

# Evidence Book 15

7-Apr-16

## Township of Guelph/Eramosa Visual Impact Review Document Book

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JDCL Visual Information Package  
Prepared for Guelph Eramosa Council  
Hidden Quarry  
July 18, 2013

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Site Meeting  
Visual Impact Review  
Oct 14, 2014

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Nov 5, 2014

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### Legend

Brook McIlroy

JDCL

Items located in other Document  
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# Visual Information Package

For Guelph/Eramosa Council

## HIDDEN QUARRY



**JAMES DICK CONSTRUCTION LIMITED**

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## **EXECUTIVE SUMMARY**

The Hidden Quarry was named the Hidden Quarry for a reason. It is well hidden from view from surrounding properties and from nearby residences. This information is being prepared in the absence of a specific policy or criteria requiring a stand alone Visual Impact Report. The material herein is being prepared in the spirit to allow council to have information on visual impact that they have requested in order to make their decision. In keeping with the subjective nature of the subject matter, this information package is largely made up of notated photos to describe the visual nature of the project.

The following package provides information on:

- views from around the site,
- photographic panoramas of existing views,
- analysis of the topography around the site identifying areas that are more likely to be able to see the site,
- analysis of existing vegetation screens on site and off site that may screen or filter views
- production of accurate cross sections with trees and stockpiles
- analysis of proposed berms
- comparison of existing views of the old gravel pit and stockpiles that currently reside on site with the proposed operation
- analysis of the truck entrance

After conducting the above work it is clear that the proposed operation is well hidden from the surrounding area and residential properties. It is also hidden from the industrial lands to the east and to the south. There are no views into the operation from the surrounding Provincial Highway 7 or the township concession roads.

## **INTRODUCTION**

James Dick Construction Limited has made a Zoning Bylaw amendment application and an Aggregate Resources Act application on lands described as Part of the West Half Lot 1 Concession 6 Eramosa. The property fronts on Highway 7 and the Sixth Line. The location of the proposed area to be licensed is shown in Figure 1.

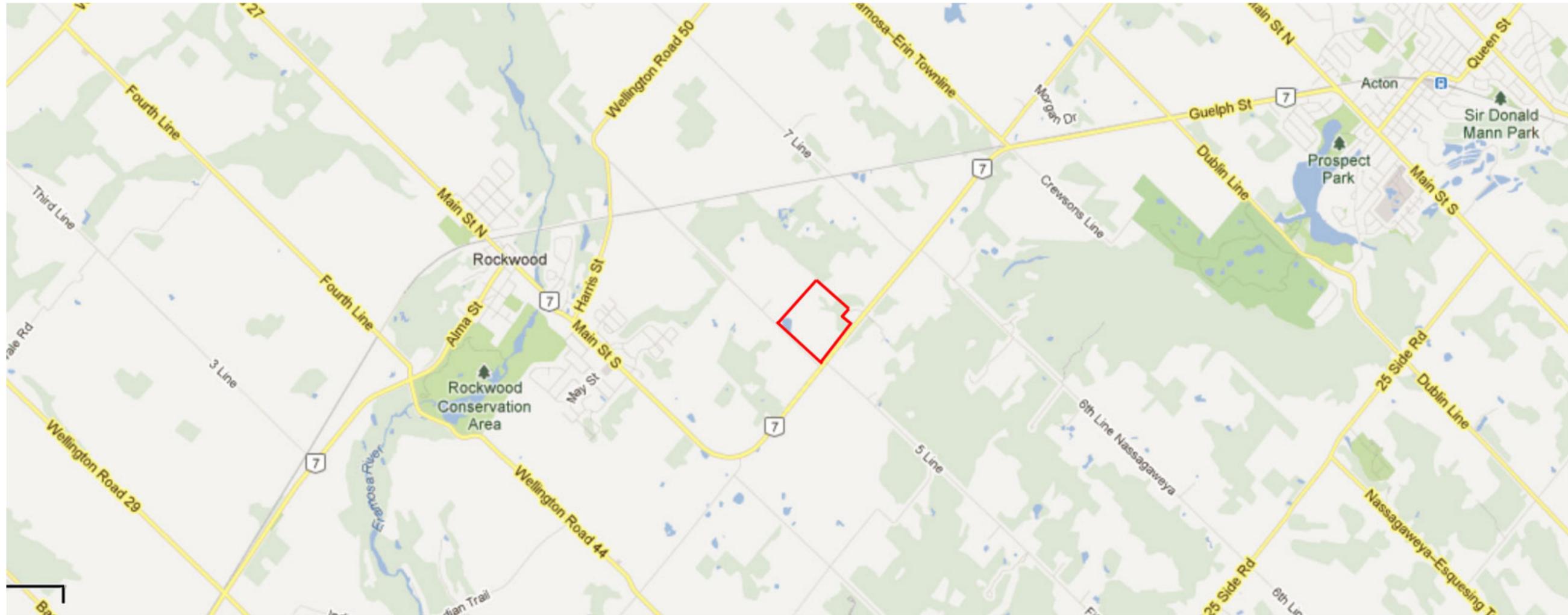


Figure 1- Site Location

## **2.0 Study Methodology**

There are no standards nor is there a requirement for a Visual Impact Study in the Official Plan. As such, this information is being compiled for the information of council. The study approach includes the following tasks:

1. Review of background information including air photos and topographic mapping.
2. Collect existing and new photography from key vantage points along public roadways and from inside the property looking out.
3. Illustrate views of the proposed quarry property and operation from a wide variety of vantage points.
4. Identify the visibility of screening berms from outside the property which are constructed as visual and acoustic buffers.
6. Create cross sections to assist in assessing the role of elevation in assessing the visibility of the site.
7. Prepare this Visual Information Package for submission to Town Council.

