



Landscape Architecture | Site Design

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October 17, 2025

Niagara Escarpment Commission
232 Guelph Street
Georgetown, ON
L7G 4B1
Attention: Ms. Karen Bannister, Landscape Architect

**RE: VISUAL IMPACT ASSESSMENT STUDY for HORNING'S MILL'S DEVELOPMENT
RESULTS OF LEAF OFF STUDY (STAGE 2, REVISION 1)**

Dear Ms. Karen Bannister:

We are pleased to submit to the Niagara Escarpment Commission (NEC) the results of our fieldwork for the examination of the viewpoint locations during **leaf-off** conditions for the viewshed mapping of the proposed Horning's Mill's Development (the Property). This work is pursuant to the Stage 2 Terms of Reference (**TOR**) of the Visual Impact Assessment (**VIA**) study, which is comprised of further viewshed mapping, photographic capture of existing conditions, production of a line-of-sight cross section, and the related analysis.

Prior to undertaking this fieldwork, BTi requested NEC's input and approval of revised viewpoints #1, #3, and #4, and target objects #1 and #2. As a result of the leaf on study, the NEC requested that these three viewpoint locations be modified to better capture public views to the property. Target object locations #1 and #2 were revised slightly due to a change in the Draft Plan of Subdivision. All other viewpoints, and target object #3 remain unchanged from the leaf on study. These changes were all addressed in the updated Stage 2 TOR which was approved by the NEC on March 1, 2024 via email. It was at this time we understood we had approval to proceed with the next stage of this VIA; the leaf off photographic study and a line-of-sight cross section.

BTi carried out the photographic work of the viewsheds from the pre-approved selected viewpoint locations on March 7, 2024, during leaf-off conditions. As a result of this field work, BTi is providing its recommendations for planted mitigation where required as discussed in the attached field sheets. Based on this submission, BTi requests NEC input and approval to confirm if any further work is required. Should further work be required, BTi will consult with NEC on this VIA study prior to commencing.

This submission has been updated to align with the latest site plan dated August 5, 2025 as provided by Pearson Engineering; however, our findings and recommendations remain consistent with those previously presented.

Yours sincerely,



Michael Thistle, Landscape Architect OALA, CSLA



Stage 2 Work

Field Work

a) General Reconnaissance

Prior to locating the revised viewpoints and target objects, BTi once more undertook a general reconnaissance of the Horning's Mill's area to familiarize itself with the landscape surrounding the Property. BTi travelled by vehicle on the public roads adjacent to and surrounding the Property. The key roads travelled during this phase of the study were Main St. (Hwy 14) and Dufferin Road 124.

b) Locating Viewpoints and Target Objects in the Field

BTi visited each of the revised Viewpoint and Target Object locations in the field. The location of the new Viewpoints and Target Object locations was guided by the previously submitted and approved **Viewshed Map (VM1)** with the Stage 2 **TOR** dated Feb 29, 2024. BTi found, as close as possible, the GPS coordinates position of each of the new Viewpoint and Target Object locations. BTi recorded each of the revised Viewpoint and Target Object location's *actual* GPS coordinates and elevation information. The procedures that were applied for locating Viewpoint and Target Objects in the field are as described in the Stage 2 **TOR**.

c) Photographic Capture of Viewsheds from Viewpoint Locations

Photographs from the selected Viewpoints of the viewsheds were taken during leaf-off conditions on March 7, 2024. At the Viewpoint location, the camera tripod was set up and the iPhone was set at camera level (1.5 m above ground). The actual GPS coordinates and elevation information was then captured at ground level. A digital Canon EOS 60D camera with a 50 mm wide aperture lens was used to take the photographs.

With the actual GPS coordinates information for the Viewpoint and Target Object locations, BTi was able to calculate the actual bearing for each Viewpoint location in the field, using the Coord Calc App, as described in the Stage 2 Work **TOR**. This App was also able to provide the actual distance from the Viewpoint location to the Target Object based on their GPS coordinates information.

In the field, the camera tripod was placed at position A1. A centre pylon was placed at an appropriate distance away from A1 at position C1 and directly in line with the bearing direction towards the property. The distance from A1 to C1 was measured (d1 distance). Then pylons were placed to the right and left of the centre pylon at positions B1 and B2. The distances from B1 to C1 and from B2 to C1 (d2 distance) were made to be equal and measured (distances from A1 to B1 and from A1 to B2 were also made to be equal and measured (d3 distance)). At certain Viewpoint locations it was not possible to have both B1 and B2 pylon locations. However, the desired configuration of the pylons was still maintained. Reference should be made to Pylon Layout in the Stage 2 **TOR** for the placement and configuration of the pylons in the field.

The procedures that were applied by BTi in the field for carrying out the photographic capture of the Viewsheds from the Viewpoint locations are more fully described in the Stage 2 Work **TOR**.

Documentation of Work, Findings, Recommendations

a) Viewpoint Field Sheets – Leaf-Off Conditions

For each Viewpoint location, the following information from the field work carried out during leaf-on conditions was recorded on a Viewpoint Field Sheet:

- Date of field work for the Viewpoint location
- The photographic capture of the viewshed towards the Target Object from the Viewpoint location, during leaf-off conditions (photograph shows the centre line direction of view). This is the panoramic picture of the viewshed created with the pictures taken from the Viewpoint location
- A general description of the Viewpoint location, e.g. location, character
- Actual GPS (latitude, longitude) coordinates and elevation information for the Viewpoint location, point A1
- Actual GPS (latitude, longitude) coordinates and elevation information for the Target Object for the Viewpoint location
- Actual bearing direction from the Viewpoint location towards the Target Object
- The distance between the Viewpoint location and the Target Object
- The distance (d1) from Viewpoint location, position A1, to the centre pylon, position C1
- The distance (d2) from pylons at positions B1 and B2 to the centre pylon, position C1
- The distance (d3) from Viewpoint location, position A1, to the pylons at positions B1 and B2
- Observations of viewshed seen from Viewpoint location, e.g. direction/orientation of view and what elements in the landscape are seen in the foreground, midground and/or background
- A determination of whether during leaf-on conditions the Property can be seen in the viewshed from the Viewpoint location. No change since the Stage 1 Leaf-on Study
 Yes or No
- A determination of whether during leaf-off conditions the Property might be seen in the viewshed from the Viewpoint location?
 Yes or No
- A recommendation as to whether further study of the viewshed from the Viewpoint location is required.

b) Individual Viewshed Maps

Following the field work, the actual GPS coordinates and elevation information recorded for the Viewpoint locations and the Target Objects that were visited in the field were pinpointed, as accurately as possible, within the AutoCAD drawing. This was done by reference to the panoramic photographs taken and the identification of existing features, such as buildings and vegetation, seen in the photographed viewshed. A similar process was done, as well as by referring the Google Earth Pro aerial image, to locate the GPS coordinates and elevation information for the Target Object locations. As a cross-check, the bearing line was drawn between each Viewpoint location and its Target Object.

BTi updated the individual 8 (2 were no longer required per the leaf on study) **Viewshed Maps** showing and identifying the field verified Viewpoint and Target Object location, the bearing direction from the Viewpoint location to the Target Object, the viewshed, and the field of view from the Viewpoint location captured by the digital camera in the field. As well, each

map shows for the field of view the horizontal angle of view from the Viewpoint location and the 2-D surface area that the viewshed captured.

c) Line-of-sight Cross Section

As requested by the NEC, BTi carried out a single line-of-sight cross section from Viewpoint #1, through Target Object #1 and on through the rest of the property.

A line-of-sight cross section illustrates in a 2-dimensional way a cross section view of an individual viewshed from a Viewpoint. The alignment of the lines of sight on the Cross Section drawing follows the middle of the view as seen in the viewshed (i.e., centre of the panoramic pictures) for the Viewpoint. The line-of-sight originates from the Viewpoint location, crosses the Property boundary and continues in a straight line to the Viewpoint's Target Object (centre of a lot) and then beyond the Property.

The Line-of-Sight Cross Sections drawing depicts what is seen of the existing landscape conditions in the path of the line-of-sight: topography, elevation and grade changes, wooded areas, buildings, and public roads/streets. The drawing also depicts what is seen within the property line boundary, being the Viewpoint's Target Object, the proposed internal roadway, and Lots 18 & 19..

