



PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

September 8, 2023

CBM Aggregates, a division of St. Marys Cement Inc. (Canada)  
55 Industrial Street, Toronto  
M4G 3W9

**RE: Proposed Aberfoyle South Pit Expansion: Agricultural Considerations  
OUR FILE Y321 AB**

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MacNaughton Hermson Britton Clarkson Planning Ltd. (MHBC) has been retained by CBM Aggregates, a division of St. Marys Cement Inc. (Canada) (CBM), to complete an Agricultural Review in support of their application to extend their Aberfoyle South Pit operations onto lands located at 6947 Concession Road 2, Township of Puslinch. The proposed pit expansion is a below water, Class A pit application.

The purpose of this letter is to outline any potential impacts that the proposed pit expansion may have on the agricultural system, and the agricultural operations in the surrounding area. The subject lands are designated Core Greenlands and Greenlands in the County's Official Plan. A small portion of the subject lands are identified as Prime Agricultural Area by provincial mapping (**Figure 1**), however, the County has not yet implemented the Agricultural System in their Official Plan. As such, there is no policy requirement for an Agricultural Impact Assessment to be completed with this application. However, this review is being provided to consider and address potential impacts on the agricultural system.

**Key Findings & Summary**

- The subject lands are buffered from surrounding agricultural operations via the natural features associated with the Mill Creek Wetland.
- The majority of the subject land is not identified as Prime Agricultural by the Province. A small portion (1.9 ha) of identified Prime Agricultural Area (PAA) is identified on the west portion of the site will be removed. Other identified PAA on the subject site is located outside of the limits of extraction and will not be removed.
- The subject lands are not designated Prime Agricultural in the County's Official Plan.
- The subject lands contain CLI Class 2, 3 and Organic soils, and are located within a 2700-2900 Crop Heat Unit Range. They are not identified as Specialty Crop Area by Provincial Mapping. The majority of the subject lands are located within the GRCA floodplain.
- The secondary study area consists primarily of rural residential lots, with some cash cropping/hay production. Some agricultural related uses were identified in the Secondary Study Area.
- The proposed pit extension is not anticipated to have any negative impacts on the agricultural system in the area, subject to the implementation of recommended mitigation measures.

## Introduction & Project Description

The Aberfoyle South expansion lands are located at 6947 Concession Road 2, legally described as Part of Lots 18, 19, and 20, Concession 1, in the geographic Township of Puslinch (**Figure 2**). The application is for a Class A below water pit, with an annual extraction limit of 1 million tonnes. Based on studies completed by CBM, there is an estimated 5.5 million tonnes of high quality sand and gravel resources available within the proposed extraction area.

The proposed application is for an expansion of the Aberfoyle South Pit operation, and will not contain any washing, processing, recycling, or dewatering on this site. The expansion is considered a load and haul site, where material extracted is taken directly to the Aberfoyle South pit, via Concession 2, to be processed. Trucks are not permitted to travel west on Concession 2 from the subject lands or to use Sideroad 25. Access to the subject lands will be via a new entrance located on the eastern most portion of the property, along Concession 2. The current driveway entrance, located at the west end of the subject lands, will be retained for small and support vehicle access to the on-site structures, however, truck traffic will not be permitted to use the existing driveway.

The proposed pit will be rehabilitated to a pond with reforestation and wetland areas adjacent to the existing natural features. Lands will be extracted to a maximum depth of 285 masl. The resulting pond area will be approximately 26 hectares. Setbacks are proposed to be rehabilitated to forest cover, in accordance with Growth Plan policy, as well as shallow wetland areas in selected corners of the setback area. The northern portion of the property, which contains part of the Province's Prime Agricultural Area mapping, is not proposed to be disturbed, and thus will be maintained as agricultural lands.

The project is required to apply for an *Aggregate Resources Act* licence. This application requires several technical studies which have been reviewed as part of this letter. These include:

- Natural Environment Level 1/2 Report, Golder Associates Ltd.
- Water Resource Report, Golder Associates Ltd.
- Maximum Predicted Water Table Report, Golder Associates Ltd.
- Stage 1, 2, and 3 Archeological Assessments, Golder Associates Ltd.
- Noise Assessment Report, Golder Associates Ltd.
- Traffic Impact Assessment, TMIG
- Planning Justification Report, MHBC Planning Ltd.
- Best Management Practices Plan for the Control of Fugitive Dust, Golder Associates Ltd.

As part of this review, the following documents and resources were also reviewed:

- Site plans including Existing Features Plan, Operational Plan, and Rehabilitation Plan
- Soil data resource information, which should include Ontario Soil Survey reports and mapping, the provincial digital soil resource database, Canada Land Inventory Agricultural Capability mapping, and Soil Suitability information and mapping,
- Aerial Photography (historic and recent) with an effective user scale of 1:10,000 or smaller
- OMAFRA's constructed and agricultural Artificial Drainage Mapping

- Agricultural Systems data from OMAFRA's Agricultural Systems Portal, including ConnectON Agricultural Asset mapping
- Parcel mapping/fabric of the area

A land use survey was also conducted on November 15<sup>th</sup>, 2021 with additional information gathered from Google Satellite imagery used to gain a better understanding of agricultural operations in the primary and secondary study areas that were inaccessible or unobservable. A summary of the land use survey is included in this report. The potential for impacts will vary based on the type, concentration, and sensitivity of agricultural activities identified in the Primary and Secondary Study Areas.

The purpose of this Agricultural Considerations Letter is to provide a high level evaluation of the potential impacts of the proposed aggregate extraction operation on surrounding agricultural operations as well as the greater Agricultural System. This letter will identify any potential mitigation measures to minimize and mitigate any potential impacts to the extent feasible.

### **Description of Study Areas**

The following section provides a description of the Primary and Secondary Study Areas (**Figure 3**). The primary study area is comprised of the lands to be licensed. The secondary Study Area consists of lands within a 1 kilometre radius of the proposed Licensed Area. The Province's Draft AIA guidelines indicate that Secondary Study Areas vary based on the size and type of mineral aggregate operation being proposed. It is recommended that larger quarry applications which involve blasting and dewatering use a 1 kilometre radius for a Secondary Study Area. Although this application is for a pit, and does not involve any blasting or dewatering, a 1 kilometre study area was used as to provide a conservative approach.

