progressive rehabilitation of below water side slopes from a west to east direction as operations progress.
4. Prepare Phase 4 for above water extraction.

Phase 4 (Above Water Excavation)
1. Prior to extraction in Phase 4, the acoustic berm ('North Berm') must be completed to the requirements outlined in Note L "Noise" on page 3 of 5.
2. Strip topsoil/overburden.
3. Above water extraction will proceed in an easterly direction.
4. Creation of shallow shoreline areas in the southern setback area of this Phase (see Rehabilitation Plan, page 4 of 5).
5. Prepare Phase 4 for below water extraction.

Phase 5 (Not Shown)
1. Remove any equipment, haul roads and buildings on site.
2. Final rehabilitation to be completed (see Rehabilitation Plan on page 4 of 5).

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
- Additional Lands Owned by Applicant — POST & WIRE FENCE UNLESS OTHERWISE NOTED
- Field Access
- Existing Spot Height Elevation — METRES ABOVE SEA LEVEL
- Existing Fence — POST & WIRE FENCE UNLESS OTHERWISE NOTED
- Existing Vegetation
- Drainage Feature — AS INDICATED
- Parcel Fabric — LOCATION APPROXIMATE
- Archaeological Site — SITE RECOMMENDED FOR FURTHER ARCHAEOLOGICAL FIELD WORK
- Provincially Significant Wetland — ON-SITE VERIFIED IN FIELD BY WSP 2021 AND OFF-SITE FROM ONTARIO GEOHUB AND GRCA OPEN DATA
- Groundwater Monitor / Surface Water Monitor — WSP 2021
- Cross Sections — SEE PAGE 5 OF 5 FOR EXISTING AND REHABILITATED CROSS SECTIONS
- Limit of Excavation — ALL SETBACKS ARE DRAWN TO SCALE AND SHOW LABELLED DISTANCES
- Operational Entrance/Exit — MAINTAINED BY A GATE WHICH WILL BE CLOSED WHEN PIT IS NOT IN OPERATION
- General Direction of Above Water Excavation — (SEE NOTES ON PAGE 3 OF 5)
- Below Water Excavation Limit — (SEE NOTES ON THIS PAGE)
- Direction of Below Water Excavation — (SEE NOTES ON PAGE 3 OF 5)
- Acoustic Berm — 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
- Proposed Spot Elevation — PIT FLOOR (MAXIMUM DEPTH OF EXCAVATION)
- Receptor Locations — WITHIN 120m OF THE SITE
- Loader and Dragline Restrictions — SEE NOTE L "NOISE" ON PAGE 3 OF 5
- Sediment/Erosion Control Measures
- Tree Screen/Planting — SEE NOTE F ON PAGE 3 OF 5

Site Plan Amendments

No.	Date	Description	By

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MNRF Approval Stamp

Stamp

MEAL DWINTER — PROFESSIONAL ENGINEER

north

Applicant

VOTORANTIM cimentos cbm

55 Industrial St. 4th Floor Toronto, Ontario M4G 3W9
Telephone: (416) 696-4411

Applicant's Signature

David Hanratty
Votorantim Cimentos - North American Aggregates
Director of Land & Resources

Project

Aberfoyle South Pit Expansion

MNRF Licence Reference No.

Pre-approval review:

For application submission - November 2023

Plan Scale **1:2,500 (Arch D)**

SCALE
0 25 50 100
METRES

Plot Scale 1:2.5 [1mm = 2.5 units] MODEL

Drawn By D.G.S.

Checked By N.D.

File No.

File Name

OPERATIONAL PLAN

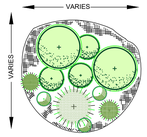
Drawing No.