Per the approved Stage 2 TOR, the line-of-sight cross section was prepared in a 2-D sectional view using a vertical (elevation) and horizontal (ground level) ratio of 1:1, and a viewing height of 1.5 metres above ground level.

A Key Plan (showing the Property and the surrounding lands) accompanies the Cross Section drawing. The Key Plan shows more clearly the lines of sight for the selected Viewpoint studied in the Line-of-sight Cross Section. Also visible on the Key plan is the existing vegetation that surrounds the subject property which is to remain.

The results of the work carried out, as shown in the Line-of-sight Cross Sections for the selected Viewpoints, are summarized below.

d) Findings and Recommendations – Leaf Off Photographic Capture

BTi has completed its field work of the viewsheds during leaf-off conditions.

Based on the field work carried out, BTi proposes and recommends that further work is NOT necessary for the following Viewpoint locations:

- Viewpoint #1 due to existing vegetation and the sharply raised topography in the foreground, blocking the view of the subject property beyond
- Viewpoint #3 due to the existing vegetation in the foreground, blocking the view of the subject property beyond
- Viewpoint #4 due to the dense nature of the existing vegetation in the foreground, blocking the view of the subject property beyond

e) Finding and Recommendations - Line-of-sight Cross Section

Viewpoint #1 is located on Main St. (Hwy 14) northeast of the Property. Viewpoint #1 is directed at Target Object #1.

As can be seen from the Key Plan and the Line-of-sight Cross Section, there is an existing woodlot between Viewpoint #1 and the subject property. There is also a significant grade change as Viewpoint #1 is approximately 6m lower than the target object in Lot #1. The Line-of-sight Cross Section and the leaf off photo capture for Viewpoint #1 illustrates that the existing woodlot and change in elevation together provides a strong visual buffer of the development from this Viewpoint location.

Based on the line of sight cross section produced during this phase of work, BTi proposes and recommends that further work is NOT necessary for the following Viewpoint #1 which is consistent with the findings and recommendations made with the photo capture work for Viewpoint #1.

f) Stage 2 Summary

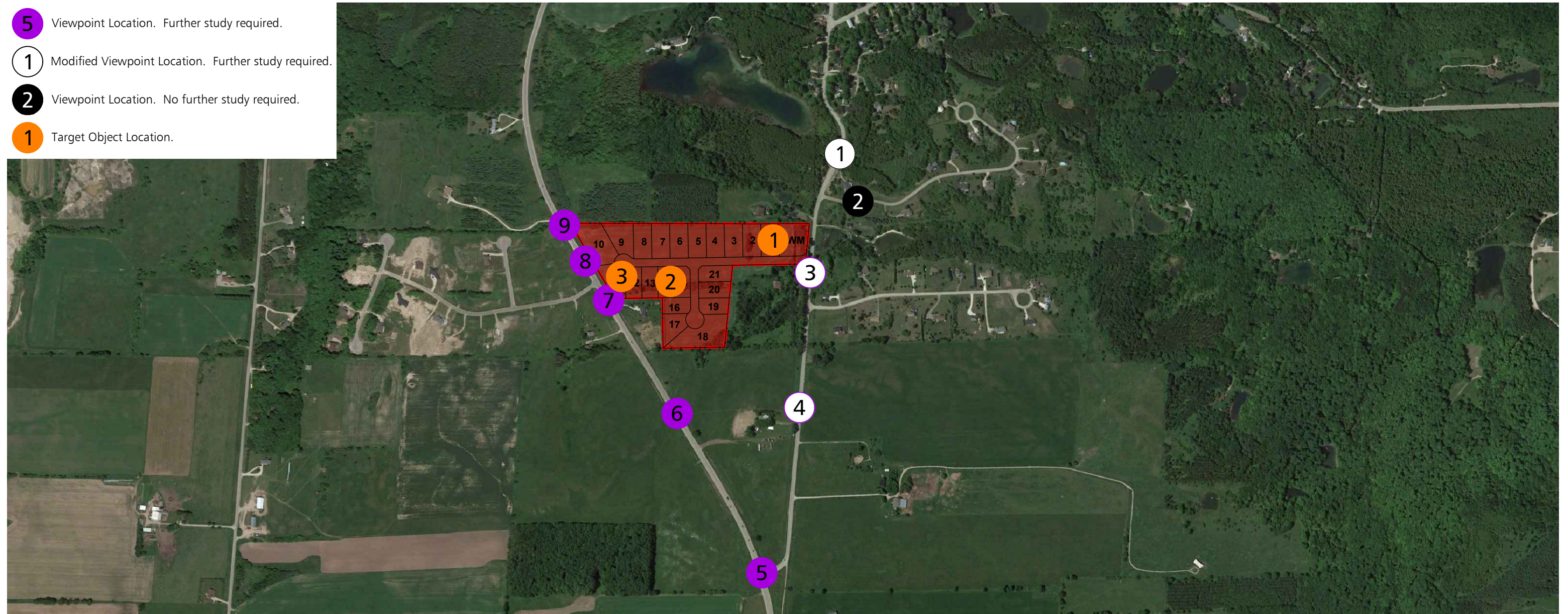
BTi is submitting its work, findings and recommendations to NEC for review. Accordingly, we are enclosing for your review the following information:

- Updated Individual Viewshed Maps – Viewpoints #1, #3, #4, #5, #6, #7, #8 and #9 (dated October 10, 2025)
- Updated Schedule of Viewpoints and Related Target Objects - Coordinates, Elevations and Bearing information
- Viewpoint Field Sheets – Leaf-Off Conditions - Viewpoints #1, #3, #4, #5, #6, #7, #8 and #9 (dated October 10, 2025)
- Line of sight Cross Section – Viewpoint #1 (dated October 10, 2025)
- Draft Plan of Subdivision (dated August 5, 2025)

BTi understands that further work will likely be required for Viewpoints #5, #6, #7, #8 and #9 whether its photo simulations or a detail mitigation plan. We would like to obtain input and approval from NEC for this work if necessary. At that time, we would be happy to review and discuss this with NEC.

END OF LEAF OFF STUDY

- 5 Viewpoint Location. Further study required.
- 1 Modified Viewpoint Location. Further study required.
- 2 Viewpoint Location. No further study required.
- 1 Target Object Location.



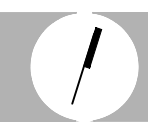
Viewpoints and Related Target Objects - Field Verified (March 7, 2024)
Co-ordinates, Elevations, and Bearing Information

Viewpoint (VP)			Target Object (TO)			Bearing Direction from Viewpoint to Target Object	Distance from Viewpoint to Target Object	Reference Pylons			
#	GPS	Elevation	#	Lot #	GPS			Elevation	d1 m	d2 m	d3 m
1	44°09'04.32" N 80°12'13.02" W	460 m	1	1	44°08'55.73" N 80°12'17.64" W	466 m	201.11 °	284.28 m	9.14 m	3.66 m	9.85 m
2	44°09'00.67" N 80°12'09.72" W	461 m	No further investigation required								
3	44°08'53.91" N 80°12'12.72" W	462 m	1	1	44°08'55.73" N 80°12'17.64" W	466 m	297.27 °	122.93 m	9.14 m	2.74 m	9.54 m
4	44°08'43.47" N 80°12'10.09" W	475 m	2	14	44°08'50.81" N 80°12'27.58" W	480 m	300.32 °	449.90 m	12.19 m	5.49 m	13.37 m
5	44°08'29.77" N 80°12'10.02" W	480 m	2	14	44°08'50.81" N 80°12'27.58" W	480 m	329.10 °	757.54 m	15.25 m	3.65 m	15.68 m
6	44°08'40.07" N 80°12'22.99" W	476 m	2	14	44°08'50.81" N 80°12'27.58" W	480 m	342.95 °	346.84 m	6.10 m	3.66 m	7.11 m
7	44°08'47.16" N 80°12'33.14" W	482 m	3	11	44°08'49.75" N 80°12'33.19" W	482 m	5.35 °	71.28 m	6.71 m	2.74 m	7.25 m
8	44°08'50.39" N 80°12'37.64" W	483 m	1	1	44°08'55.73" N 80°12'17.64" W	466 m	69.58 °	474.05 m	10.36 m	3.66 m	10.99 m
9	44°08'53.16" N 80°12'41.79" W	481 m	2	14	44°08'50.81" N 80°12'27.58" W	480 m	102.98 °	324.04 m	6.10 m	2.74 m	6.69 m
10	44°08'13.36" N 80°11'36.23" W	479 m	No further investigation required								