#### **Primary Study Area**

The Primary Study area consists of lands that are proposed to be licensed under the *Aggregate Resources Act* (ARA), and are known as the "licensed area". The lands are currently used for farming purposes, and are primarily cash cropped. The lands are located within the GRCA's mapped floodplain, and as such are designated as Core Environmental by the County's Official Plan (**Figure 4**). Only a portion of the subject lands are located outside of the floodplain due to their elevation. These lands are recognized as Prime Agricultural Lands within the Province's Agricultural System mapping. One of these areas of Prime Agricultural Lands is located outside of the proposed limit of extraction, and as such is not proposed to be disturbed. The other portion is proposed to be extracted, which will result in the loss of 1.9 ha of Prime Agricultural Area based on Provincial mapping. The subject lands are not located within a Specialty Crop area.

There was no identified agricultural investment in the subject lands, which is indicated through investment in lands (i.e. tile drainage) or infrastructure (**Figure 5**). The Province's Canada Land Inventory Soil mapping indicates that the subject lands contain Class 2, 3, and Organic soils. (**Figure 6**). However, several small depressions in the land and the associated high water table on the site create constraints for agricultural capability due to drainage. Crop Heat Units are used to indicate the

microclimate suitability for specialty crop production. The subject lands are located within a 2700 to 2900 Crop Heat Units range, which is not indicative of a specialty crop area which is consistent with Provincial Mapping (**Figure 7**). There is one barn and two drivesheds which belong to the operation, and are located outside of the licensed area. The barn has signs of significant wear and is not suitable for livestock use.

#### Secondary Study Area

The Secondary Study Area consists of lands located within a 1 kilometre radius from the subject lands. This was determined using the Province's Guidelines on Agricultural Impact Assessments, which recommend that for mineral aggregate operations, a 1 kilometre radius should be used for the Secondary Study Area to encompass any potential impacts to the surrounding agricultural system. The Secondary Study Area was surveyed on November 15, 2021 via windshield survey, and was supplemented with Google Satellite Imagery to identify areas that were not visible from the road.

The Secondary Study Area is characterized primarily by rural residential uses, estate lots, and aggregate extraction operations located along Concession 2 (Dufferin Mill Creek Pit, Lafarge McMillan pit, CBM McMillan Pit). Agricultural uses in the study area include cash cropping and hay/forage crop production, as well as some livestock/agricultural related uses in the form of a Therapeutic Centre and a Dog Training Facility. In total, 6 barns were identified in the Secondary Study Area. One barn is on the property associated with All Agility, a Dog Training facility. Another Barn, and associated riding ring, was identified on the Sunrise Therapeutics property. Sunrise Therapeutics is an equestrian facility which provides programs of therapy, recreation, sport and life skills training for children and adults with special needs. The barn located on Side Road 20 South was not identified to contain any livestock, and is significantly constrained via surrounding rural residential uses. One barn located at 4232 Wellington Road 35 was identified as being capable of housing livestock. A second barn located along Wellington Road 35 is currently undergoing a Zoning Amendment (File No. D14/STU) to prohibit its use for livestock, presumably due to a farm consolidation. The last barn identified in the Secondary Study Area is located on the property adjacent to the subject lands and was unobservable via roadway. It is likely that this is not a high intensity operation due to the constraints of accessing the property and size of the Barn. Satellite imagery indicates that it is capable of housing livestock and has outdoor manure storage. MDS does not apply to mineral aggregate operations, however potential impacts to this agricultural use are discussed in the next section of this letter.



4232 Wellington Road 35 Barn



All Agility Barn



Wellington Road 35 Barn undergoing Zoning Amendment



Sunrise Therapeutic Centre (Via Google Earth)



Adjacent Barn (via Google Earth)



Side Road 20 South Barn

## **Assessment of Impact**

This section serves to provide a summary of potential impacts that the proposed operation may have on surrounding agricultural lands and the agricultural system. This is assessment based on the Province's Draft Agricultural Impact Assessment Guidelines although it should be noted that an Agricultural Impact Assessment is not specifically required for this application.

The assessment of impact assumes the implementation of all technical study recommendations regarding water quality and quantity, noise, transportation, and fugitive dust.

<b>Objective</b>	<b>Mitigation Measure</b>	<b>Description</b>
Minimize the loss of agricultural land	Select areas with less agricultural land and lower priority agricultural lands	Only a small portion (1.9 ha) of the lands are identified as Prime Agricultural Lands by the Province. The subject lands are not designated Prime Agricultural in the County's Official Plan.
	Rehabilitate the land	The lands are not proposed to be rehabilitated to an agricultural condition, as the operation proposes extraction below the water table resulting in a lake. This will result in the loss of 1.9 ha of Prime Agricultural Area as identified by the Province.
	Phase Development	The development is proposed to remove only a small portion of Prime Agricultural Area identified by the Province. A portion of the identified Prime Agricultural Area is located outside of the proposed limit of extraction and thus will not be disturbed.
Minimize the fragmentation of agricultural land	Maintain farm parcels	The Primary Study Area is constrained on all sides via the Mill Creek Natural feature. The proposed operation will not fragment the remaining

Objective	Mitigation Measure	Description
		agricultural lands, as they will be accessible via existing entrances. Additionally, lands within the Secondary Study Area are already significantly fragmented due to rural residential uses and estate lots.
Minimize impacts on farmland and agricultural operations	Minimum Distance Separation	Minimum Distance Separation does not apply to new or expanding Aggregate operations.
	Select compatible land uses; put lower impact development adjacent to farmland and operations	The proposed operation is buffered from most agricultural operations via the Mill Creek natural feature. The adjacent barn is located approximately 250 meters from the proposed extraction area. There are no anticipated impacts to surrounding groundwater levels for water well quantities.
	Design to support agriculture (e.g. help farms to continue to operate; help prevent and reduce trespassing and vandalism)	Visual and acoustic berms will be placed on the boundary between the proposed operation and the adjacent barn.
Minimize and mitigate changes in water quality or quantity	Implement a groundwater monitoring program	A groundwater monitoring program is proposed to be implemented as a mitigation measure for the proposed operation. Additionally, a private well survey is proposed prior to extraction to confirm water quantity levels.
Mitigating impacts during construction or operations (e.g. mitigate dust, noise)	Adjust operational procedures to accommodate agriculture in the area	A Best Practices Program for the Control of Fugitive Dust was completed by Golder for the proposed

Objective	Mitigation Measure	Description
		site, and recommendations are included in the ARA site plans.
	Vegetative berms	Berms are proposed in several locations on the site in accordance with noise mitigation recommendations. Berms will be vegetated.
	Maintain, restore or construct farm infrastructure	There is no farm infrastructure located within the primary study area. The barn on site is located outside of the proposed licensed area, and is not in condition for future livestock use.
Mitigate ongoing impacts from new development	Implement measures that can be in place post development to support compatibility with agriculture	The proposed pit is buffered from agricultural operations via natural features. Potential impacts to water quality and quantity have been measured and the proposed mitigation measures are included in the ARA site plans. As such, the rehabilitated landform of a pond is not expected to have negative impacts on surrounding agricultural operations.
Education to achieve greater compatibility between agricultural and non-agricultural uses	Education and awareness	CBM has established Public Liaison Committees at a number of their sites that meet to discuss ongoing operations. Additionally, CBM hosts site tours and open house community events to provide opportunities for communication and understanding.