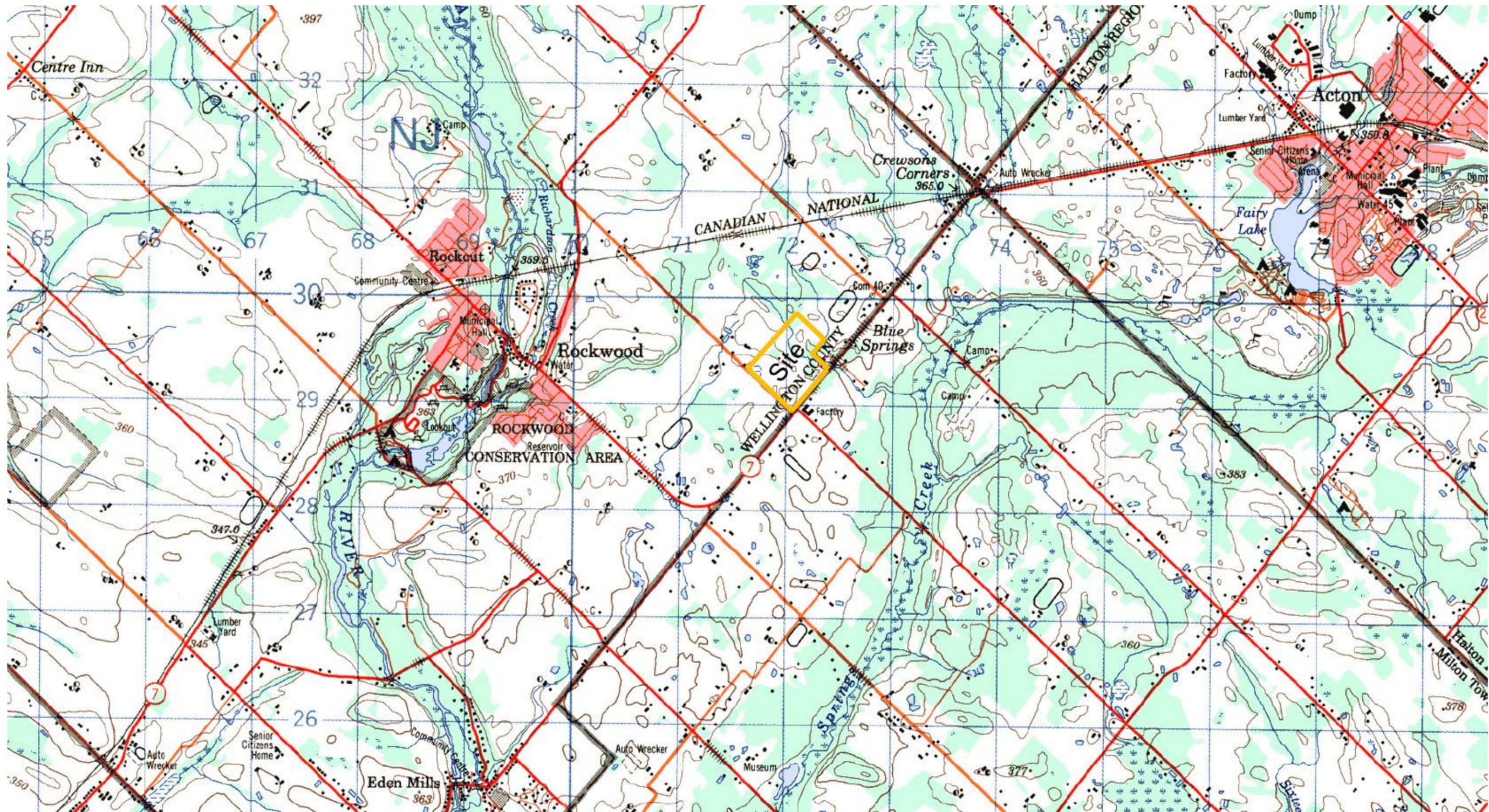


Figure 2- Area Topography

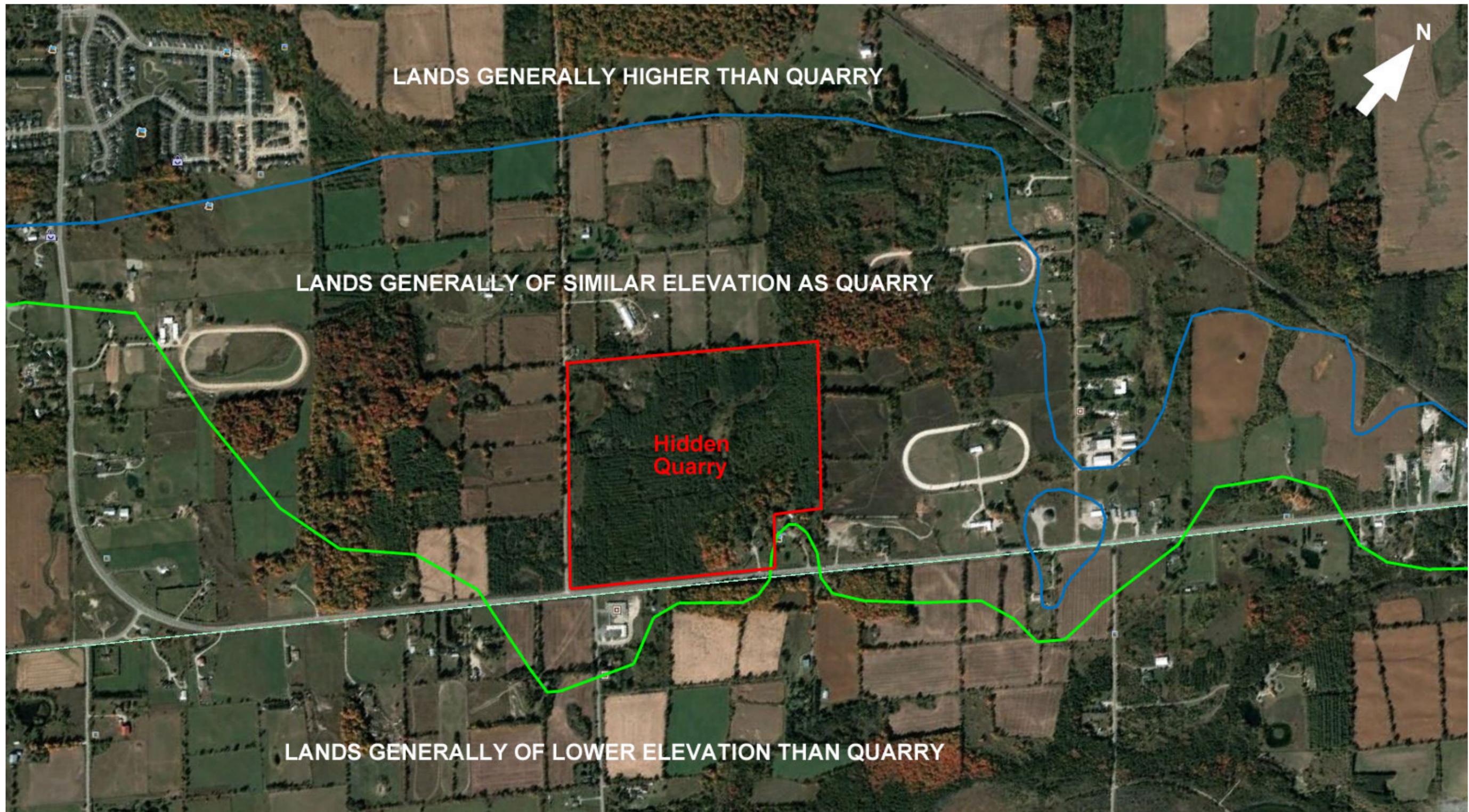


Figure 3- Relative Elevation near Site

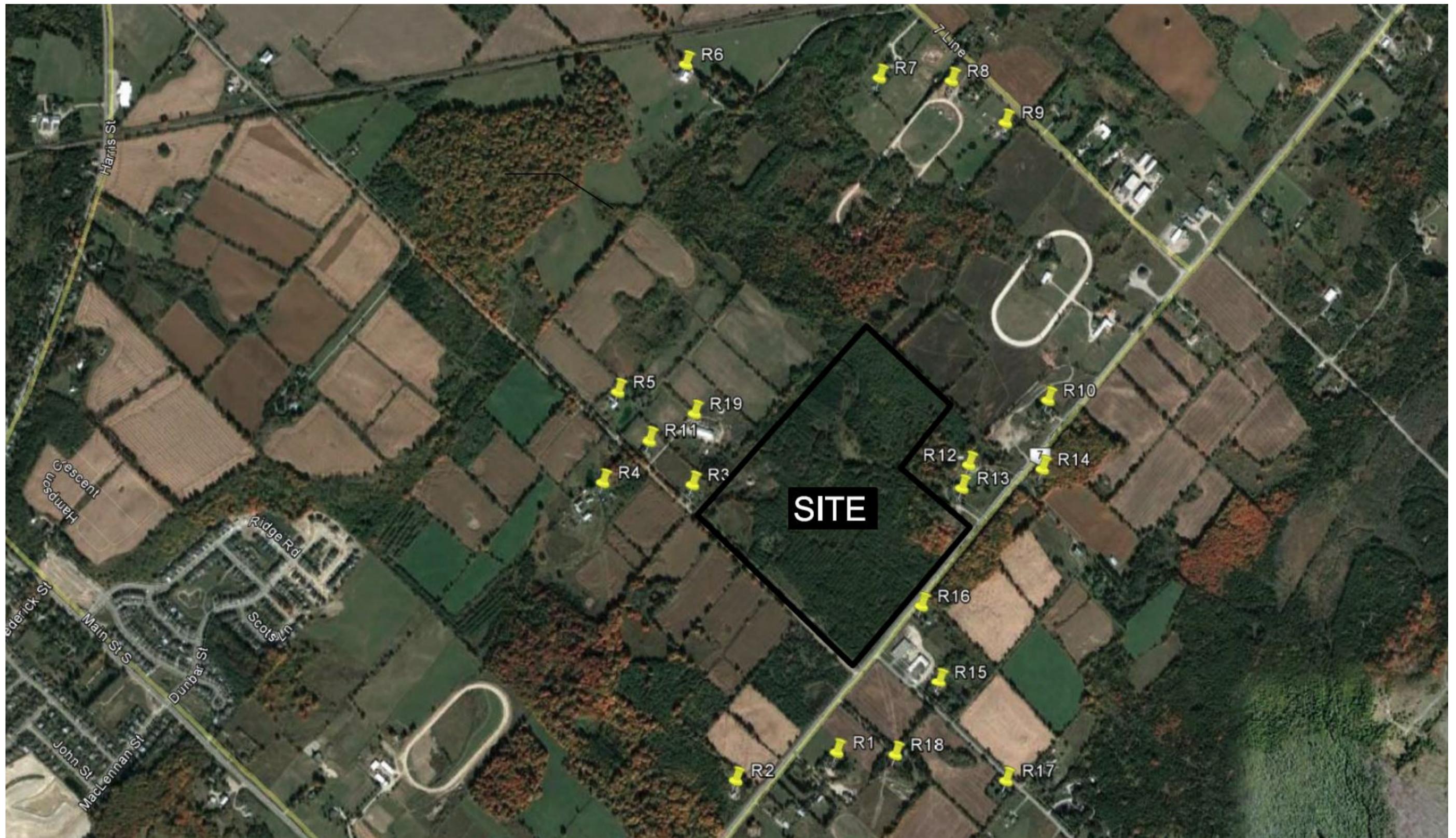


Figure 4- Receptor Locations

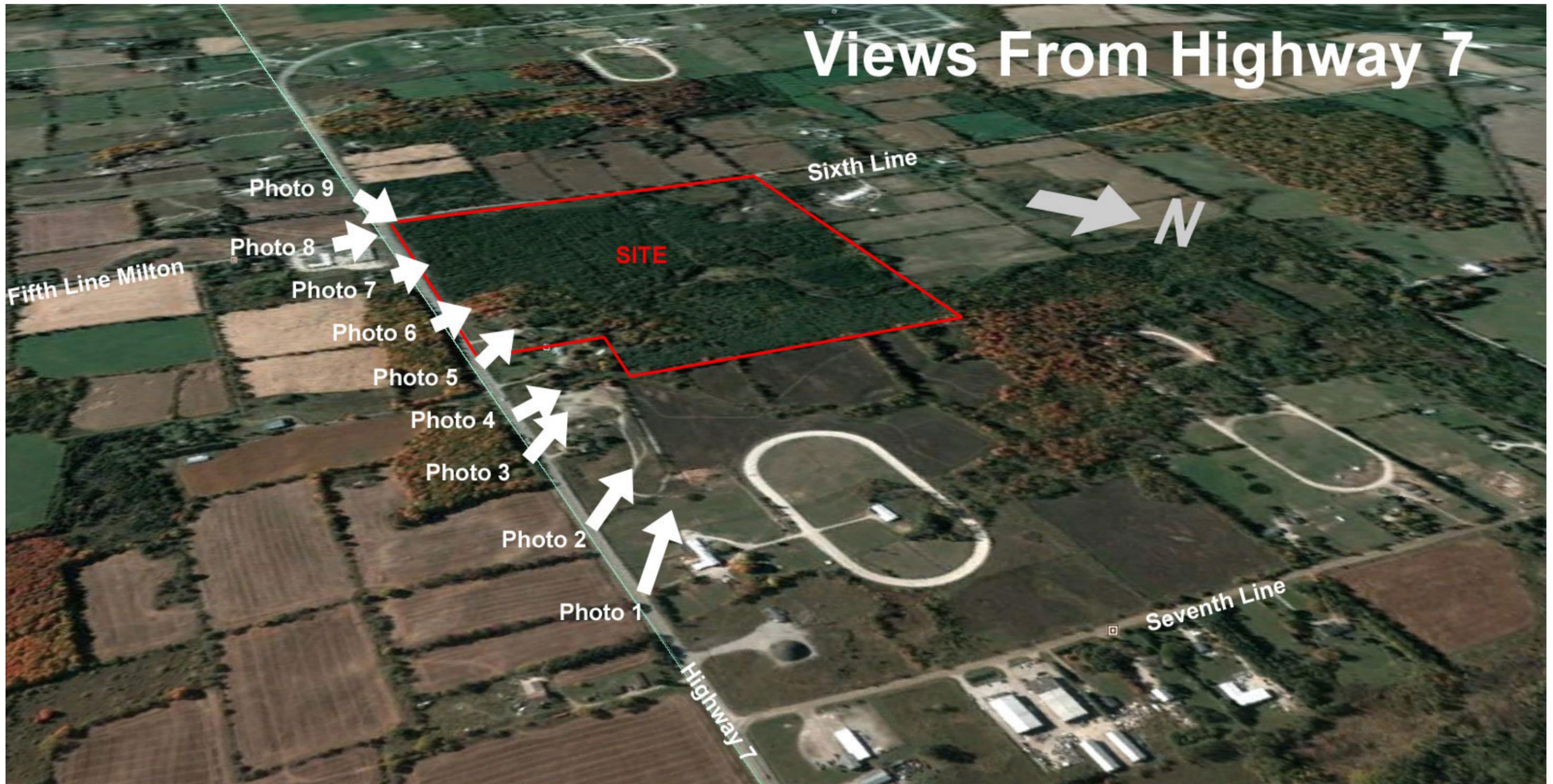


Figure 5- Photo Key for Views from Highway 7



Photo 1- Looking over Rockwood Self Storage- Quarry not Visible

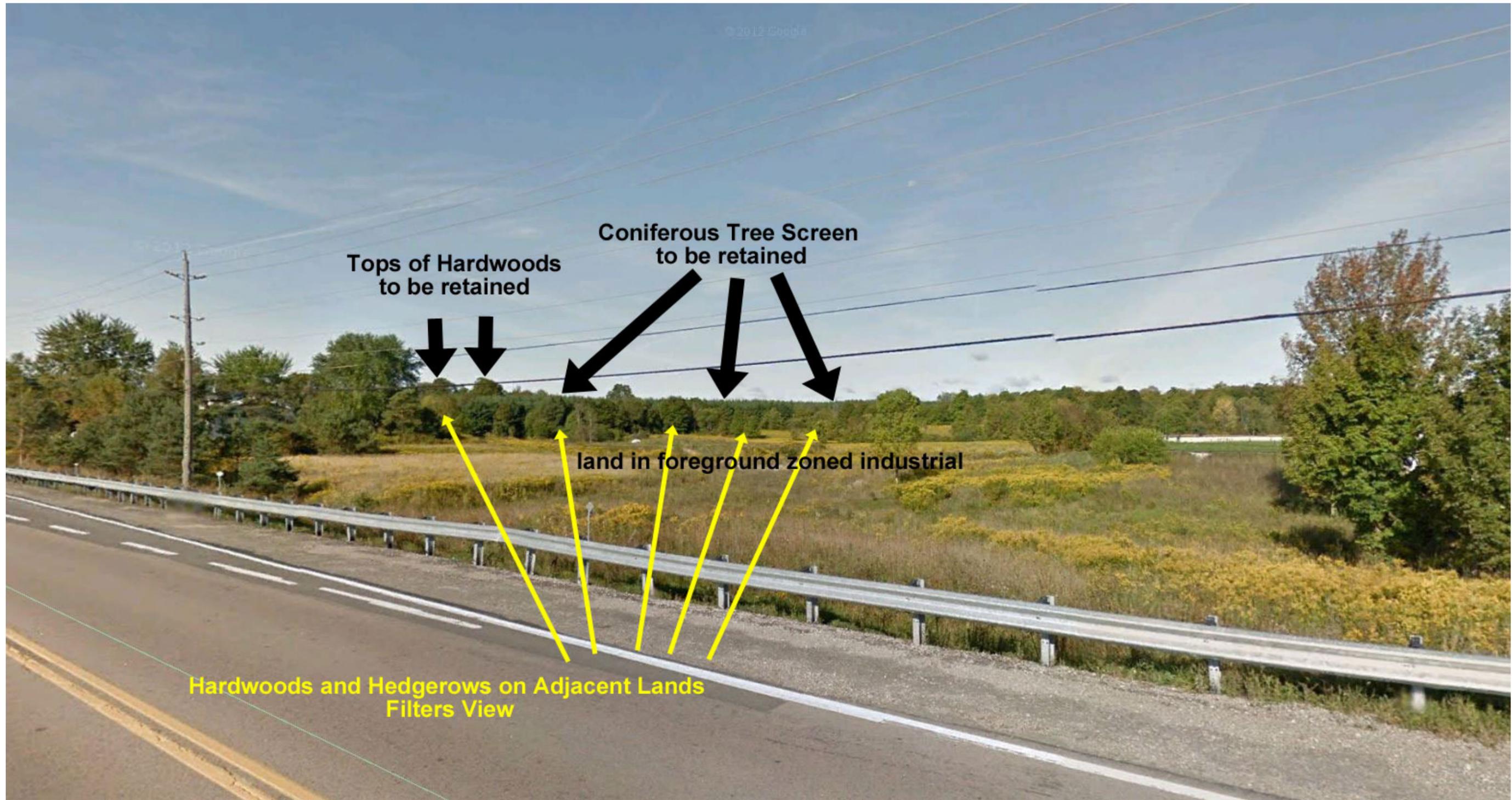


Photo 2- Looking Across Vacant Industrial Land- Quarry not Visible



Photo 3- Panorama at Receptor 14 (below) Driveway- Quarry not Visible



