

February 24, 2023

Sean Norman  
Senior Planner  
Niagara Region  
1815 Sir Isaac Brock Way, Thorold, ON L2V 4T7

Mr. Norman,

**RE: Response to JART Comments Received for the Upper's Quarry Visual Impact Assessment  
MHBC File: 9811AB**

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The following addendum has been provided to the Joint Agency Review Team (JART) in response to comments dated August 23, 2022. With respect to the Visual Impact Assessment (VIA) prepared by MHBC, the comments received were as follows:

*City staff have reviewed the Visual Impact Assessment, prepared by MHBC (dated October 2021) and offer the following for consideration:*

*1. Please provide a rendering of the layout of the quarry that includes a street level visual analysis with berming, noise control and landscaping, once quarry is developed.*

In response to these comments, MHBC has prepared four perspective renderings that visualize the mitigation measures as per the Mitigation Plan (Figure 4) and the proposals found in the VIA. The location of these renders has been shown on the Mitigation Plan.

These renders assume the conditions of the quarry at full operation and maximum extent of excavation.

The methodology for the preparation of these renderings is as follows:

- A 3D Model was produced based on the contour information of the quarry at maximum excavation, with surrounding land topographies assumed to be unchanged.
- Proposed berming was added to the model as per the Mitigation plan.
- The model was exported to Lumion where material textures and vegetation were applied. The condition of the vegetation was assumed to be when the quarry would be at maximum excavation.
- It was assumed that existing vegetation outside of applicant property would be retained.
- Views were selected from the public right of way and were taken at a height of about 1.6m – 1.8m above the ground. This height was selected to reflect the average height of a person either sitting in a vehicle, or standing.

We trust that these renders will satisfy the JART comments received.

Respectfully Submitted,

**MHBC Planning, Urban Design & Landscape Architecture**

A handwritten signature in blue ink, appearing to read "N. Miele".

**Nick Miele BLA, OALA, CSLA, ISA**  
**Senior Landscape Architect / Partner**

*attachments.*

- 1 - Thorold - Looking South
- 2 - Thorold and Upper
- 3 - Beechwood South of Church
- 4 - Enhancement Area - Beechwood
- Figure 4 - Mitigation Plan\_REV4