## **Proposed Mitigation & Recommendations**

The proposed Aberfoyle South Pit Extension is buffered from surrounding agricultural operations. One barn was identified adjacent to the subject lands, approximately 250 metres from the proposed limit of extraction. Any potential impacts to the operation will already be mitigated via measures required for the residential use on the property, which is located between the barn and the proposed operation.

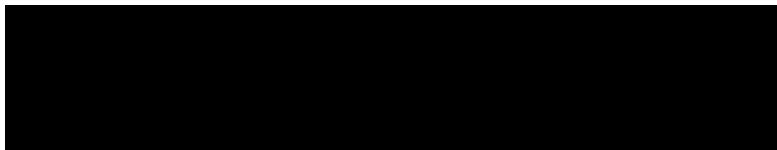
The proposed operation will remove only a small amount of Prime Agricultural Area identified by the Province (1.9 ha). As noted, the subject lands are not designated Prime Agricultural in the County's Official Plan.

It is concluded that the proposed mitigation measures for water quality and quantity, noise, and dust are sufficient to mitigate any potential agricultural impacts. As such, the following is recommended:

- Implement all recommended mitigation measures pertaining to water quality and quantity, noise, dust, and traffic on the ARA site plans.

Yours truly,

**MHBC**



Pierre Chauvin, BSc (Agr), MA, MCIP, RPP  
Partner

*Attach.*

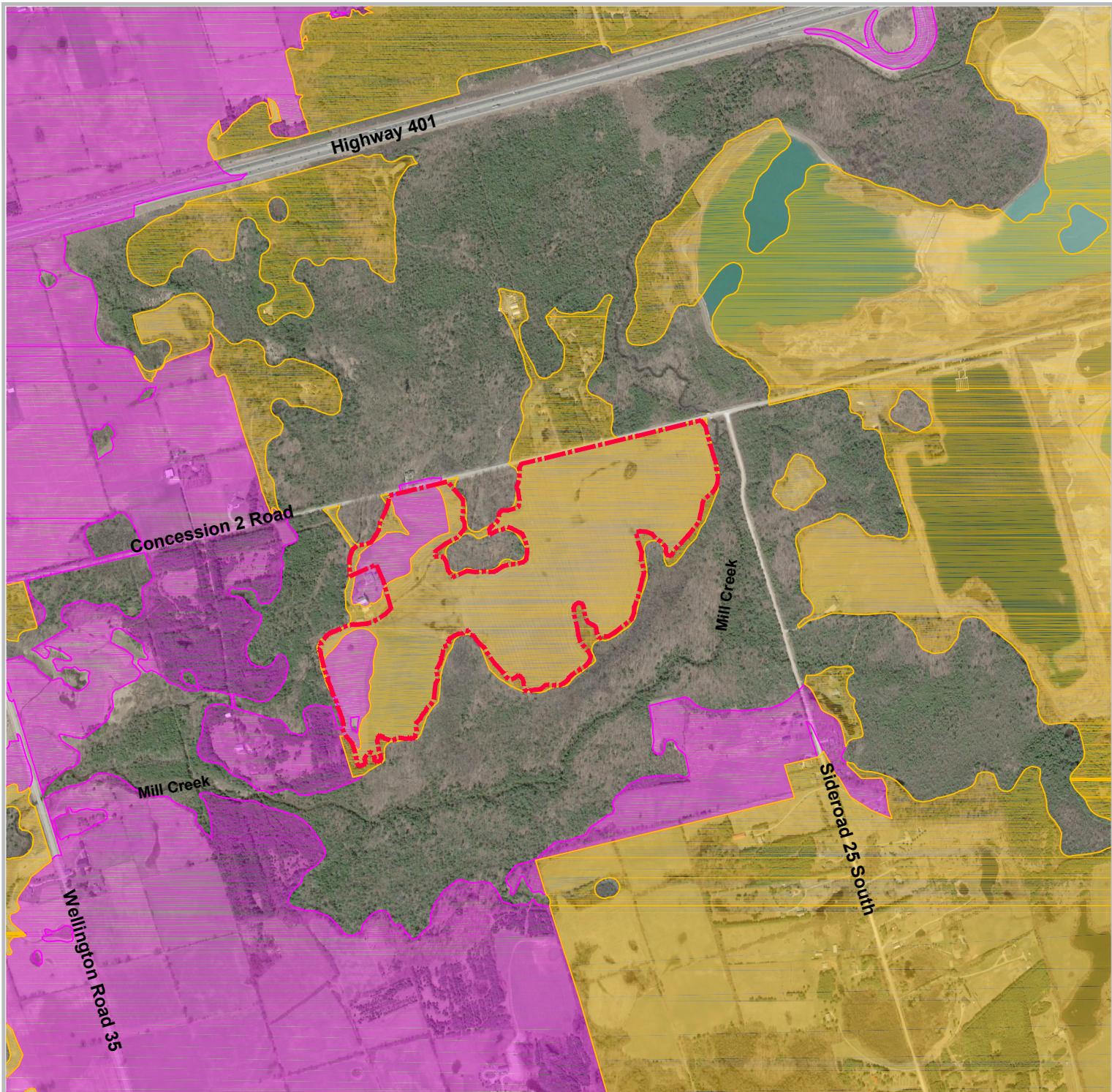


Figure 1

## Provincial Prime Agricultural Area Mapping

**CBM Aberfoyle South Expansion**  
 Concession 2 Road  
 Township of Puslinch  
 County of Wellington

### LEGEND



Subject Lands



Candidate Area



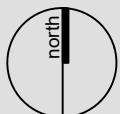
Prime Agricultural Area

DATE: December 2021

FILE: Y321AB

SCALE: 1:15,000

DRAWN: DGS



Sources:  
 Google Satellite Imagery;  
 Agricultural Land Base Data, Ontario Geohub open data



Figure 2

## Context Plan

### LEGEND



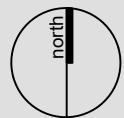
Subject Lands

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### CBM Aberfoyle South Expansion