Photo 3- 180 Degrees to Above Photo Showing Receptor 14

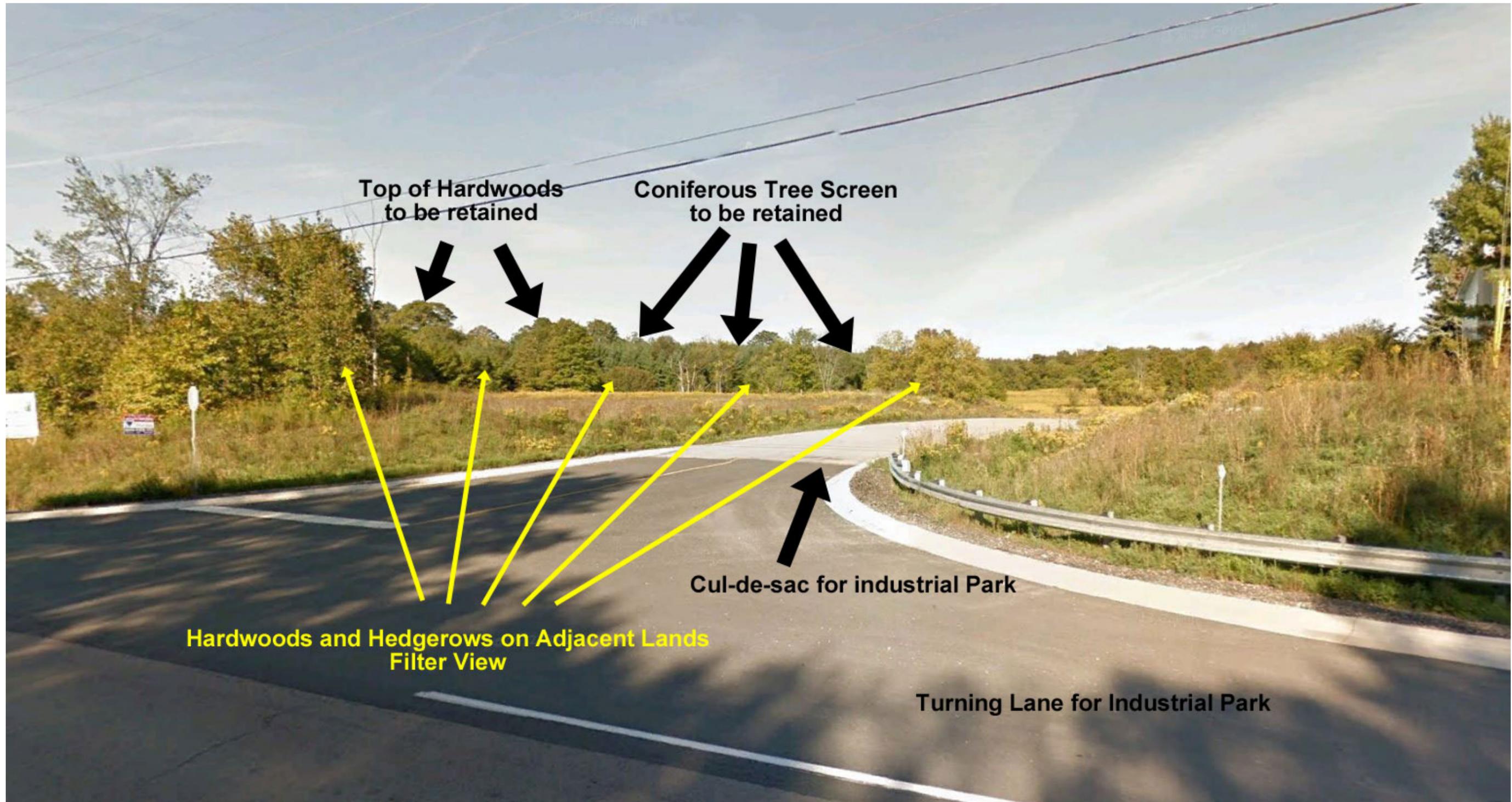


Photo 4- Looking into Entrance of Industrial Park- Quarry not Visible

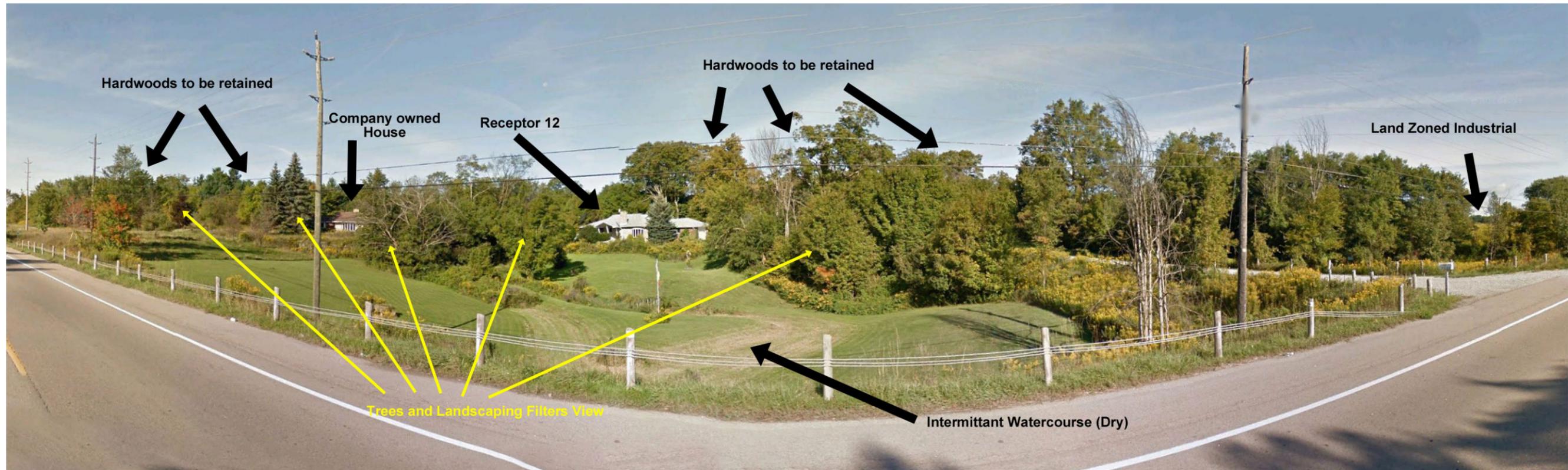


Photo 5- Panorama near Receptor 12- Quarry not Visible



Photo 6- Panorama at Old Gravel Pit on Highway 7



Photo 7- Panorama across from Receptor 16



Photo 7a- 180 Degrees to Above Photo 7 Showing Receptor 16 and Adjacent Industrial Lands

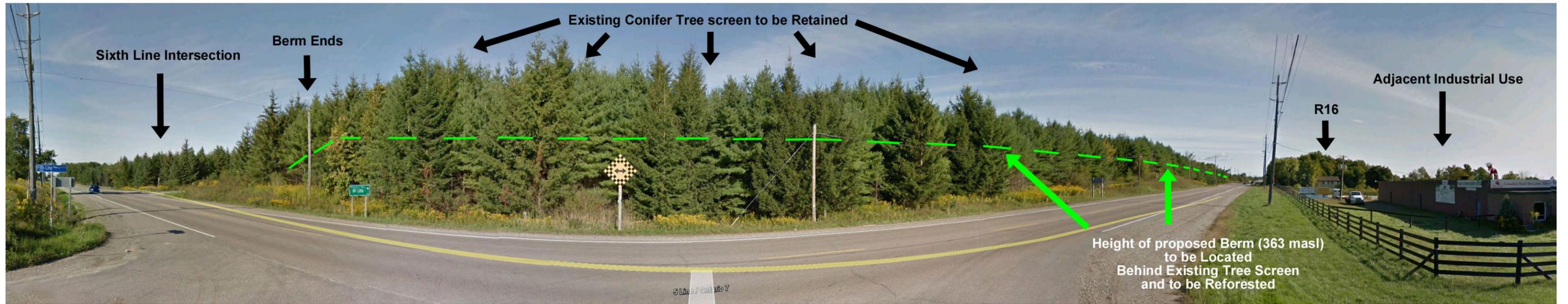


Photo 8- Panorama at 5th Line Milton and Highway 7. Berm or Quarry not visible behind Tree Screen.