2 OF 5

K:\Y321AB- CBM Aberfoyle South Pit Expansion\A\Aberfoyle South Pit Expansion Operplan 2of5 November2023.dwg

Nodal Planting Detail

Scale: NTS



- PLANTING AREAS WILL CONSIST OF A NUMBER OF NODAL PLANTING CELLS CONTAINING A MIXTURE OF CONIFEROUS AND DECIDUOUS SPECIES PLANTED AS SEEDLINGS. A MINIMUM OF 70% OF THE PLANTED TREES CONSIST OF CONIFEROUS SPECIES. SPECIES MAY INCLUDE WHITE CEDAR, WHITE SPRUCE (*PICEA GLAUCA*), SUGAR MAPLE, RED MAPLE, WHITE BIRCH, AND AMERICAN BASSWOOD ON THE NORTH-FACING SLOPE (WHICH IS EXPECTED TO BE COOLER AND MORE MOIST), AND WHITE PINE, WHITE CEDAR, NORWAY SPRUCE (*PICEA ABIES*), EUROPEAN LARCH (*LARIX DECIDUA*), TREMBLING ASPEN, AND BALSAM POPLAR ON THE SOUTH, EAST AND WEST-FACING SLOPES.
- SHRUBS SUCH AS SERVICEBERRY, NANNYBERRY, NINEBARK (*PHYSOCARPUS OPULIFOLIUS*), DOGWOODS, HIGHBUSH CRANBERRY (*VIBURNUM OPULUS*), ELDERBERRY, CHOKE CHERRY (*PRUNUS VIRGINIANA*), CHOKEBERRY, WILLOWS AND OTHERS MAY BE USED TO ADD DIVERSITY AND INCREASE POLLINATOR/ WILDLIFE DIVERSITY, PARTICULARLY IN THE TRANSITION BETWEEN WETLAND AND UPLAND AREAS.

This site plan is prepared under the Aggregate Resources Act (ARA) for a Class A licence for a pit below the ground water table and follows the Aggregate Resources of Ontario: Site Plan Standards August 2020, specifically Rehabilitation for all sites (Numbers 59-67 in the standards).

A. General

1. The rehabilitated landform of this site will include: pond, shallow shoreline and wetland areas, reforestation and various side slope treatments.
2. The existing wetland within the southern setback area is located outside of the Limit of Extraction and is not expected to be directly impacted.
3. No buildings/structures or internal haul roads will remain on site upon completion of rehabilitation.

B. Phasing

1. The proposed Aberfoyle South Pit Expansion will be rehabilitated on a progressive basis, corresponding to the operational progression of the pit excavation, to form a pond at final rehabilitation.
2. As the pit is excavated to its maximum, or any other/lesser terminal limits, both horizontally and vertically on a lift-by-lift basis, progressive rehabilitation will follow provided the subject area is of an appropriate area to undergo rehabilitation (See Note G on page 3 of 5 for details).
3. The excavation perimeter will be fully side sloped at a maximum 2:1 below water (from original ground to floor) and a maximum of 3:1 for the above water portion on the west side of the excavation area. Sloping will occur as the limits of the pit excavation are reached. See Rehabilitation Plan drawing and Note D on this page.
4. Side slopes will be vegetated where located above the final water level of the pit pond and will include reforestation in setback areas in order to enhance a diversity of native vegetation types and species that are anticipated to spread around the rehabilitated side slopes (see Note D and 'Nodal Planting Detail' on this page).

C. Slopes and Grading

1. Topsoil and overburden will be used in the progressive rehabilitation of the side slope areas. Overburden and/or unmarketable material will be used to backfill pit faces to create the topography of the side slopes (i.e. 3/2:1 slope). Above water side slope areas that will be vegetated will be covered with a minimum 15 cm of topsoil/organic matter prior to planting.
2. Importation of fill/excess soil:
   a. Excess soil, as defined in Ontario Regulation 244/97 may be imported to this site to facilitate the following rehabilitation:
      i. Creation of 3:1 slopes (or sloping ratio otherwise described on the final rehabilitation page)
      ii. Top dressing to establish vegetation
   b. Liquid soil, as defined in Ontario Regulation 406/19 under the Environmental Protection Act, is not authorized for importation to the site.
   c. The quality of excess soil imported to the site for final placement must be equivalent to or more stringent than the applicable excess soil quality standards as determined in accordance with Ontario Regulation 244/97 as amended from time to time and must be consistent with the site conditions and the end use identified in the approved rehabilitation plan.
   d. Where a qualified person is retained or required to be retained in accordance with Ontario Regulation 244/97, the quality, storage, and final placement of excess soils shall be done according to the advice of the qualified person.
   e. Excess soil imported to facilitate rehabilitation as described on this site plan shall be undertaken in accordance with Ontario Regulation 244/97 under the Aggregate Resources Act, as amended from time to time.
   f. The cumulative total amount of excess soil that may be imported to this site for rehabilitation purposes is 50,000 m³