Concession 2 Road  
Township of Puslinch  
County of Wellington

Sources:  
Google Satellite Imagery  
LIO/Geohub Pit & Quarry Boundaries

Figure 3

## Agricultural Land Uses

### CBM Aberfoyle South Expansion

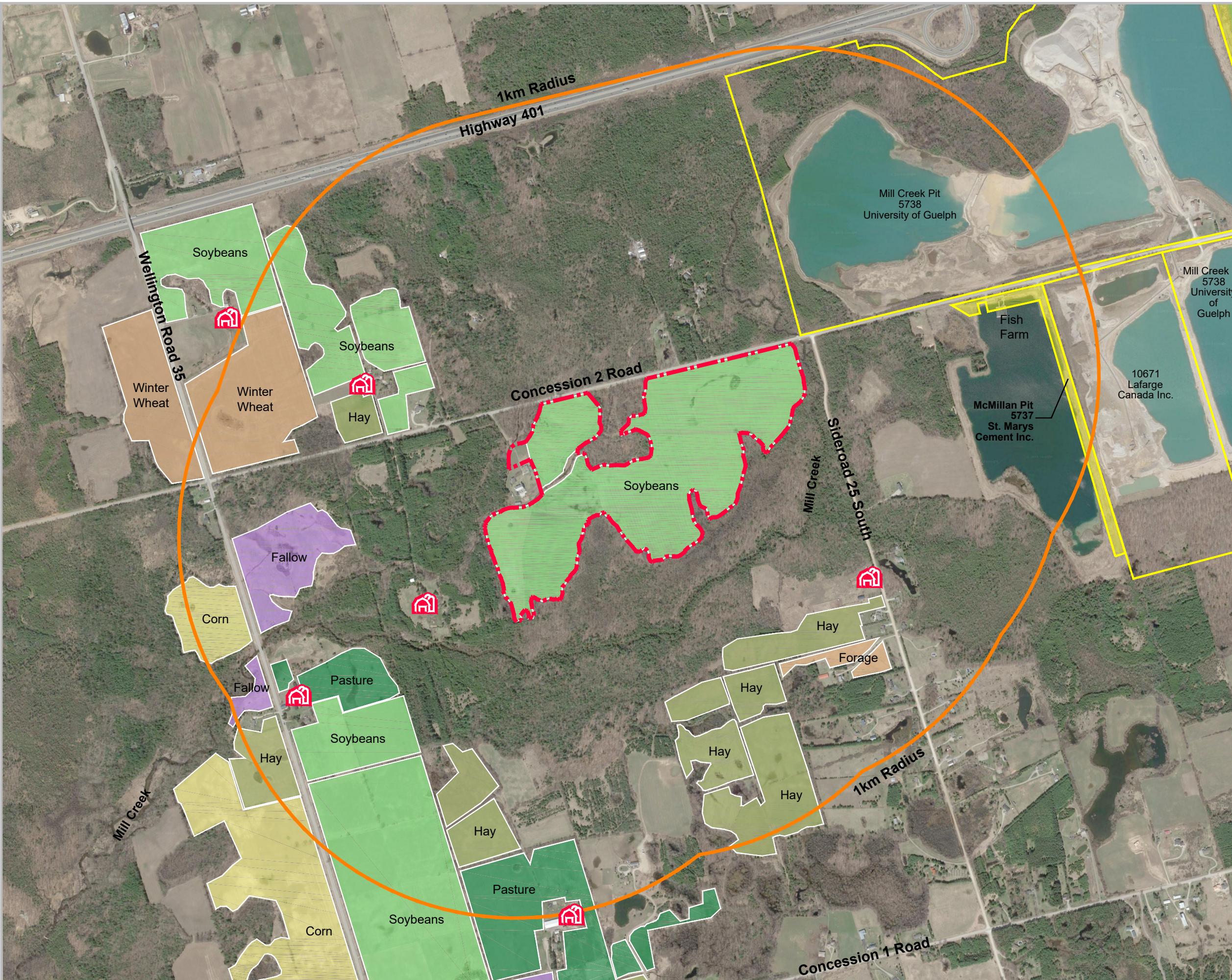
Concession 2 Road  
Township of Puslinch  
County of Wellington

#### LEGEND

- Primary Study Area (Subject Lands)
- Secondary Study Area

#### Agricultural Land Use

<span style="background-color: #FFFF99; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Corn	<span style="background-color: #FFCC99; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Forage
<span style="background-color: #CC99FF; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Fallow	<span style="background-color: #CCFFCC; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Soybeans
<span style="background-color: #99CC99; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Hay	<span style="background-color: #CC9999; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Winter Wheat
<span style="background-color: #3CB371; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Pasture	<span style="background-color: #3CB371; border: 1px solid black; display: inline-block; width: 15px; height: 15px;"></span>	Farm/Barn



Sources:  
Google Satellite Imagery  
Land Use information based on site visit November 15, 2021