Photo 8a- Taken 180 Degrees from Photo 8 above. R15 and R18 are in the trees to the south.

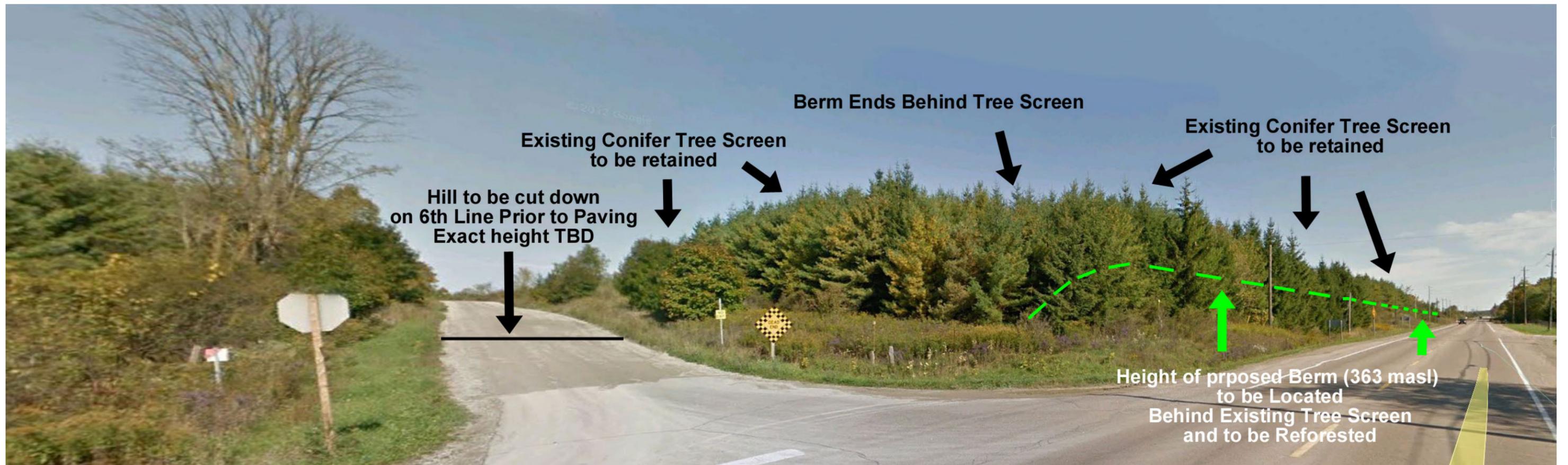


Photo 9- Corner of Sixth Concession and Highway 7- Quarry and Berm not visible behind tree screen.



Photo 9a- Taken 180 degrees from Photo 9 above. Receptor 18 visible in Trees. Recent tree cutting visible.



Figure 6-Photo Key for Views from the Sixth Line



Photo 10- Panorama of the Sixth Line section that is to be the haul route between the Site and Highway 7- Quarry not visible.



Photo 11- Site of Entrance at the Top of the Hill.

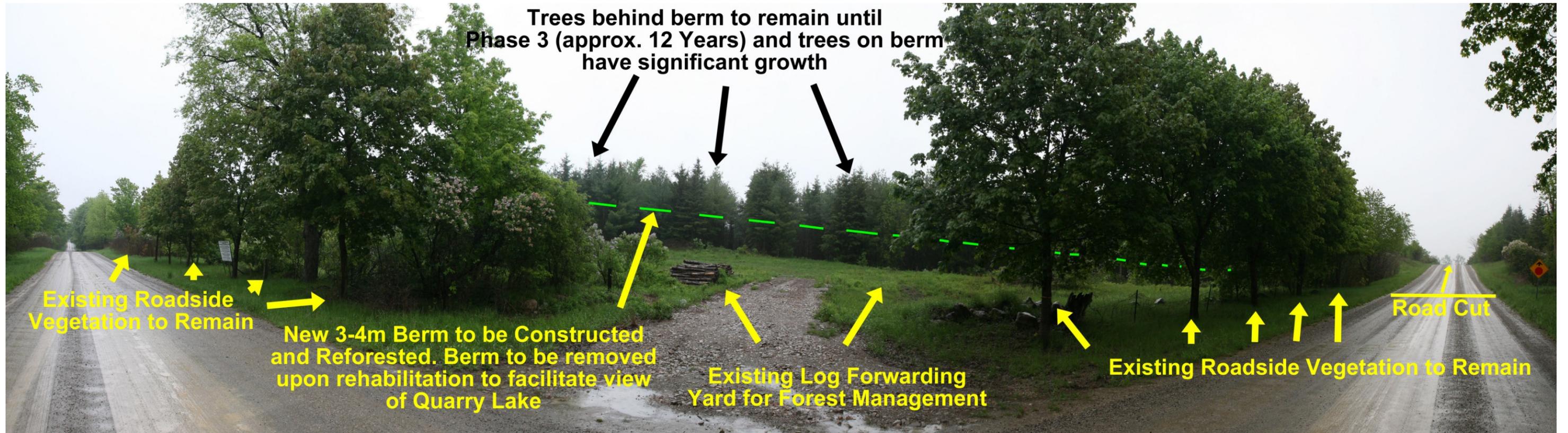


Photo 12- Current Log Forwarding Yard. Reforested berm will be visible in this area. Quarry not visible.



Photo 12a- Taken just North of Photo 12 by Application Sign.

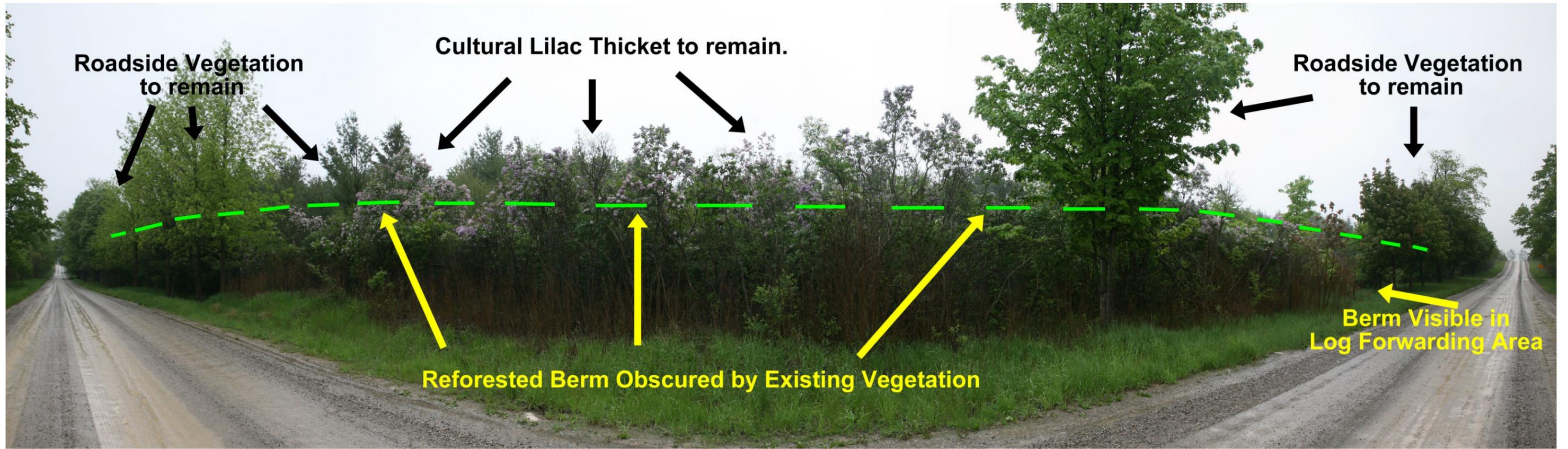


Photo 13- Lilac Thicket Area in Leaf- Quarry Not Visible.



Photo 13a- Lilac Thicket in Bud in Spring Prior to Leaf Out.



Photo 14- Panorama into area just South of Wetland- Quarry not Visible

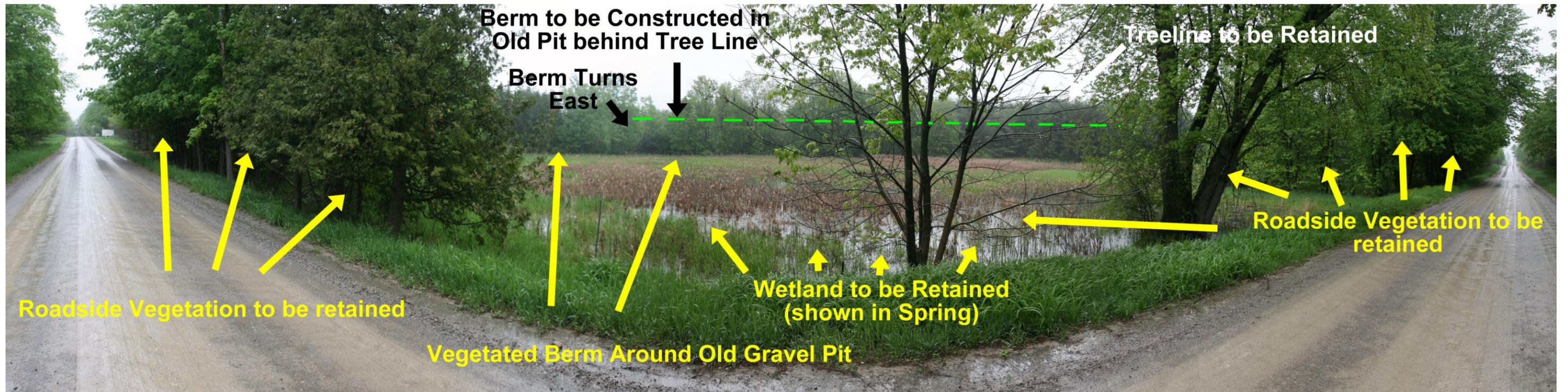


Photo 15- Panoramic View Across Wetland- Quarry Not Visible.