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VM1 HORNING'S MILLS VISUAL IMPACT ASSESSMENT VIEWSHED MAP

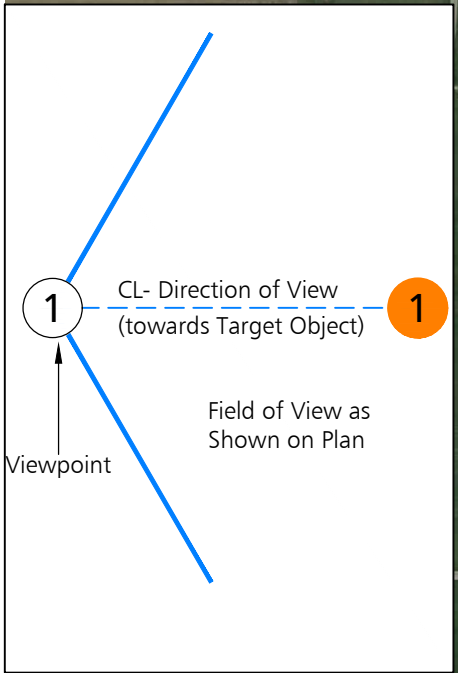


10 October 2025
Scale: As Shown
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- 5 Viewpoint Location. Further study required.
- 1 Modified Viewpoint Location. Further study required.
- 2 Viewpoint Location. No further study required.
- 1 Target Object Location.

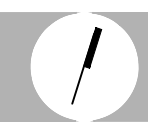
Field Verified - March 7, 24
 Viewpoint Coordinates & Elevation:
 44°09'04.32"N, 80°12'13.02"W
 460m
 Target Object Coordinates & Elevation:
 44°08'55.73"N, 80°12'17.64"W
 466m
 Lot 1
 Bearing Direction from Viewpoint to
 Target Object
 201.11°



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VP1

HORNING'S MILLS VISUAL IMPACT ASSESSMENT VIEWPOINT #1 (VP & TO modified)



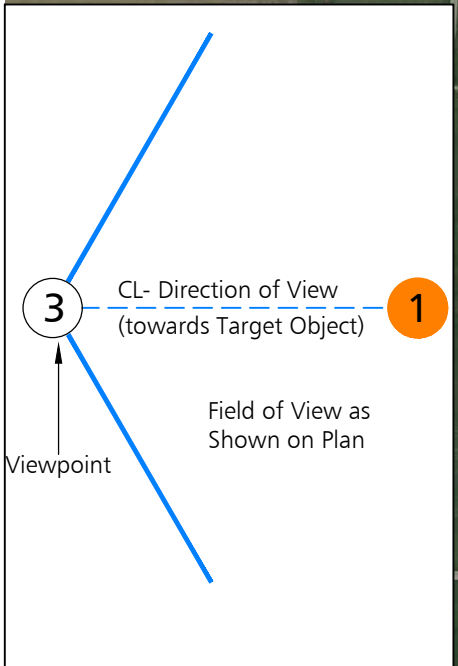
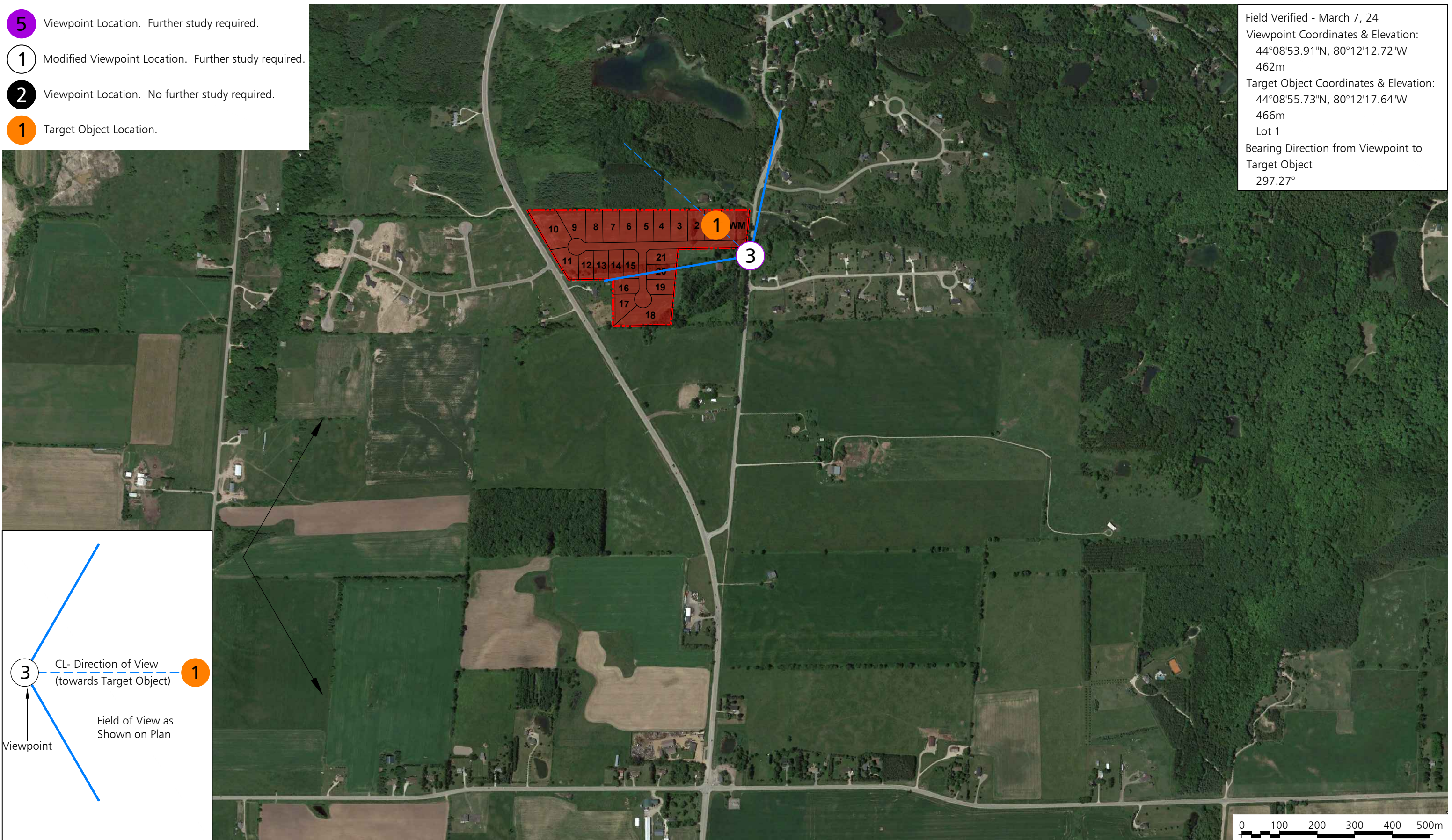
10 October 2025
 Scale: As Shown
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- 5** Viewpoint Location. Further study required.
- 1** Modified Viewpoint Location. Further study required.
- 2** Viewpoint Location. No further study required.
- 1** Target Object Location.