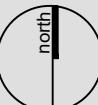
DATE: August 21, 2019

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FILE: Y321AB

DRAWN: DGS

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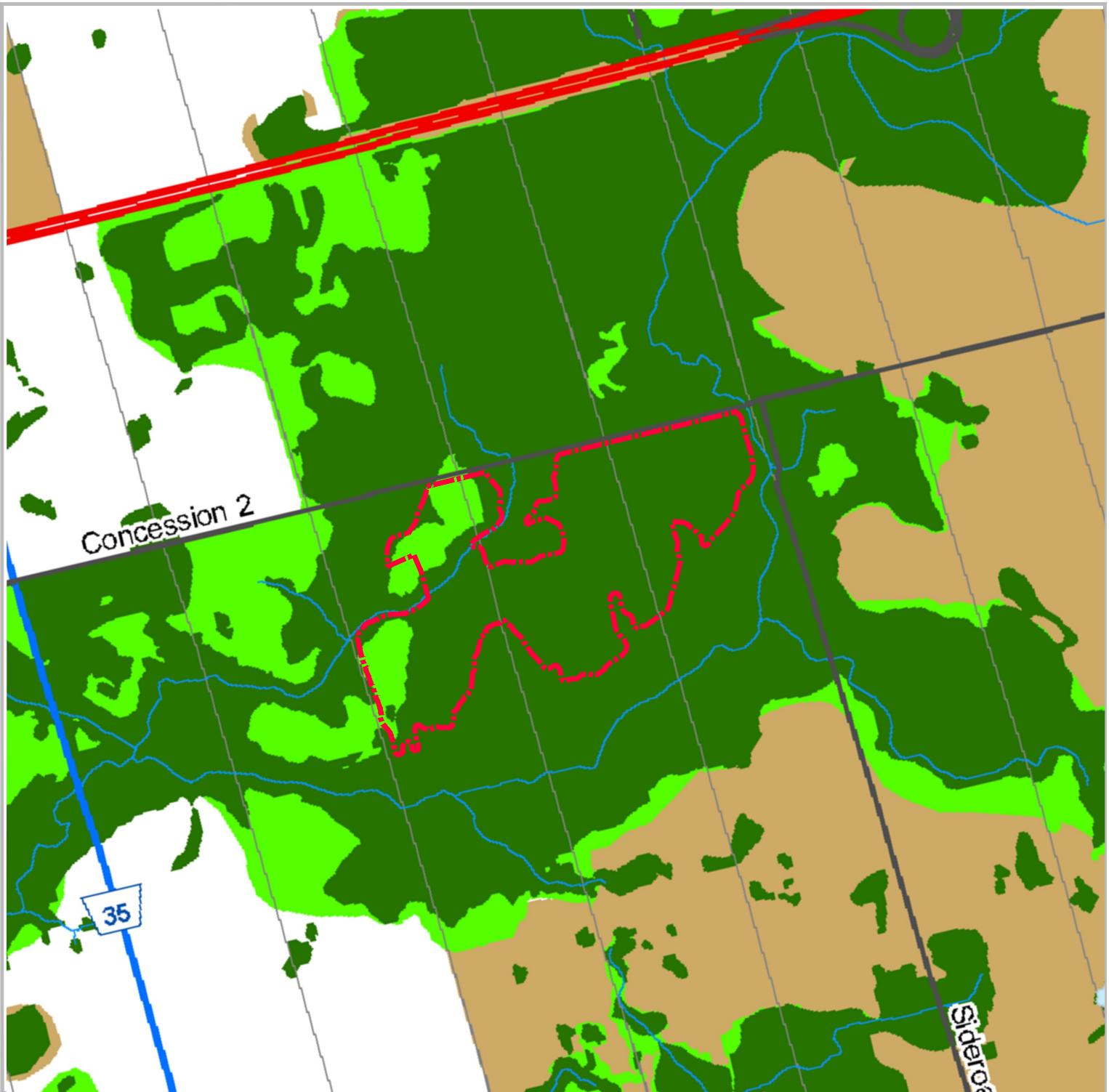
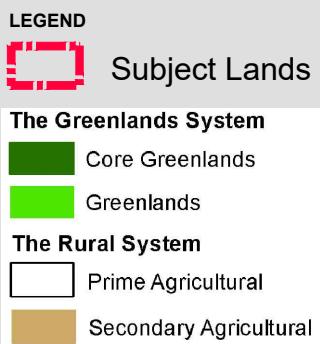


Figure 4

## County of Wellington Official Plan Schedule A7 Puslinch

**CBM Aberfoyle South  
Expansion**  
Concession 2 Road  
Township of Puslinch  
County of Wellington



Source: County of Wellington Official Plan Office Consolidation,  
Schedule A7 Puslinch Last Updated : August 15, 2019

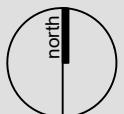
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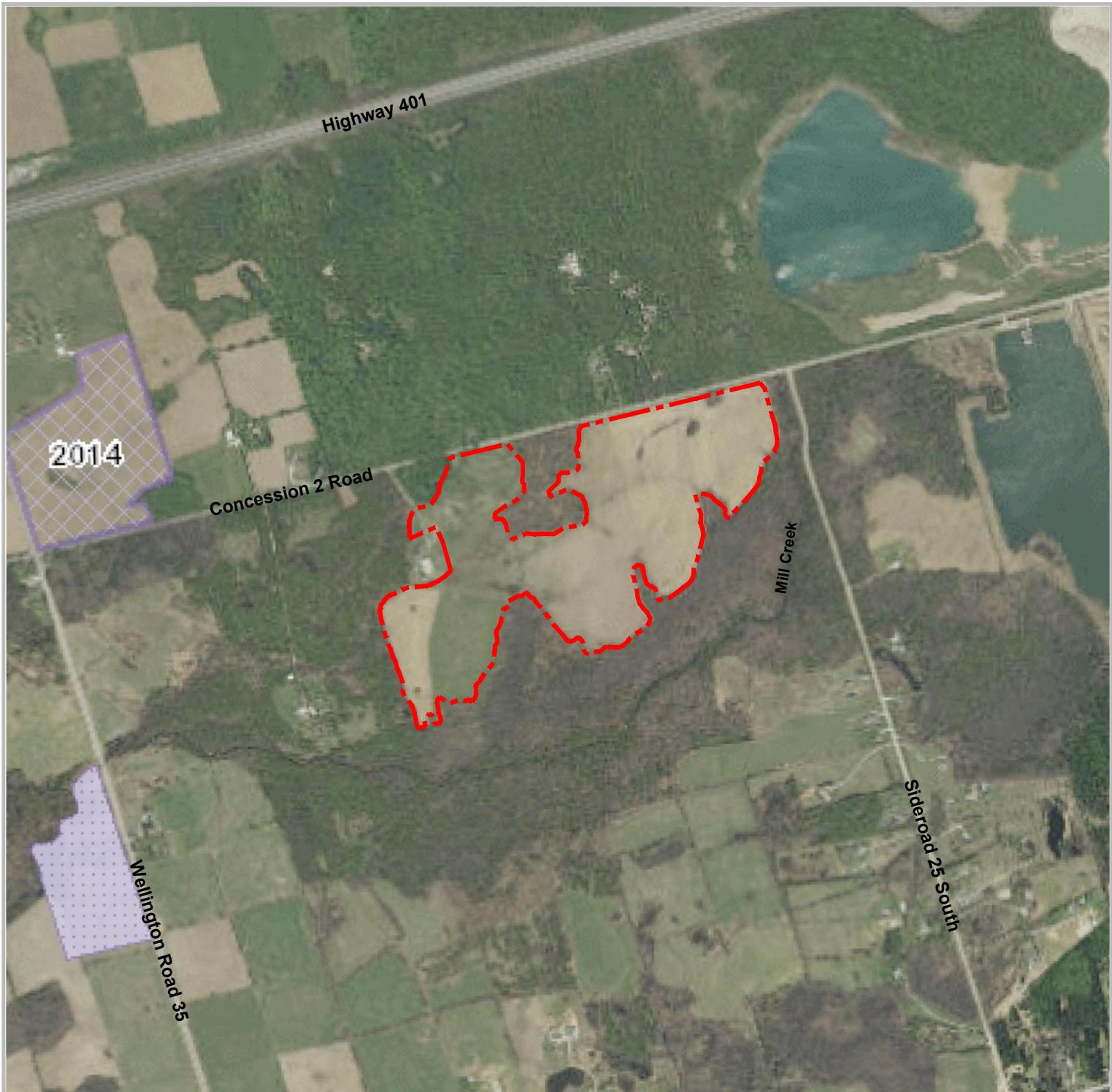