Photo 15a- Same view above in Spring before Leaf Out. Note Gravel Stockpile just visible in Old Pit.



Photo 15b. Same view in winter. With no leaf cover the existing Gravel Stockpiles and Vegetated Berm are visible on the far side of the Wetland. Note that the new berm will be a similar elevation to the large gravel stockpile. It will be seeded and reforested. The conifers in the distance will be removed in Phase One. All Conifers on the left side of the wetland will be retained.

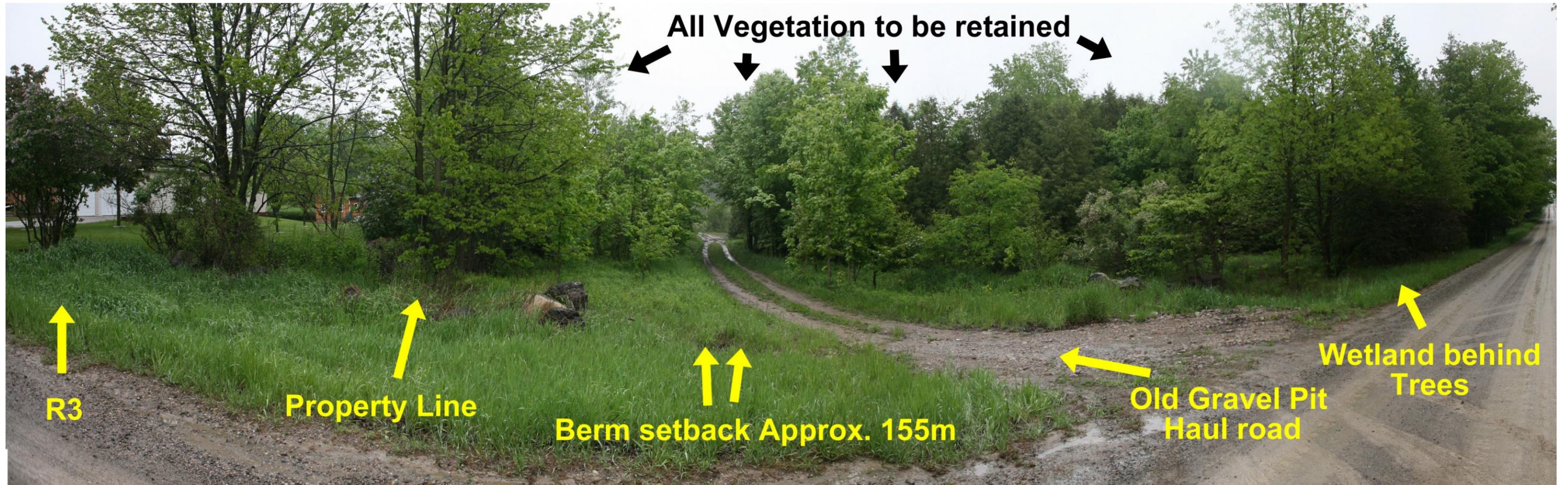


Photo 16- View from the corner of the property up Old Gravel Pit Driveway. Quarry not visible.



Photo 17- View to the South looking from the driveway on the sixth line beside Receptor 11. Various vegetation in small woodlots and hedgerows screens views of the quarry.

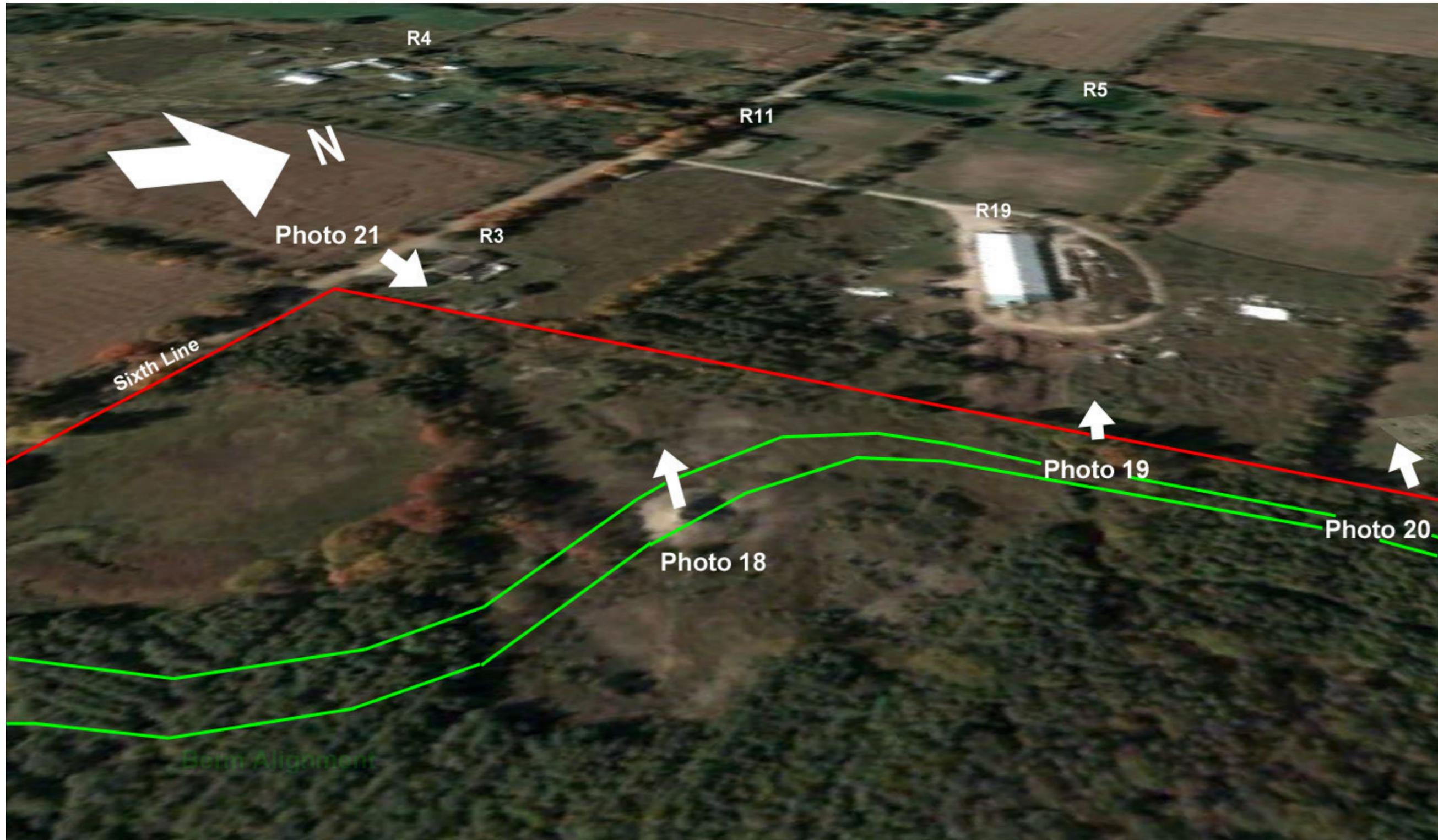


Figure 7- Photo Key for Photos taken from Site in the Northwest Corner

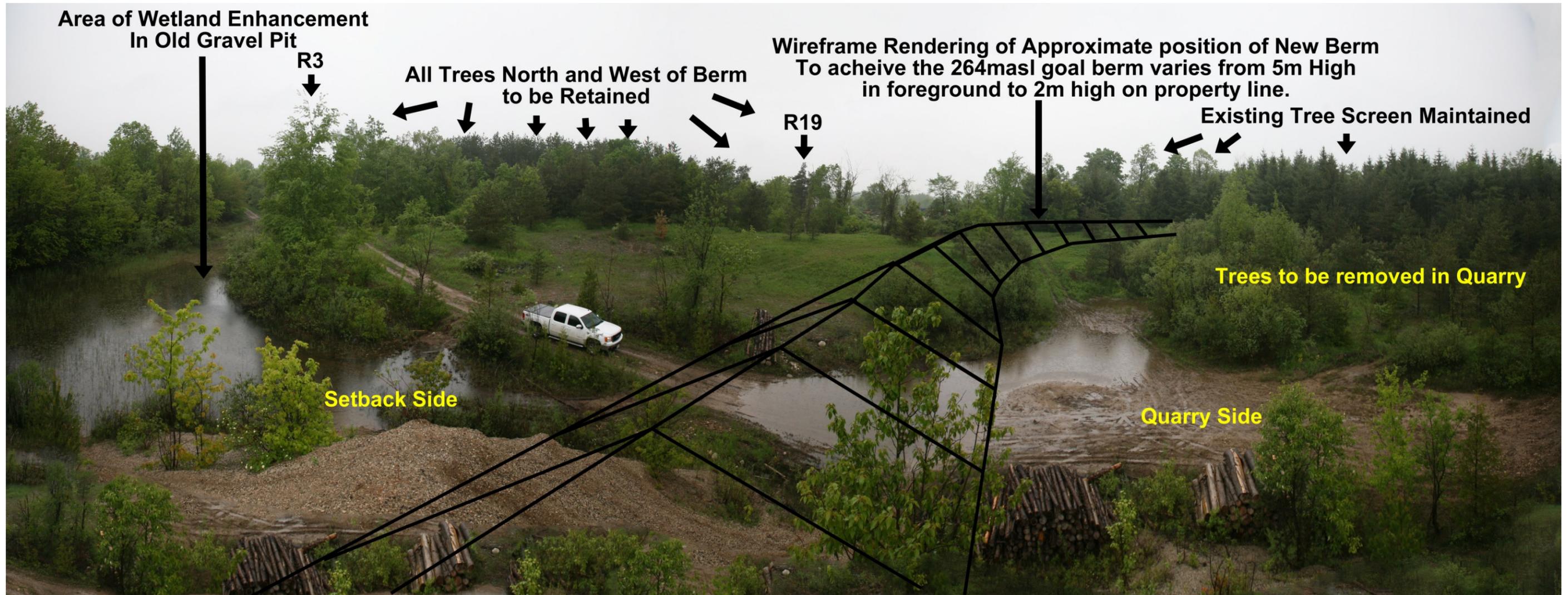


Photo 18- Taken from the Top of the Existing Gravel Stockpile.