Field Verified - March 7, 24
 Viewpoint Coordinates & Elevation:
 44°08'53.91"N, 80°12'12.72"W
 462m
 Target Object Coordinates & Elevation:
 44°08'55.73"N, 80°12'17.64"W
 466m
 Lot 1
 Bearing Direction from Viewpoint to
 Target Object
 297.27°



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VP3

HORNING'S MILLS VISUAL IMPACT ASSESSMENT VIEWPOINT #3 (VP & TO modified)

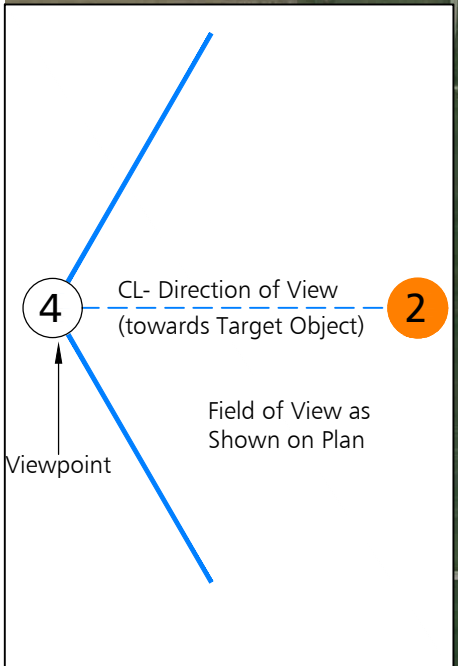
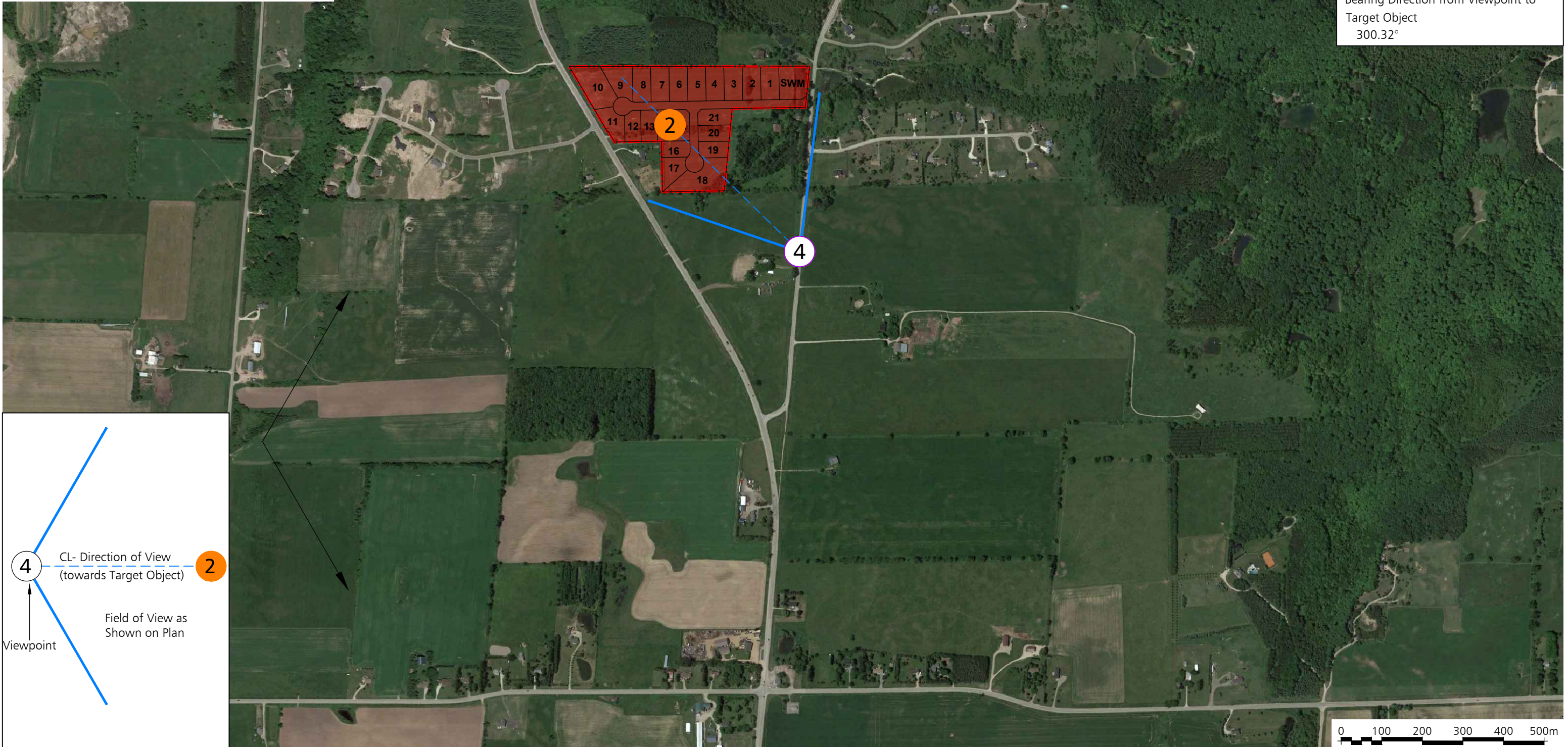


10 October 2025
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- 5 Viewpoint Location. Further study required.
- 1 Modified Viewpoint Location. Further study required.
- 2 Viewpoint Location. No further study required.
- 1 Target Object Location.

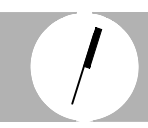
Field Verified - March 7, 24
 Viewpoint Coordinates & Elevation:
 44°08'43.47"N, 80°12'10.09"W
 475m
 Target Object Coordinates & Elevation:
 44°08'50.81"N, 80°12'27.58"W
 480m
 Lot 14
 Bearing Direction from Viewpoint to
 Target Object
 300.32°



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VP4

HORNING'S MILLS VISUAL IMPACT ASSESSMENT VIEWPOINT #4 (VP & TO modified)

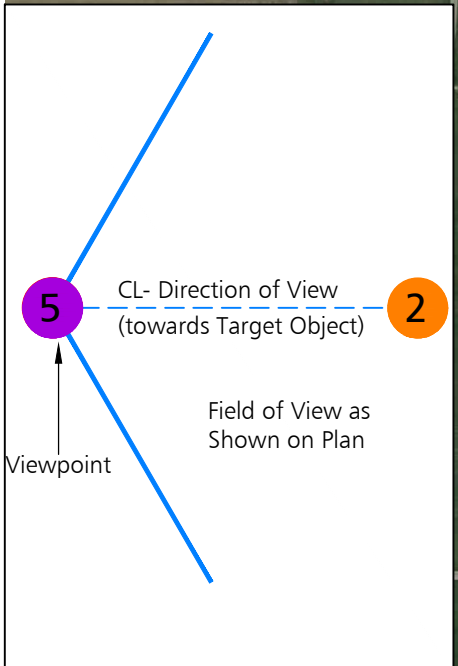
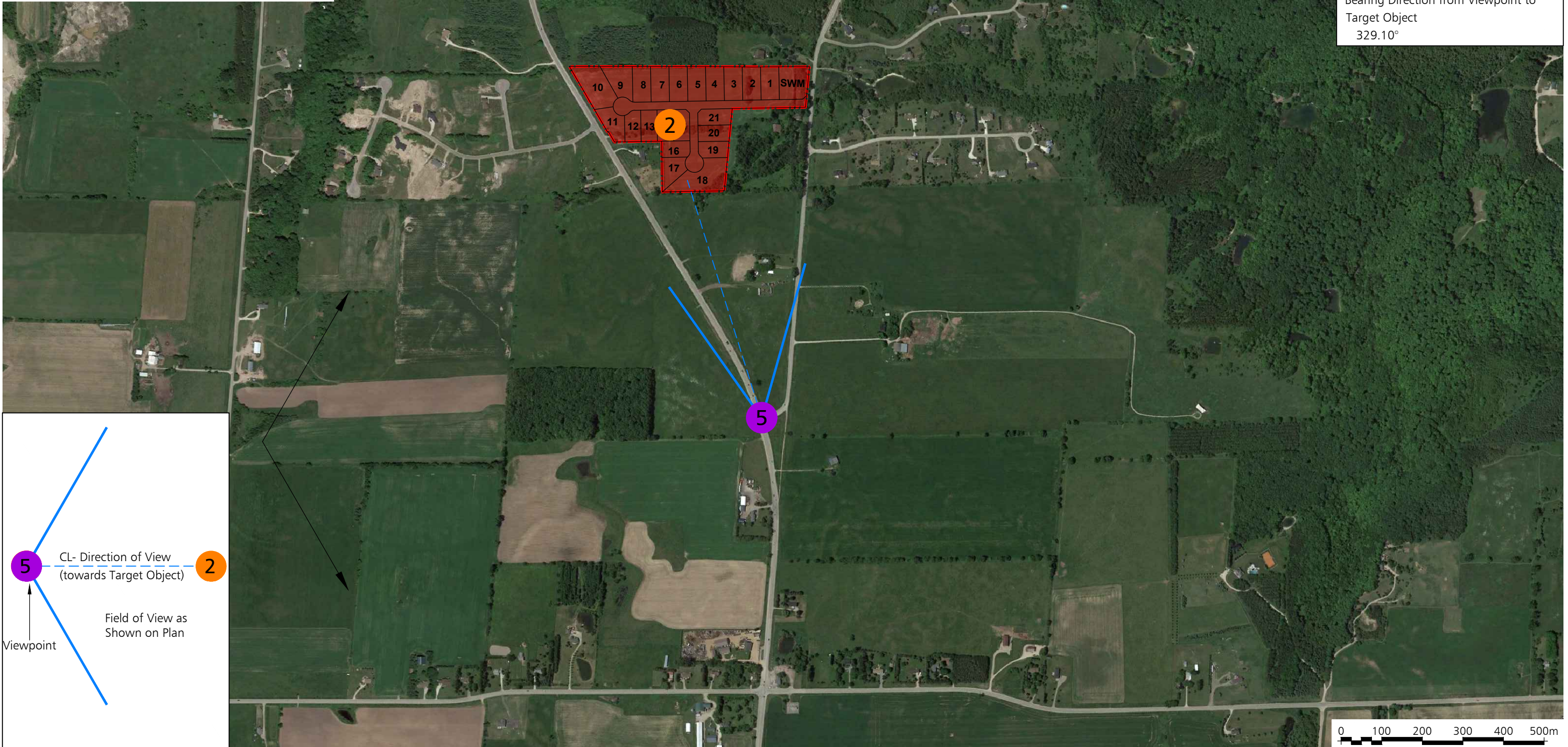