Figure 5

## Tile Drainage

### LEGEND



Subject Lands

Agricultural Tile Drainage



Random



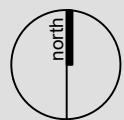
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### CBM Aberfoyle South Expansion

Concession 2 Road  
Township of Puslinch  
County of Wellington

Source:

© Queen's Printer for Ontario, 2021 (AgMaps online)

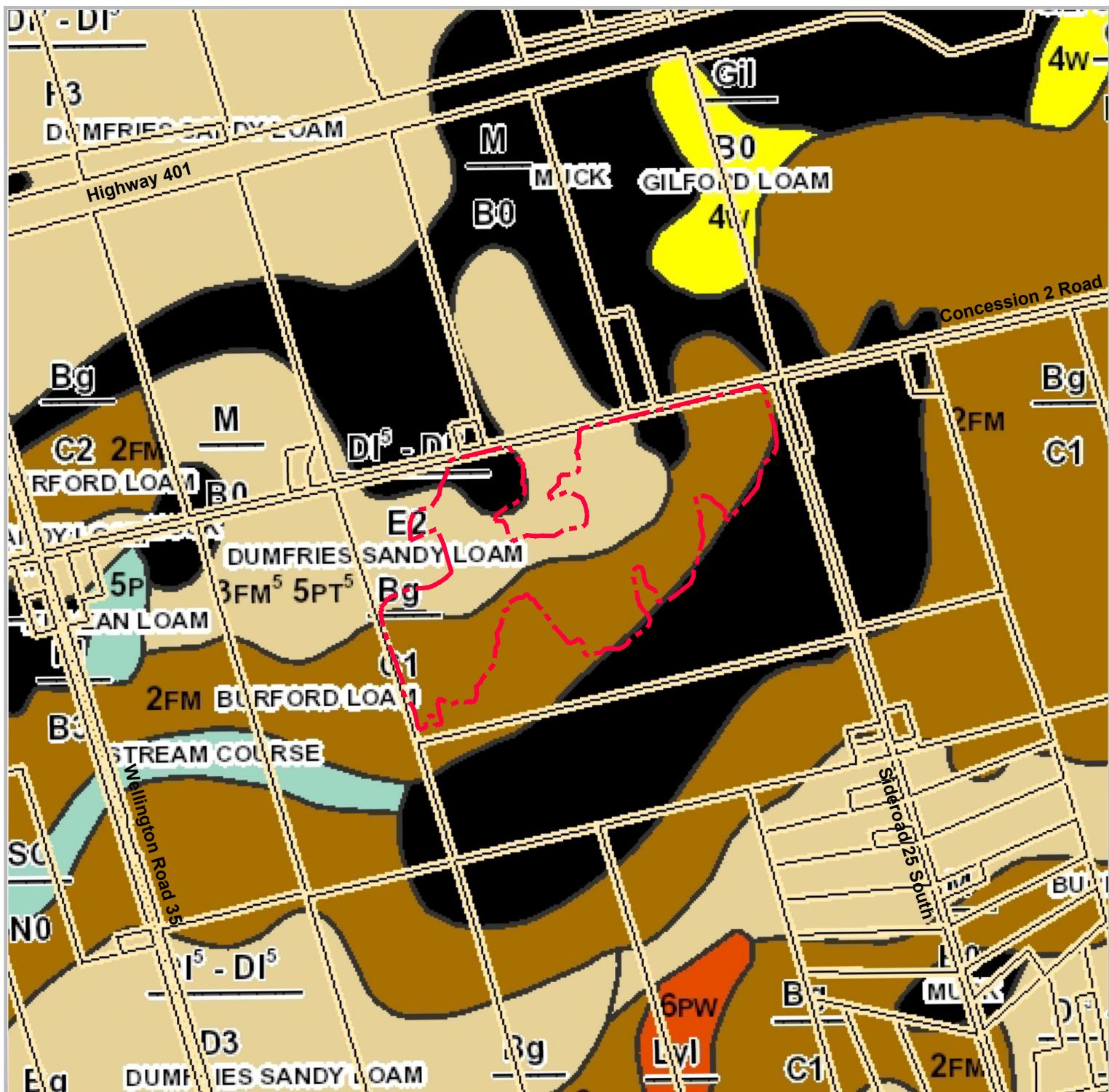
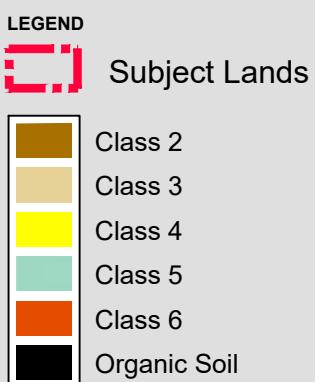


Figure 6

# **Soil Capability for Agriculture**

## CBM Aberfoyle South Expansion

Expansion  
Concession 2 Road  
Township of Puslinch  
County of Wellington



Source:  
© Queen's Printer for Ontario, 2021 (*AgMaps* online)