Photo 19- Taken from Property Line toward Mushroom Farm. Land filling area to left and scrap yard to the right.



Photo 20- Taken from just beyond tree screen looking toward R19 and R5.



Photo 21- Existing Tree Screen along the side of Receptor 3 property line.

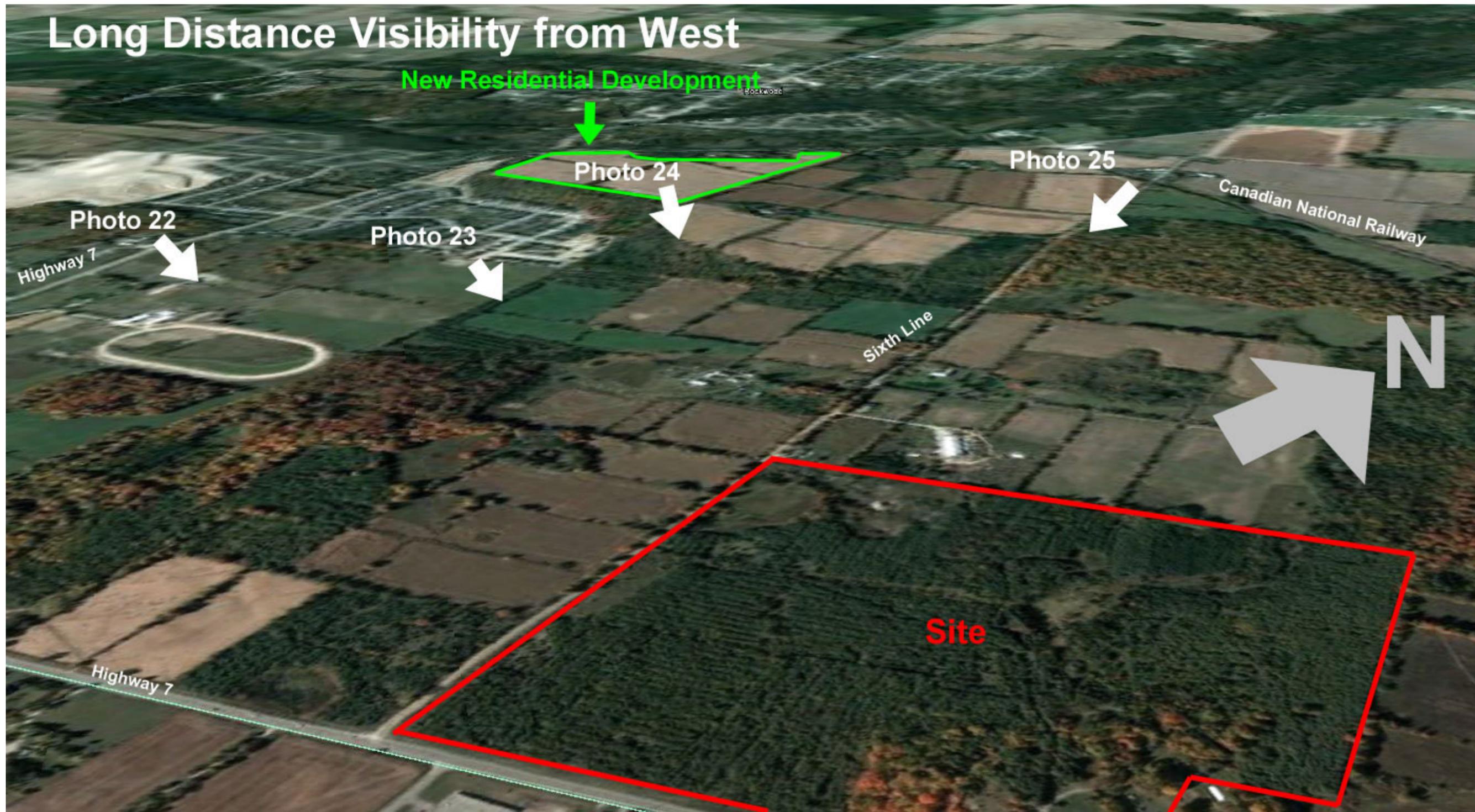


Figure 8- Photo Key showing photo locations from west.



Photo 22-Taken from rise on Highway 7 just south of Rockwood- Quarry not visible behind distant hardwood bush. Distance to quarry approximately 1.6 km.



Photo 23- View from stub end of Ridge Road near intersection with Milne Place- Quarry not visible behind mixed forest block in distance. Distance to quarry approximately 1.1 km.

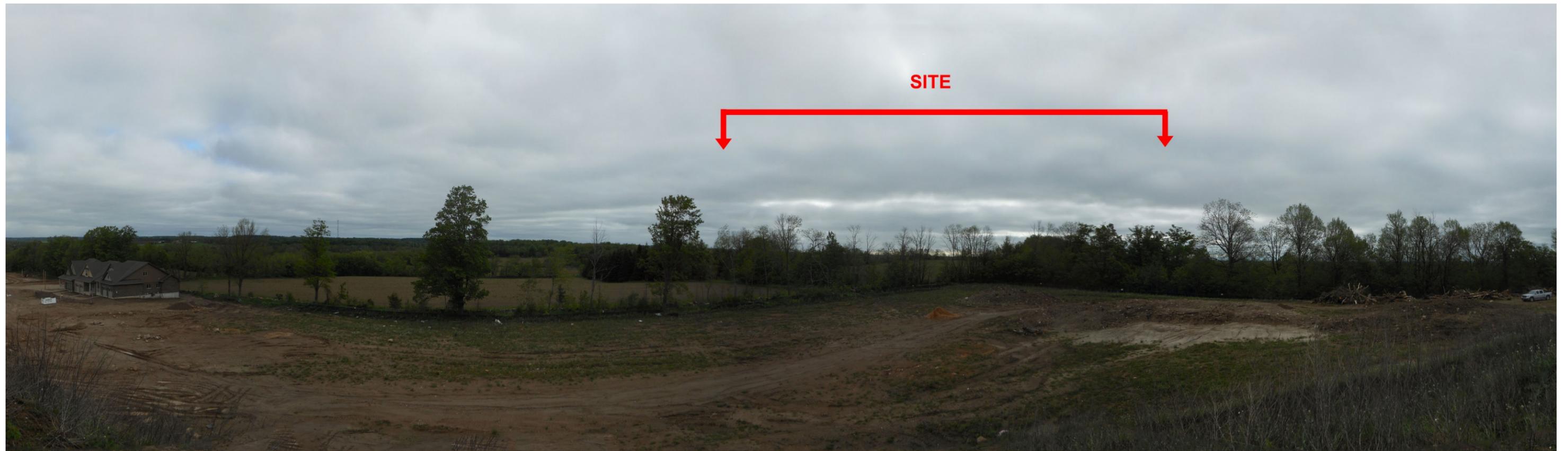


Photo 24- Panoramic photo taken from the top of a topsoil stockpile in the new housing development at approximately 30 feet above grade (ie top of roof height). The rise of land, the mixed wooded blocks and the hedgerow screening completely block any view of the quarry. Distance to Quarry approximately 1.5 km. Note the model homes on the left.

**Photo 24 taken from top of  
Topsoil Stockpile**



**Front End Loader**



**Screening Plant and  
Radial Stacker**



Photo 24a- Photo of stockpile where Photo 24 was taken. Screening plant and stacking conveyor similar to quarry equipment.