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- 5** Viewpoint Location. Further study required.
- 1** Modified Viewpoint Location. Further study required.
- 2** Viewpoint Location. No further study required.
- 1** Target Object Location.

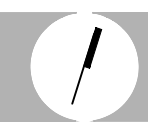
Field Verified - March 7, 24
 Viewpoint Coordinates & Elevation:
 44°08'29.77"N, 80°12'10.02"W
 480m
 Target Object Coordinates & Elevation:
 44°08'50.81"N, 80°12'27.58"W
 480m
 Lot 14
 Bearing Direction from Viewpoint to
 Target Object
 329.10°



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VP5

HORNING'S MILLS VISUAL IMPACT ASSESSMENT VIEWPOINT #5 (TO modified)

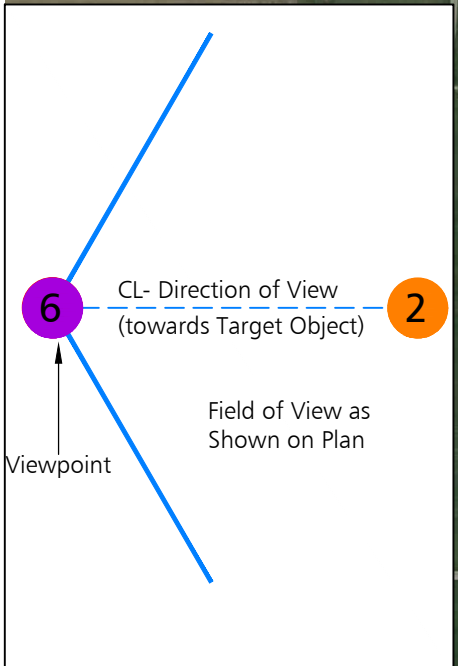
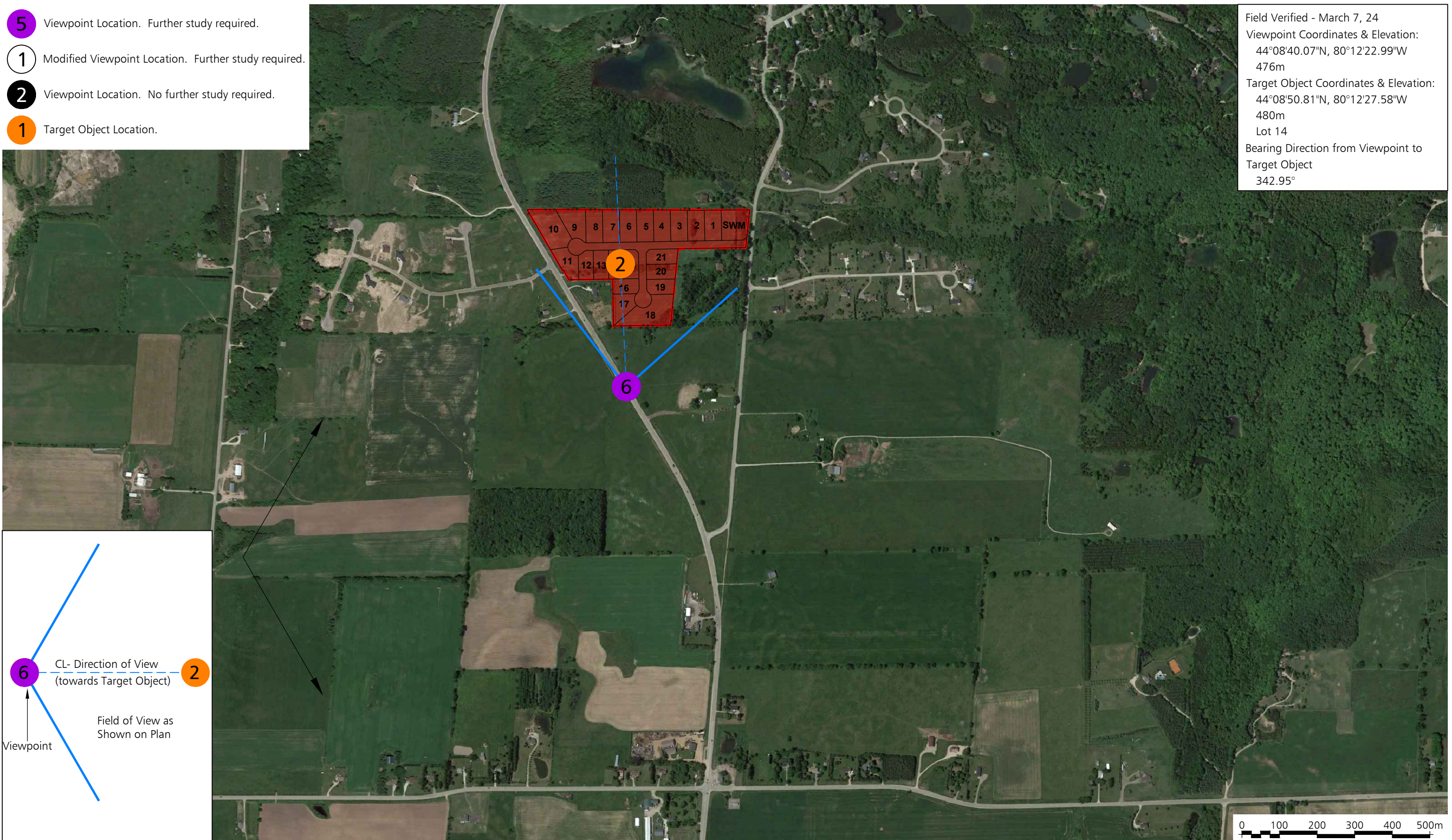


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- 5 Viewpoint Location. Further study required.
- 1 Modified Viewpoint Location. Further study required.
- 2 Viewpoint Location. No further study required.
- 1 Target Object Location.