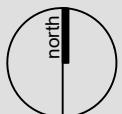
**DATE:** December 2021

FILE: X321AB

SCALE: 1:15,000

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AGRICULTURE.DWG



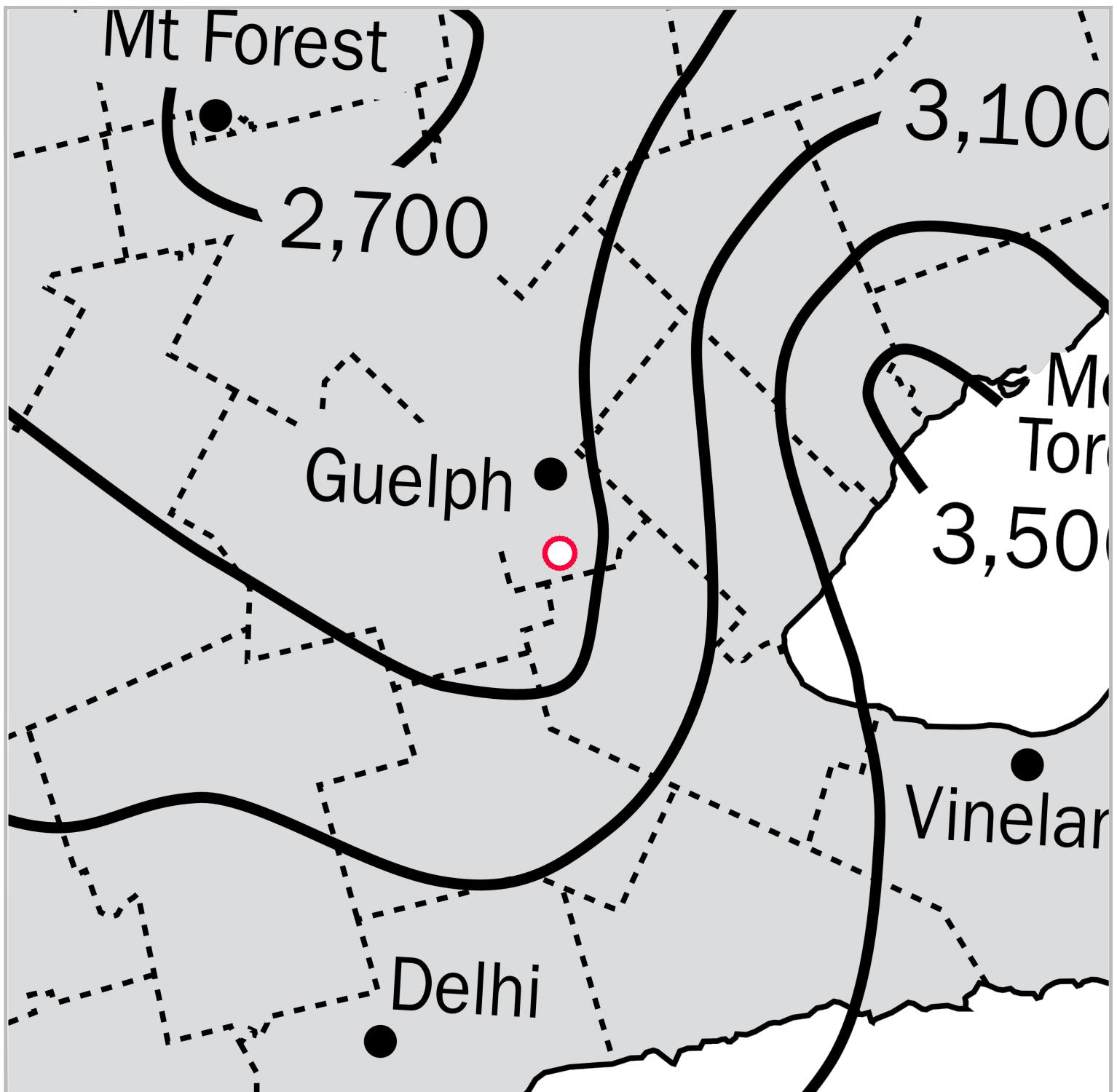


Figure 7

## Crop Heat Units

### LEGEND



Subject Lands

### CBM Aberfoyle South Expansion

Concession 2 Road  
Township of Puslinch  
County of Wellington

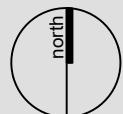
Source:  
Agronomy Guide For Field Crops Publication 811, Ministry of Agriculture,  
Food and Rural Affairs

DATE: December 2021

FILE: Y321AB

SCALE: NTS

DRAWN: DGS



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## CURRICULUMVITAE

### Pierre Chauvin, BSc(Agr.), MA, MCIP, RPP

#### EDUCATION

1997

Masters of Arts, Regional Planning and Resource Development  
University of Waterloo

1993

Bachelor of Science in Agriculture  
University of Guelph

Pierre Chauvin joined the firm as a Planner in 1998. Mr. Chauvin provides urban and rural planning analysis and research services for public and private sector projects across Ontario.

His professional activities include project management, community planning, and land development. Pierre's experience ranges from residential and commercial development, environmental and recreational planning and resource management.

Pierre also has specific expertise in rural and agricultural planning. He has prepared agricultural impact assessments as part of settlement area expansions and development proposals. He also has experience with MDS and the Nutrient Management Act, and has provided expert agricultural and planning evidence at the Ontario Municipal Board and other tribunals.

Pierre holds a Masters degree in Regional Planning and Resource Development and a Bachelor of Science in Agriculture degree with a major in Natural Resources Management. Pierre is also a full member of the Canadian Institute of Planners and Ontario Professional Planners Institute.

#### PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Past Member, Committee of Adjustment for the Township of Centre Wellington

Past Member (Build Committee), Habitat for Humanity - Centre Wellington

Past Member, Grand River Conservation Authority, Recreation Working Group

Past Vice-Chair, Village of Elora Planning Advisory Committee

Past Member, Heritage Centre Wellington Committee (LACAC)

Past Board of Directors, Guelph & District Homebuilders' Association

Past Chair of the Industry Luncheon Committee, Guelph & District Homebuilders' Association

Member of the Waterloo Region Homebuilders' Association Liaison Committee with the Region of Waterloo

Member of the Waterloo Region Homebuilder's Association Liaison Committee with the Townships of Woolwich and Wilmot

Member of the Guelph & District Homebuilders' Association Liaison Committee with the Grand River Conservation Authority

#### CONTACT

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# MHBC

PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE

# CURRICULUM VITAE

Pierre Chauvin, BSc(Agr.), MA, MCIP, RPP

## PROFESSIONAL HISTORY

2013 – Present	Partner, MacNaughton Hermsen Britton Clarkson Planning Limited
2004 - 2013	Associate, MacNaughton Hermsen Britton Clarkson Planning Limited
1998 - 2004	Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
1997 - 1998	Assistant Planning Officer, Upper Grand District School Board
1993 - 1995	Research Assistant (Nutrient Management), Land Resource Science Department, University of Guelph

## SELECTED PROJECT EXPERIENCE

## **Agricultural/Rural Planning**

Project planner to undertake a review of the Minimum Distance Separation formulae for the Region of Peel and Town of Caledon as part of their LEAR Study.

Review and provided opinion to the Township of Guelph-Eramosa regarding the revised Minimum Distance Separation Formulae.

Project planner for the preparation of an agricultural assessment of potential growth areas as part of the City of Brantford Growth Strategy/Official Plan Review.

Preparation of agricultural impact statements/assessments including MDS I & II assessments on behalf of various private sector clients in support of development and aggregate applications.