C. Proposed Vegetation and Rehabilitated Features

1. Final Rehabilitation
   a. The proposed final rehabilitation plan includes the creation of a pond, and terrestrial habitats comprised of backfilled areas, overburden slopes, and terrestrial nodal plantings. Shoreline widths and depths will be varied to promote maximum diversity within the habitat for fish and wildlife. The natural influx of external organic matter (i.e., leaf litter) will be promoted along shoreline areas through management of forest edges and minimization of cleared areas between the extraction area and Mill Creek-Puslinch PSW to the south.
   b. In accordance with the Growth Plan, 35% (6.7 ha) of the non-aquatic area of the licence will be rehabilitated to forest cover at time of final rehabilitation. The tree planting areas will be planted in accordance with the applicable details on this plan and where indicated on the Rehabilitation Plan.
   c. Plantings (i.e., nodal plantings) included in the rehabilitation plan should focus on locally native, non-invasive species that create habitat in the short term and promote natural succession processes. Aquatic plants will include shrubs such as red-osier dogwood (*Cornus sericea*) and slender willow (*Salix petiolaris*), and herbaceous plants such as water plantain (*Alisma plantago-aquatica*), lake sedge (*Carex lacustris*), swamp milkweed (*Asclepias incarnata*), softstem bulrush (*Schoenoplectus tabernaemontani*), and common cattail (*Typha* spp.). Shallow emergent marsh vegetation (i.e., herbaceous species listed above) will be planted in water ±0.15 m deep and extend ±5 m from the shore and be interspersed with cover structures (e.g., boulders and root wads) in the shoreline areas. Basking logs, nesting platforms and boxes will be created for turtle, waterfowl, and swallows respectively.
   d. Above-water side slopes will be rough graded to a 3:1 aspect to ensure stability. The slopes will be seeded with a mix of grasses and legumes consisting of native, non-invasive species. The setback area and slope of the above-ground extraction area will be planted with a higher density of trees to achieve the 35% minimum forest cover in accordance with the Growth Plan and create a transitional zone between the adjacent Mill Creek-Puslinch PSW and the rehabilitated pit. This transitional zone will also increase overall woodland cover, improve the buffer to Mill Creek-Puslinch PSW and Mill Creek and enhance the existing wildlife movement corridor. To facilitate a natural connection with the existing wetland, plantings should include species characteristic of the Mill Creek-Puslinch PSW as well as a transitional upland / wetland interface, and that are suited to the planting conditions (i.e., soil texture and moisture). It is further recommended that a minimum of 70% of the planted trees consist of coniferous species. Species may include white cedar, white spruce (*Picea glauca*), sugar maple, red maple, white birch, and American basswood on the north-facing slope (which is expected to be cooler and more moist), and white pine, white cedar, Norway spruce (*Picea abies*), European larch (*Larix decidua*), trembling aspen, and balsam poplar on the south, east and west-facing slopes (see also 'Nodal Planting Detail' on this page).
   e. Shrubs such as serviceberry, nannyberry, ninebark (*Physocarpus opulifolius*), dogwoods, highbush cranberry (*Viburnum opulus*), elderberry, choke cherry (*Prunus virginiana*), chokeberry, willows and others may be used to add diversity and increase pollinator/wildlife diversity, particularly in the transition between wetland and upland areas.

2. Progressive Rehabilitation
   a. Rehabilitation will be progressive following the general direction of extraction and proceed as limits of extraction (area and depth) are reached. The sequence of rehabilitation will follow the "Sequence of Operations" diagram located on page 2 of 5. Minor deviations/variations in operational/rehabilitation sequence will be permitted in order to adjust for any variable resource and market conditions.
   b. Topsoil will be used in the progressive rehabilitation of the above water side slope areas. Side slope areas will be covered with a minimum 150mm of topsoil/organic matter. Overburden will be used to backfill pit faces to desired finished grades (i.e. 3:1 slope).
   c. Setback areas will be planted with nodal planting cells (see the site plan and 'Nodal Planting Detail' on this page). Also, two rows of trees will be planted along the Concession 2 Road frontage, in front of the berm required for noise attenuation during operations, to provide additional screening to the site.
   d. The new wetland areas shall be created in accordance with the Wetland Area Detail. Wetlands shall be created prior to the removal of the non-PSW in Phase 4 associated with extraction and berm construction.