Field Verified - March 7, 24
 Viewpoint Coordinates & Elevation:
 44°08'40.07"N, 80°12'22.99"W
 476m
 Target Object Coordinates & Elevation:
 44°08'50.81"N, 80°12'27.58"W
 480m
 Lot 14
 Bearing Direction from Viewpoint to
 Target Object
 342.95°



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VP6

HORNING'S MILLS VISUAL IMPACT ASSESSMENT VIEWPOINT #6 (TO modified)



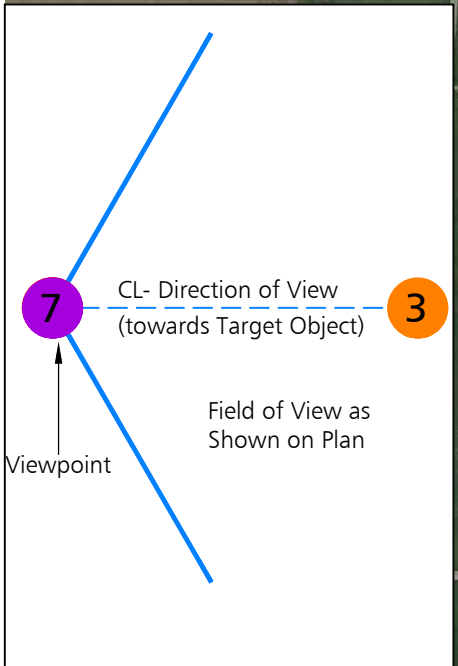
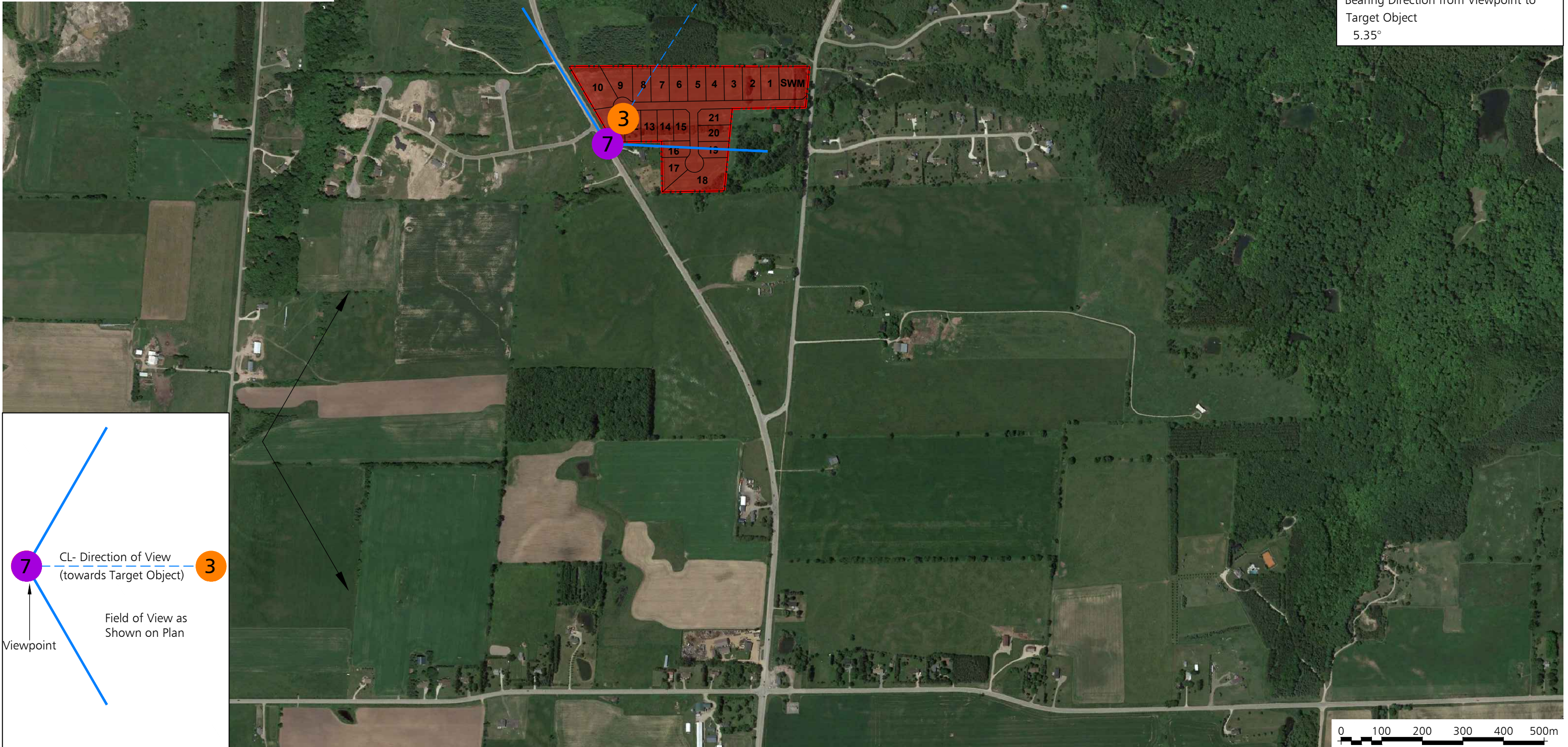
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- 5** Viewpoint Location. Further study required.
- 1** Modified Viewpoint Location. Further study required.
- 2** Viewpoint Location. No further study required.
- 1** Target Object Location.

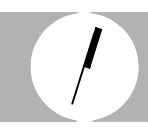
Field Verified - March 7, 24
 Viewpoint Coordinates & Elevation:
 44°08'47.16"N, 80°12'33.14"W
 482m
 Target Object Coordinates & Elevation:
 44°08'49.75"N, 80°12'33.192"W
 482m
 Lot 11
 Bearing Direction from Viewpoint to
 Target Object
 5.35°



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VP7

**HORNING'S MILLS VISUAL IMPACT ASSESSMENT
 VIEWPOINT #7**



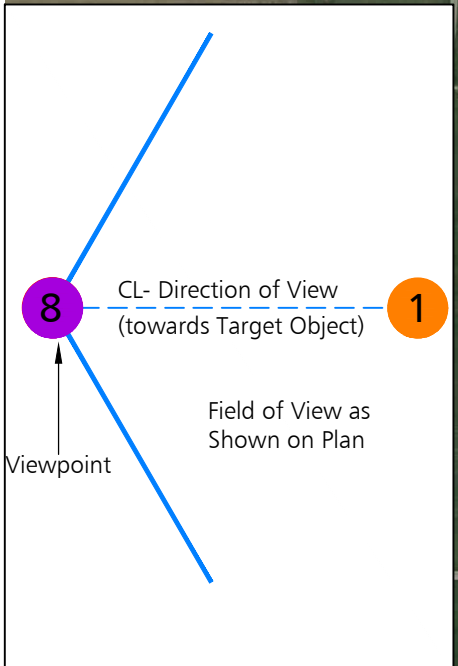
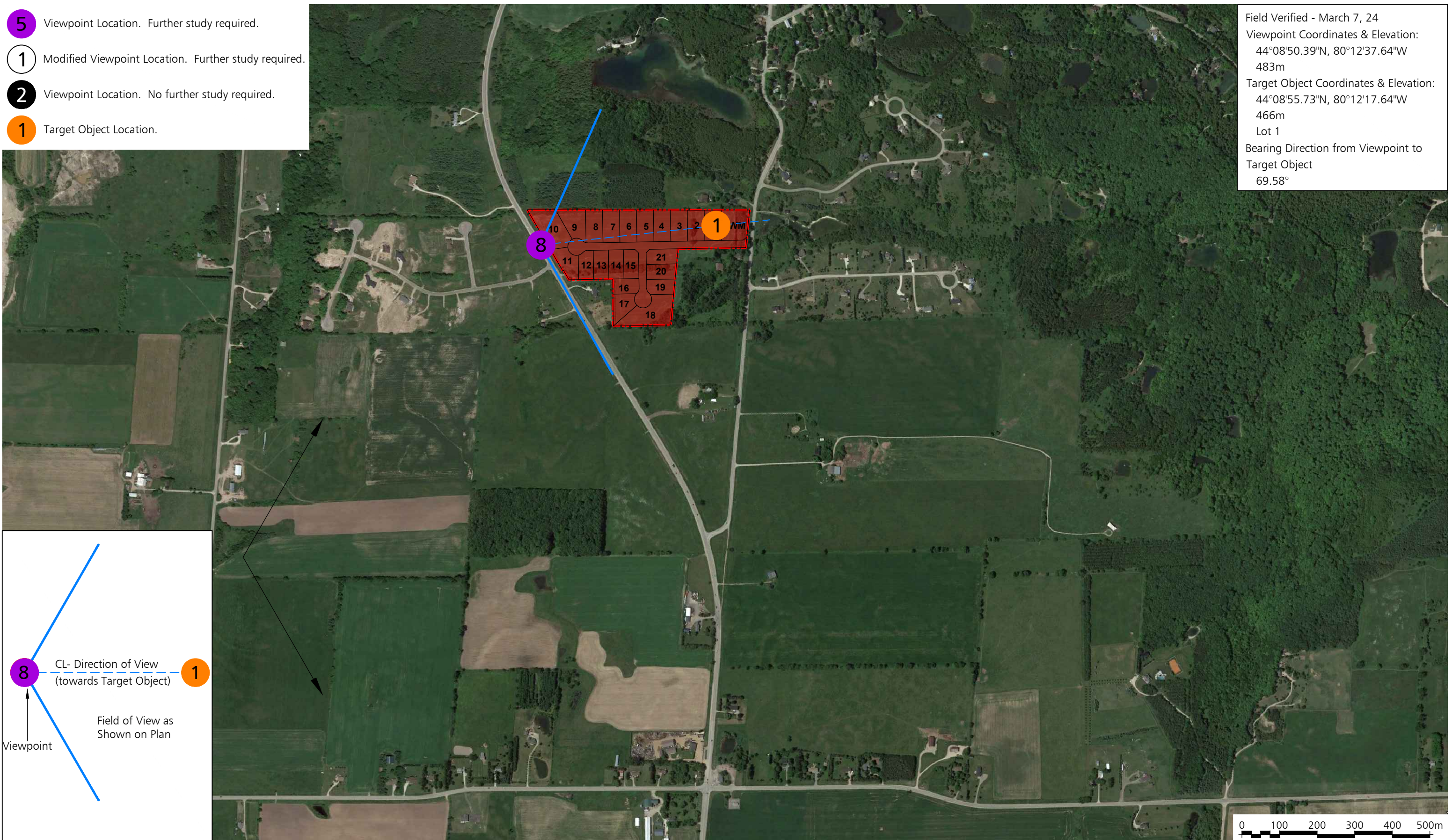
10 October 2025
 Scale: As Shown
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- 5 Viewpoint Location. Further study required.
- 1 Modified Viewpoint Location. Further study required.
- 2 Viewpoint Location. No further study required.
- 1 Target Object Location.

