

November 15th, 2012

City of Brampton
Norval Quarry Peer Review Committee
Planning, Design and Development
2 Wellington Street West
Brampton ON L6Y 4R2

Dear Committee Members,

RE: Peer Review of the May 8, 2012 Visual Assessment & Management Plan for the Norval Quarry

Please find attached my independent review of the May 8, 2012 Visual Assessment and Vegetation Management Plan for the Norval Quarry prepared by Todhunter Associates. The purpose of this review is to determine whether the report addressed the comments regarding gaps in the first submission and now meets relevant Provincial Plans and applicable Brampton and Peel Official Plan policies.

This peer review provides support to the City of Brampton in reviewing the technical completeness of the proponent's assessment of the visual resources for the Norval Quarry subject area; compliance with applicable Official Plan policies; and an evaluation from a professional perspective of the methodology, conclusions and mitigation measures identified in the proposed plans. A preliminary peer review matrix is included in **Appendix A**.

The opinions expressed in this peer review (including appendices) may be supplemented, reconsidered or otherwise revised by the author due to new or previously unknown information.

1.0 Documents

During the peer review process the following documents were reviewed.

1.1 Reports

- Visual Assessment and Vegetation Management Plan Norval Quarry and Norval Quarry Appendices May 8, 2012 for Brampton Brick Limited prepared by Roger Todhunter



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- Peer Review Matrix Response May 8, 2012 prepared by Todhunter Associates
- Peer Review Response May 8, 2012 prepared by Todhunter Associates
- Response to Norval Quarry Rezoning Application (Brampton Brick) Peer Review of the Cultural Heritage Impact Assessment Report Prepared by ASI March 28, 2012

1.2 Drawings

- Appendix A – Viewshed and Cross-sectional Analysis (Primary View) May 8, 2012
- Appendix B – Cross-sectional Analysis (Regional View) May 8, 2012
- Appendix C – Berm Photographs and Photomontages May 8, 2012
- Appendix D – Berm Vegetative Screening May 8, 2012
- Appendix E – Vegetation Management Plan May 8, 2012

2.0 Methodology

The purpose of the visual assessment report is clearly stated, an initial visual assessment was prepared in 2008 for the rezoning application, revised in 2010 and subsequently augmented following peer review comments, additional cultural heritage evaluations and natural heritage input. The May 8, 2012 report evaluates recommendations made by Archaeological Services Inc. related to the protection of cultural heritage resources at 10315 Winston Churchill Boulevard, 10333 Winston Churchill Boulevard and 10253 Old Pinecrest Road. This resulted in the refinement of the Vegetation Management Plan to screen the proposed quarry and to reduce the impact to the surrounding natural setting of that property. The May 8, 2012 plan proposes additional mitigation measures to address views into the quarry to protect the cultural heritage context of the area and natural vegetation associated with the tributary of the Credit River.

The methodology selected for the visual assessment is generally based on the United States Forest Service Landscape Management Branch Process and the Guidelines for Landscape and Visual Impact Assessment (1st Edition, The Landscape Institute of Environmental Management and Assessment, 2002). This methodology uses 'desk study' as a basis for subsequent 'field surveys'. In the peer

reviewer's opinion this methodology is inferior to employing objective tools such as GIS Spatial Analyst for the 'desk study' because the output identifies all of the locations that the facility will be visible from rather than only 'representative' views. The peer reviewer was able to access the 2nd Edition, Guidelines for Landscape and Visual Impact Assessment for the purposes of preparing this response.

The updated Plan has provided additional Views and Viewshed analysis (Appendix A), Cross-sectional analysis (Appendix B), Berm Photographs and Photomontages (Appendix C) and Berm Vegetative Simulations (Appendix D). The additional evaluations provide a more complete assessment of the visual impacts of the acoustic berms.

A concern for the peer reviewer is that the surrounding lands will urbanize over time and the stockpile will be highly visible to the lands immediately north of the site. This evaluation has not considered potential mitigation for views from north of the stockpile.

3.0 Adequacy of the data

The applicant has furnished additional analysis to describe the baseline conditions and to identify the degree of impact on the change to the visual resources.