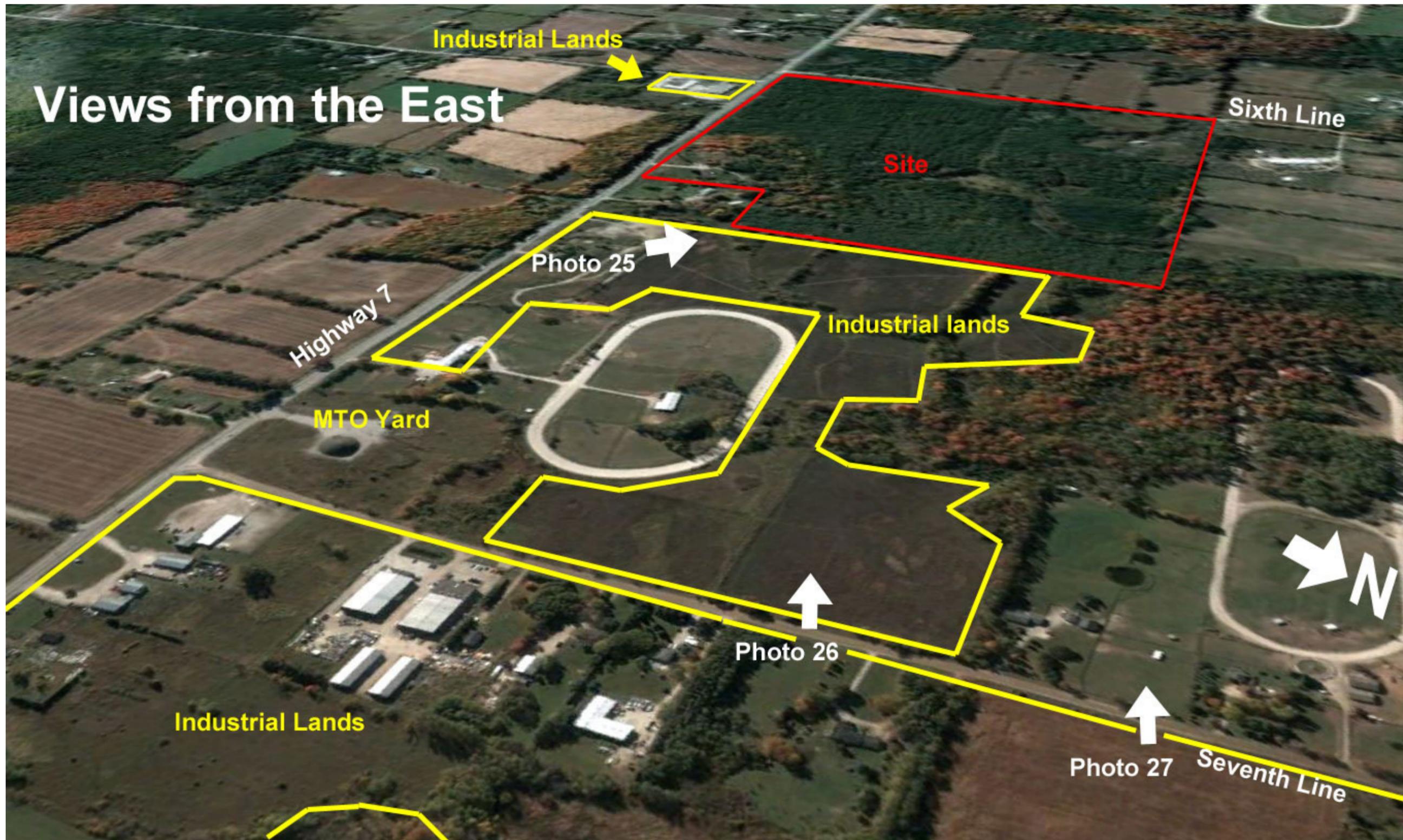


Figure 9- Photo Key from the East Industrial Area

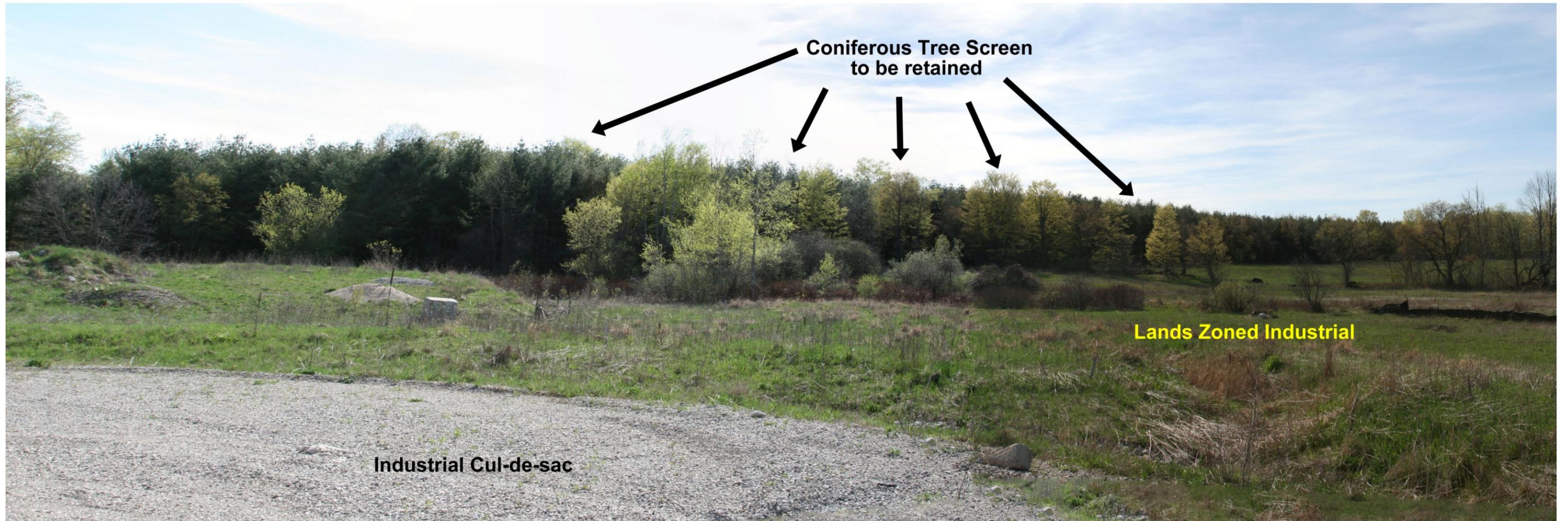


Photo 25- View from the end of the Mudge Subdivision cul-de-sac. Quarry not visible.



Photo 26- Taken from 7<sup>th</sup> Line across Industrial Lands.



Photo 26a- Industrial landscape on east side of 7<sup>th</sup> Line south of location of Photo 26.



Photo 27- Quarry not Visible.

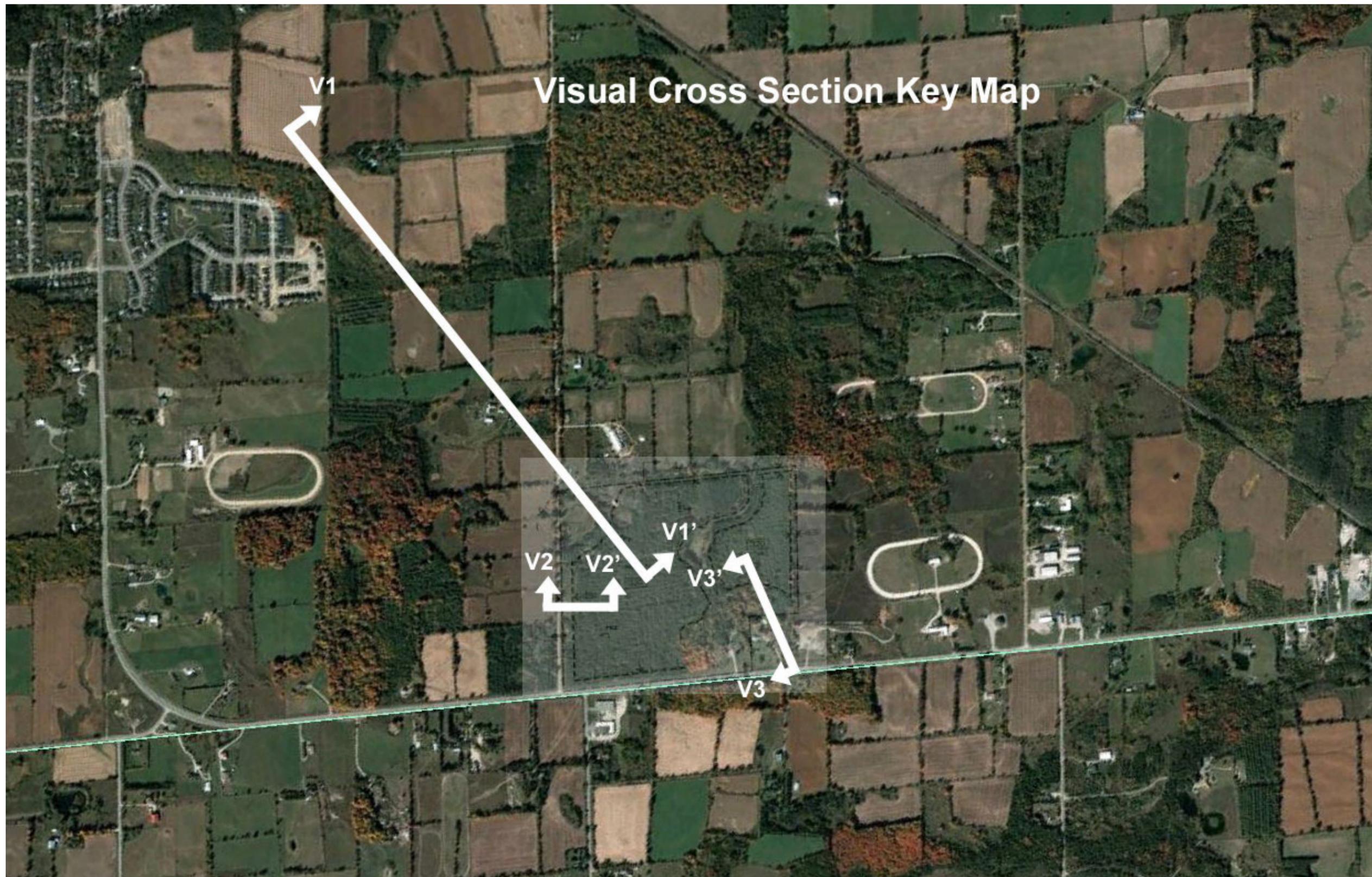


Figure 10- Visual Cross section Key Map

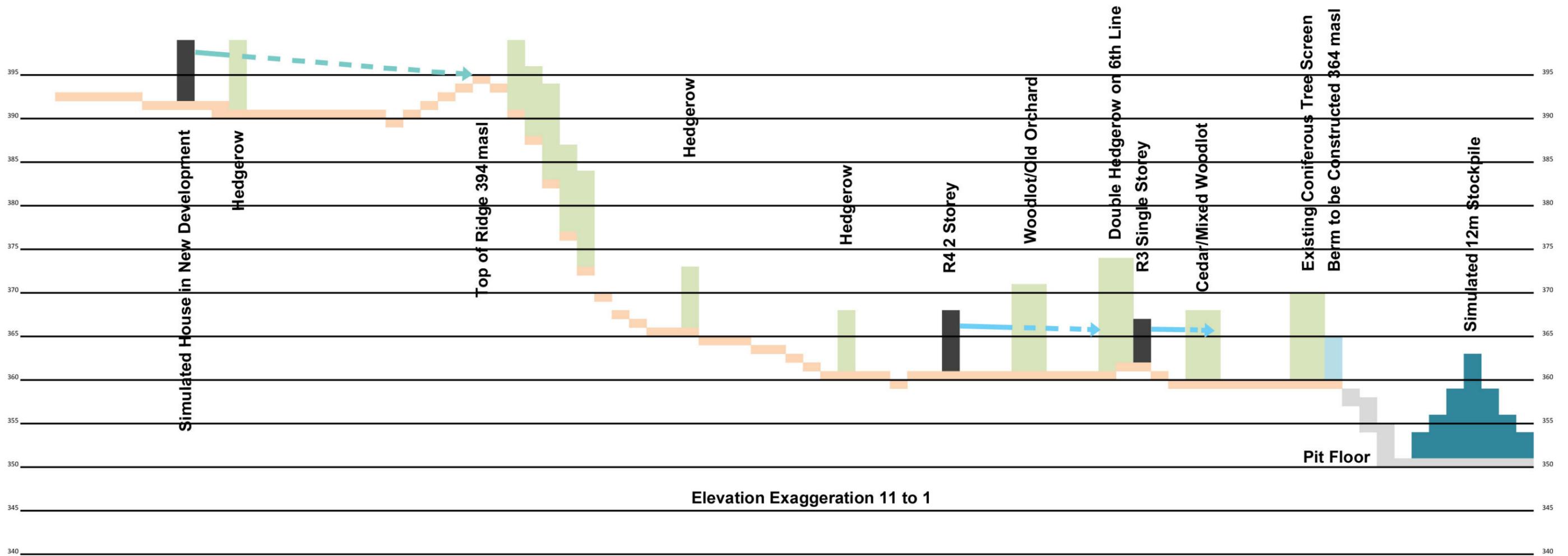


Figure 11- Cross Section V1-V1' Analysis- Quarry not visible from any receptors. Trees to be planted on Berm not shown.