Field Verified - March 7, 24
 Viewpoint Coordinates & Elevation:
 44°08'50.39"N, 80°12'37.64"W
 483m
 Target Object Coordinates & Elevation:
 44°08'55.73"N, 80°12'17.64"W
 466m
 Lot 1
 Bearing Direction from Viewpoint to
 Target Object
 69.58°



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VP8

HORNING'S MILLS VISUAL IMPACT ASSESSMENT VIEWPOINT #8 (TO modified)

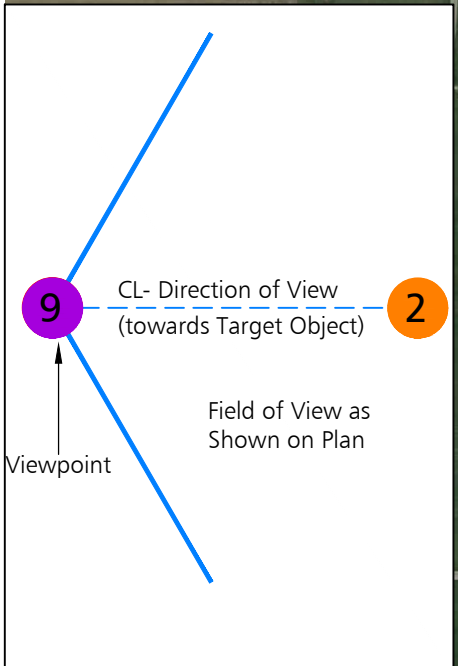
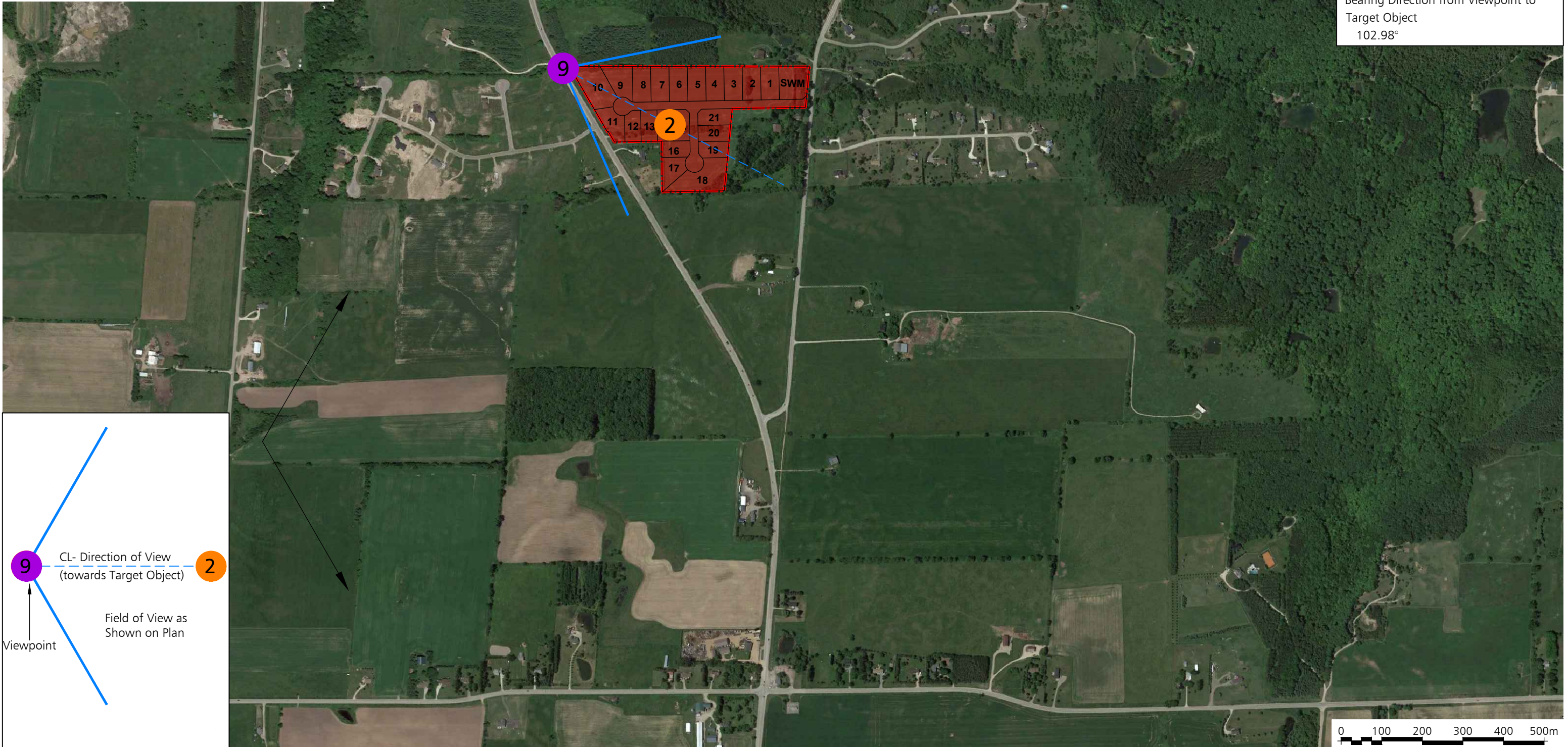


10 October 2025
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- 5 Viewpoint Location. Further study required.
- 1 Modified Viewpoint Location. Further study required.
- 2 Viewpoint Location. No further study required.
- 1 Target Object Location.