4.0 Certainty

The report concludes that the acoustic berms and vegetative enhancement zone will effectively screen the quarry where existing vegetation and topography is ineffective. In the peer reviewer believes that this is still overstated. In particular, is the issue of the acceptability of the visual impact of the berm and fencing as illustrated in the photomontages. The acoustic berms create a significant visual impact because of the height and extent of the berms and because they are located close to sensitive receptors. The mitigation measures outlined in the Vegetation Management Plan will require time to provide an effective screen for mitigation. Also, the loss of scenic views as a consequence of the height and proximity of the berms and fencing is a negative visual impact.

5.0 Issue Gaps

- 5.1 Mitigation of views into the plant and the stockpile from the north (future urban lands) has not been identified.
- 5.2 The visual impact of truck traffic, headlights and the road improvements to facilitate access and egress from Winston Churchill Boulevard have been dismissed as unimportant, however in the peer reviewer's opinion the impact exists for four months during the winter and is an issue in both the morning and evening. Two properties located at 10368 and 10364 Winston Churchill Boulevard are negatively impacted and no mitigation has been proposed.

6.0 Mitigation/Monitoring

Of the mitigation measures that have been proposed, the analysis (Berm Vegetative Screening Photosimulations – Photolocation 7) demonstrates that the mitigation measures including the vegetative enhancement zone will not be effective in mitigating the engineered appearance of the acoustic berms.

There is no mitigation proposed to address the intrusion of truck headlights or the potential widening in the vicinity of 10364 Winston Churchill Boulevard in the vicinity of the entrance to the proposed quarry.

7.0 Policy Review

The policy context for the protection of visual resources includes:

- 1) **Provincial Policy Statement** 2.5 Mineral Aggregate Resources, 2.5.2.2 Extraction shall be undertaken in a manner which minimizes social and environmental impacts.
- 2) **City of Brampton 2006 Official Plan** Section 4.14.4.2 In conjunction with the Provincial and Regional regulations, the City shall regulate shale extraction operation and accessory uses to ensure that environmental and community impacts

are minimized, consistent with the standards laid down in pertinent legislation and municipal regulations.

- 3) **Region of Peel** Section 3.3 states “proper siting, design, management, operation and rehabilitation are essential to minimizing impacts”.
- 4) **Aggregate Resources Act** section 12.(1)(b) the effect of the operation of the pit or quarry on nearby communities; 12.(1)(d) the suitability of the progressive rehabilitation and final rehabilitation plans for the site;

There remain negative visual impacts to the community that have not been addressed.

8.0 Adequacy of the Report

The May 8, 2012 updated report has addressed many of the issues identified in the peer review. The remaining issues include:

- 8.1 Mitigation of views into the plant and the stockpile from the north (future urban lands) has not been identified
- 8.2 Intrusion of truck headlights at 10368 Winston Churchill Boulevard and 10364 Winston Churchill Boulevard.

9.0 Summary of Conclusions

The visual assessment report concludes that that the visual impact will be minimal because of the distance to the acoustic berm and the presence of vegetative enhancement zone associated with the acoustic berm. The peer review does not agree with this conclusion.

The visual impact assessment has identified that there are visual impacts that can not be mitigated because of the scale of the acoustic berms. The loss of scenic views for 30 years and the replacement of these views with engineered berms represent a degradation of the scenic quality for those residents in the vicinity of the acoustic berms.

The report fails to address the type and scale of mitigation that will be required to address visual impacts when the lands to the north urbanize.

Measures to mitigate the intrusion of truck headlights in the vicinity of the truck entrance (potential road widening) have not been identified.

Based on the second peer review, there remain two technical issues that need to be addressed in order to demonstrate that the mitigation measures that are available have been employed. Finally, the quality of the environment will be degraded for residents that are immediately proximate to the acoustic berms. The proposed vegetation is unable to effectively screen the berms. The loss of views for 30 years and the replacement of those views with engineered berms is significant and does not constitute a 'minimal impact' for those community members.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Eha Naylor". The signature is fluid and cursive, with a large loop at the end.

Eha Naylor FCSLA, OALA, CIP, RPP
Dillon Consulting