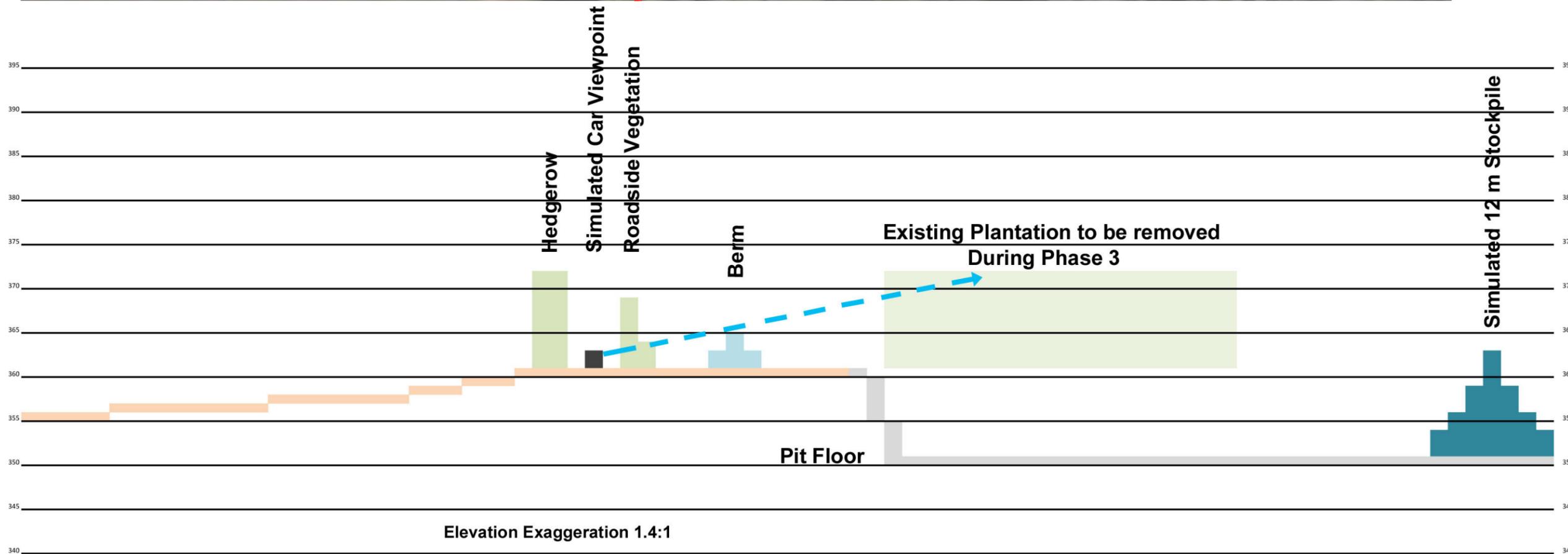
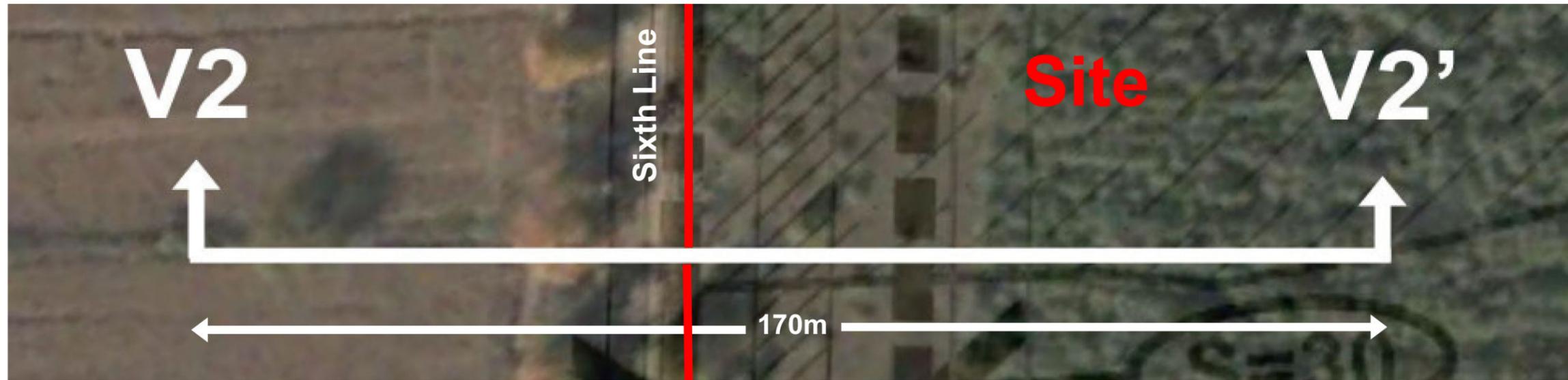


Figure 12- Cross Section V2-V2' Analysis- The quarry is not visible. The berm is visible through gaps in the roadside vegetation screen. The berm itself is to be reforested. See photos 12 and 13. The coniferous plantation is not to be removed until Phase 3 (approximately year 12 of the operation), at which time the reforestation on the berm will have achieved some size.

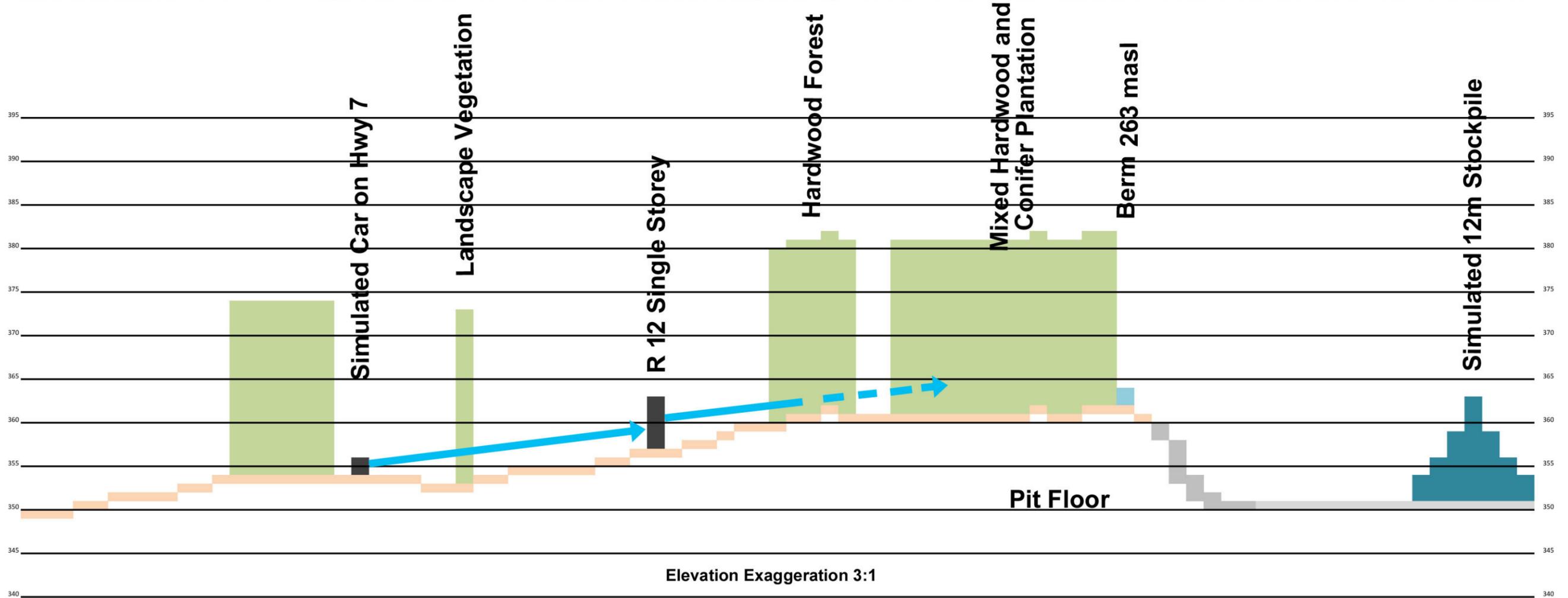


Figure 13- Cross Section V3-V3' Analysis- Quarry not visible from any receptor. Heavy existing tree cover in existing bush and large setbacks completely hide quarry. See Photo 5.

## **CONCLUSION**

The Hidden Quarry Operation is well screened from the surrounding area.

1. Background information including air photos and topographic mapping has been reviewed and presented herein.
2. Existing and new photography from key vantage points along public roadways and from inside the property looking out has been presented.
3. Views of the proposed quarry property and operation have been presented from a wide variety of vantage points.
4. The visibility of screening berms from outside the property has been illustrated.
6. Cross sections have been presented to assist the reader in assessing the role of elevation in assessing the visibility of the site.
7. This report has been prepared for submission to Town Council via the peer review planning consultant.

## Greg Sweetnam

---

**From:** Colin Berman <cberman@brookmcilroy.com>  
**Sent:** October-08-14 9:29 AM  
**To:** Greg Sweetnam; Leigh Mugford  
**Cc:** howson@mshplan.ca  
**Subject:** Hidden Quarry Site Visit

Hello,

I would like to arrange a day to visit the Hidden Quarry site in order to complete my review of the Visual Impact Study. I am available Tuesday, October 14 or Wednesday, October 15. Please let me know which day works best for you.

Thank you,

Colin Berman/OALA, CSLA  
Associate

**Brook McIlroy has Moved /**

**BrookMcIlroy/**  
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November 5, 2014

Township of Guelph/Eramosa  
8348 Wellington Road 124  
P.O. Box 700  
Rockwood, ON N0B 2K0

**Attention: Kim Wingrove, Chief Administrative Officer**

Dear Ms. Wingrove:

Re: **Review of Hidden Quarry Visual Information Package**

On behalf of Brook McIlroy Inc., I was asked by Elizabeth Howson of MSH to peer review a "Visual Information Package" (VIP) for the Township of Guelph/Eramosa

I have received the following documents and drawings:

- Visual Information Package for Guelph/Eramosa Council Hidden Quarry by James Dick Construction Limited (undated. 44 pages)
- Hidden Quarry Site Plans (dated June 6, 2014)
- Hidden Quarry Site Plans (dated August 1, 2014)

I visited the Hidden Quarry site on October 14, 2014 from approximately 11:00am to 1:00pm and was given a tour by Greg Sweetnam and Leigh Mugford of James Dick Construction. During the tour, we drove along Highway 7 and 6<sup>th</sup> Concession Road and stopped frequently at the vantage points depicted in the VIP. We entered the site at the south-west and north-east corners to view areas where a berm is proposed to be constructed.

I have reviewed the VIP and I am of the opinion that the information contained within it is reasonably accurate and that it fairly represents the ability of the public to view the proposed operation from lands around the site.

Yours very truly,

Brook McIlroy Inc.



Colin Berman, OALA, CSLA  
Associate

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