3. Vegetation
   Ground covers on side slopes will be established as part of the phased stripping operations that proceed extraction and will be maintained and replaced should it fail to establish itself to control erosion.

4. Establishment of Slopes/Rehabilitated Areas
   Rehabilitation of this site involves the creation of 26 ha of pond including shallow shoreline areas, 0.3 ha of wetland areas, 6.7 ha of tree planting areas (35% of non-aquatic areas) and 11 ha of terrestrial landform comprised of above water overburden side slopes and an agricultural area in the northwest part of the site where extraction did not occur. The final pit landform will be in accordance with the drawing as shown on this page. Shallow shoreline widths and depths will be varied to promote maximum diversity within this habitat for fish and wildlife.

E. Drainage

1. Final surface drainage will follow the rehabilitated contours as shown.

F. Final Rehabilitation

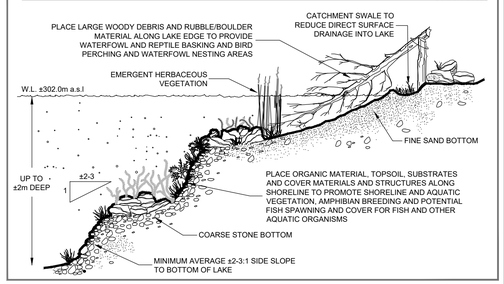
1. No buildings or structures associated with aggregate operations will remain on site.
2. The water level of the proposed pond (±302.0m a.s.l.) and the post-extraction ground water table, are as shown on pages 1, 4 and 5 of 5 as per hydrogeological/ hydrological assessment.

WETLAND AREA DETAIL

Scale: N.T.S.

SHORELINE AREA DETAIL

Scale: N.T.S.



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
- Additional Lands Owned by Applicant — POST & WIRE FENCE UNLESS OTHERWISE NOTED
- Contour with Elevation — METRES ABOVE SEA LEVEL
- Existing Fence — POST & WIRE FENCE UNLESS OTHERWISE NOTED
- Existing Vegetation
- Private Laneway
- Access
- Provincially Significant Wetland — ON-SITE VERIFIED IN FIELD BY WSP 2021 AND OFF-SITE FROM ONTARIO GEOHUB
- Unevaluated Wetland — GRCA OPEN DATA
- Archaeological Site — SITE RECOMMENDED FOR FURTHER ARCHAEOLOGICAL FIELD WORK
- Cross Sections — SEE PAGE 5 OF 5 FOR EXISTING AND REHABILITATED CROSS SECTIONS
- Limit of Excavation — ALL SETBACKS ARE DRAWN TO SCALE AND SHOW LABELLED DISTANCES
- Proposed Contour — METRES ABOVE SEA LEVEL (m A.S.L.)
- Proposed Elevation — REHABILITATED ELEVATION
- Proposed Tree Planting Areas — LOCATION APPROXIMATE
- Post Extraction Pond
- Proposed Shoreline Area — (SEE DETAIL ON THIS PAGE)
- Proposed Wetland Area — (SEE DETAIL ON THIS PAGE)

Site Plan Amendments

No.	Date	Description	By

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Stamp

north

Applicant

VOTORANTIM cimentos / cbm

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Applicant's Signature

David Hanratty
Votorantim Cimentos - North American Aggregates
Director of Land & Resources

Project

Aberfoyle South Pit Expansion

MNRF Licence Reference No.

Pre-approval review:

For application submission - November 2023

Plan Scale **1:2,500 (Arch D)**

SCALE
0 25 50 100
METRES

Plot Scale 1:2.5 [1mm = 2.5 units] MODEL

Drawn By D.G.S.

Checked By N.D.

File No. **Y321AB**

File Name

REHABILITATION PLAN

Drawing No.

4 OF 5

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Appendix **B** – Curriculum Vitae

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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

CONTACT

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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.

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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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