## CONTACT

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Suite 200  
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F 519 576 0121  
[pchauvin@mhbcplan.com](mailto:pchauvin@mhbcplan.com)  
[www.mhbcplan.com](http://www.mhbcplan.com)

Preparation of an agricultural assessment on behalf of the Township of Guelph/Eramosa to explore the feasibility and potential of a dual Agricultural/Rural designation approach in the Official Plan.



# CURRICULUMVITAE

## Pierre Chauvin, BSc(Agr.), MA, MCIP, RPP

### **Parks & Recreation**

Project lead and consultant to the City of Port Colborne to complete a Parks and Recreation Master Plan.

Project lead and consultant to the Town of Collingwood to complete a Parks and Recreation Master Plan.

Project lead and consultant to the Town of Grimsby to complete a Parks and Recreation Master Plan.

Project lead and consultant to the City of Kitchener to undertake a Business Case for the Doon Pioneer Park Community Centre Expansion.

Project lead and consultant to the Town of Cobourg for the Cobourg Community Centre and YMCA Northumberland Joint Facility Needs Assessment.

Project lead and consultant to the Town of Cobourg for the preparation a Recreation Strategy and Implementation Plan.

Project Lead and Consultant to the Town of Caledon in the preparation of a Parks and Recreation Visioning Plan.

Consultant to the Township of West Lincoln in the preparation of a Parks and Recreation Master Plan.

Project planner, Township of Guelph-Eramosa Parks, Recreation and Culture Master Plan.

### **Source Water Protection**

Prepared Official Plan Amendment and policies as well as implementing Zoning By-law to implement the Source Water Protection Plan policies for the Counties of Norfolk, Elgin and Middlesex.

### **CONTACT**

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Suite 200  
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T 519 576 3650 x 701  
F 519 576 0121  
pchauvin@mhbcplan.com  
www.mhbcplan.com

Prepared Official Plan Amendment and policies to implement the Source Water Protection Plan policies for the County of Wellington.



## CURRICULUMVITAE

### Pierre Chauvin, BSc(Agr.), MA, MCIP, RPP

Consultant to Grand River Conservation Authority, County of Wellington and County of Perth in the development of Source Water Protection water quality policies for the Lake Erie Region Source Protection Plan.

Prepared Official Plan Amendment and policies to implement the Groundwater Protection Strategy for the County of Wellington.

#### **Official Plan/Zoning By-laws**

Project lead and consultant for the preparation of an Official Plan Update for the Municipality of Kincardine.

Project lead and consultant to the Municipality of Kincardine for the preparation of a Comprehensive Zoning By-law Review (on-going).

Project lead and consultant to the Township of Huron-Kinloss for the preparation of a Comprehensive Zoning By-law Review.

Project lead and consultant for the preparation of an Official Plan Update for the Township of Huron-Kinloss.

Project lead and consultant to the County of Norfolk to prepare an Issues and Report for the Hastings Drive Zoning By-law Study.

Project planner for preparation of a Consolidated Zoning By-law for the City of Kawartha Lakes (involved consolidating 17 By-laws).

#### **Special Studies & Other**

Consulting planner for the County of Perth to review and process planning applications.

Consulting planner for the County of Bruce to review Consent and Minor Variance applications for the Lakeshore and Peninsula Hubs.

Consulting planner for the City of Stratford to review and process select development applications.

Project planner for the Municipality of North Perth to complete a Secondary Plan and Master Servicing Plan for North-East Listowel (on-going).

#### **CONTACT**

540 Bingemans Centre Drive,  
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## CURRICULUMVITAE

### Pierre Chauvin, BSc(Agr.), MA, MCIP, RPP

Project Lead and planner for the Upper Grand District School Board for the approval of new secondary school in the City of Guelph.

Consultant to the Upper Grand District School Board regarding the justification and approval of a new secondary school in the Township of Centre Wellington, including a settlement area expansion.

Consultant to the Huron-Perth Catholic District School Board regarding the justification and approval of a new elementary school in the Town of North Perth, including an agricultural impact assessment for a proposed expansion of the settlement boundary to accommodate the school.

Justification of an urban expansion in the former Town of Listowel (Municipality of North Perth) and preparation of a Plan of Subdivision for a 50 acre property. The justification included an assessment of agricultural impacts and servicing considerations.

Consultant to the City of Woodstock regarding the justification and approval of the East Woodstock Secondary Plan & Design Study. Prepared Official Plan Amendment and policies to implement the Secondary Plan.

Consultant to the Town of North Perth on the Southeast Listowel Community Plan.

Project planner providing planning services to the Township of Guelph-Eramosa. Review of applications, and preparation and presentation of planning reports to Council.

Review and/or preparation of numerous planning approvals relating to draft plan of subdivisions, draft plan of condominiums, site plans, Official Plan amendments, Zoning By-law amendments, consents and minor variances throughout the Region of Waterloo, the Counties of Wellington, Perth, Bruce, Oxford, Huron and surrounding areas.

Advisor to various aggregate producers regarding the review of new Official Plan policies in the Region of Durham and County of Oxford.

Project Planner to the Aggregate Producers' Association of Ontario on the review of the Oak Ridges Moraine Conservation Plan.

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## CURRICULUMVITAE

### Pierre Chauvin, BSc(Agr.), MA, MCIP, RPP

Coordinating the design and preparation of site plans under the Aggregate Resources Act. Research and preparation of Planning Reports and Aggregate Resources Act Reports for license and permit applications, including work for companies such as Lafarge Canada, Dufferin Aggregates, Federal White Cement and Beachville Lime Limited.

#### AWARDS / PUBLICATIONS / PRESENTATIONS

2017              Designing Public Spaces to Support Vibrant Communities  
– Presentation on Park Land Dedication and Implications of Bill 73, September 15, 2017

2012              OPPI – Southwest District – Presentation on Source Water Protection Planning and Implementation, October 25, 2012

2012              Ontario Sand and Gravel Association – Presentation on Implications of Source Water Protection on Aggregate Operations, November 8, 2012.

2004              B. Hermsen and P. Chauvin, 2004. Elementary Schools and Residential Absorption Rates in New Neighbourhoods. Spring 2004 Ontario Expropriation Association Newsletter.

2003              Nutrient Management Act - Presentation to the Municipal Law Seminar Series, in co-operation with Kearns McKinnon LLP, February 26, 2003.

1997              Planning and Development of Recreational Trails on Private Lands: A Case Study of the Grand Valley Trails Association. Unpublished M.A. Thesis, School of Urban and Resource Development Planning, Faculty of Environmental Studies, University of Waterloo, Ontario.

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