Field Verified - March 7, 24
 Viewpoint Coordinates & Elevation:
 44°08'53.16"N, 80°12'41.79"W
 481m
 Target Object Coordinates & Elevation:
 44°08'50.81"N, 80°12'27.58"W
 480m
 Lot 14
 Bearing Direction from Viewpoint to
 Target Object
 102.98°



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VP9

HORNING'S MILLS VISUAL IMPACT ASSESSMENT VIEWPOINT #9 (TO modified)



10 October 2025
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VIEWPOINT #1

October 10, 2025
Not to Scale
BTI-1688

Locational Data - (field verified)

Viewpoint # 1	Target Object # 1 (Lot 1)
Latitude: <u>44°09'04.32"N</u>	Latitude: <u>44°08'55.73"N</u>
Longitude: <u>80°12'13.02"W</u>	Longitude: <u>80°12'17.64"W</u>
Elevation: <u>460 m</u>	Elevation: <u>466 m</u>
<u>Reference Pylons</u>	Distance from Viewpoint to Target Object: <u>284.28 m</u>
Distances:	Bearing from Viewpoint to Target Object: <u>201.11°</u>
d1 <u>9.14 m</u>	
d2 <u>3.66 m</u>	
d3 <u>9.85 m</u>	
(back to camera location)	

Visibility from Viewpoint

During off leaf conditions	During on leaf conditions
Y or N	Y or N

Observations:

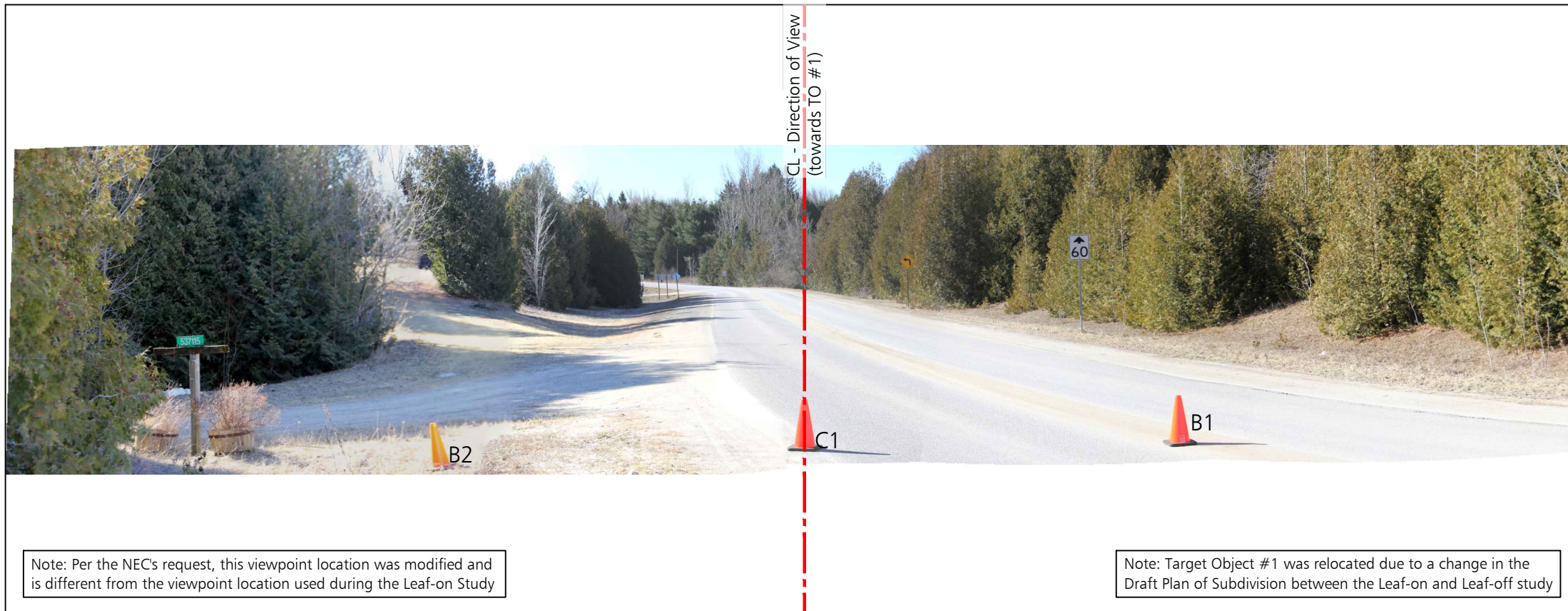
- Photographs taken Northeast of the Subject Property along Main St. looking Southwest towards an existing woodlot
- The woodlot, located North of the property, is comprised primarily of mature coniferous trees with some deciduous trees
- The subject property is not visible from this viewpoint due to the existing woodlot buffer

Recommendations:

- Because of the coniferous nature of the existing woodlot, and the change in elevation between this viewpoint and the subject property, further study not required from this viewpoint
- No mitigation required on Subject Property to provide a visual buffer from this viewpoint



Existing Conditions Photograph (On Leaf Conditions - June 21, 2023)



Note: Per the NEC's request, this viewpoint location was modified and is different from the viewpoint location used during the Leaf-on Study

Note: Target Object #1 was relocated due to a change in the Draft Plan of Subdivision between the Leaf-on and Leaf-off study

Existing Conditions Photograph (Off Leaf Conditions - March 7, 2024)

VIEWPOINT #3

October 10, 2025
Not to Scale
BTi-1688

Locational Data - (field verified)

Viewpoint # 3		Target Object # 1 (Lot 1)	
Latitude:	<u>44°08'53.91"N</u>	Latitude:	<u>44°08'55.73"N</u>
Longitude:	<u>80°12'12.72"W</u>	Longitude:	<u>80°12'17.64"W</u>
Elevation:	<u>462 m</u>	Elevation:	<u>466 m</u>
<u>Reference Pylons</u>		Distance from Viewpoint to Target Object: <u>122.93 m</u>	
Distances:		Bearing from Viewpoint to Target Object: <u>297.27°</u>	
d1	<u>9.14 m</u>		
d2	<u>2.74 m</u>		
d3	<u>9.54 m</u>		
(back to camera location)			

Visibility from Viewpoint

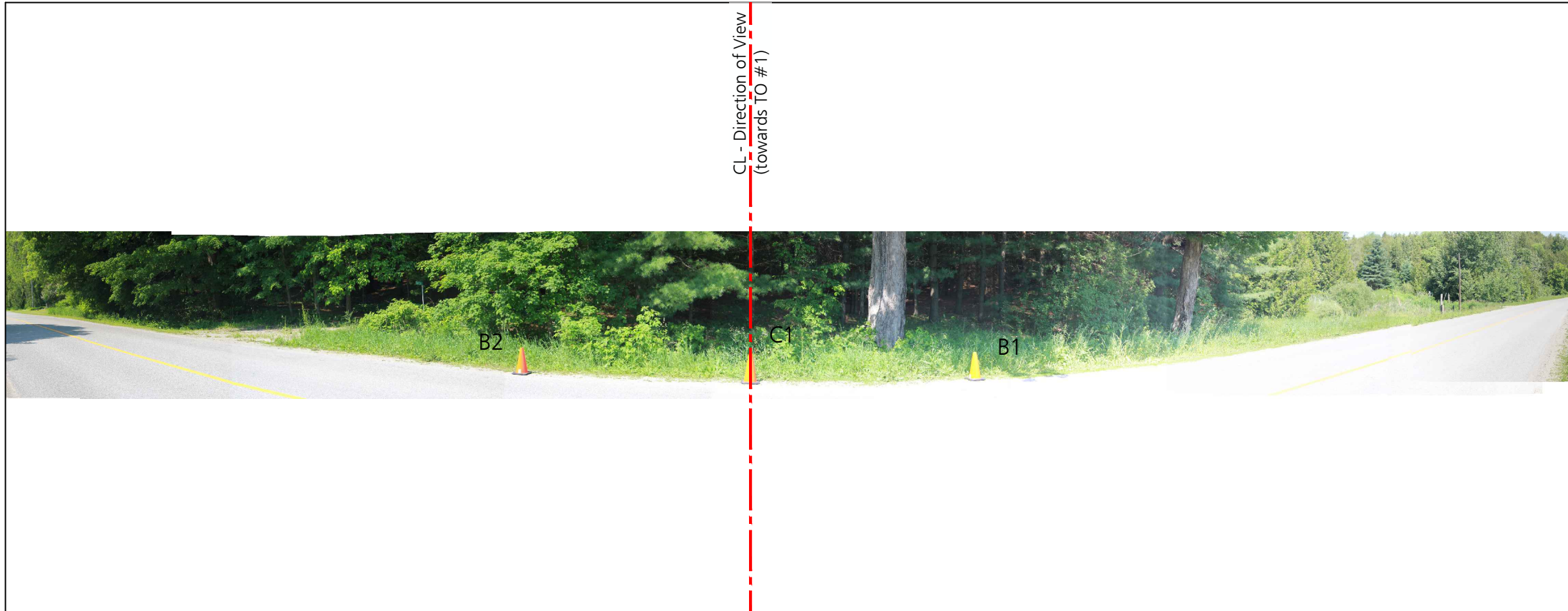
During off leaf conditions	During on leaf conditions
Y or N	Y or N

Observations:

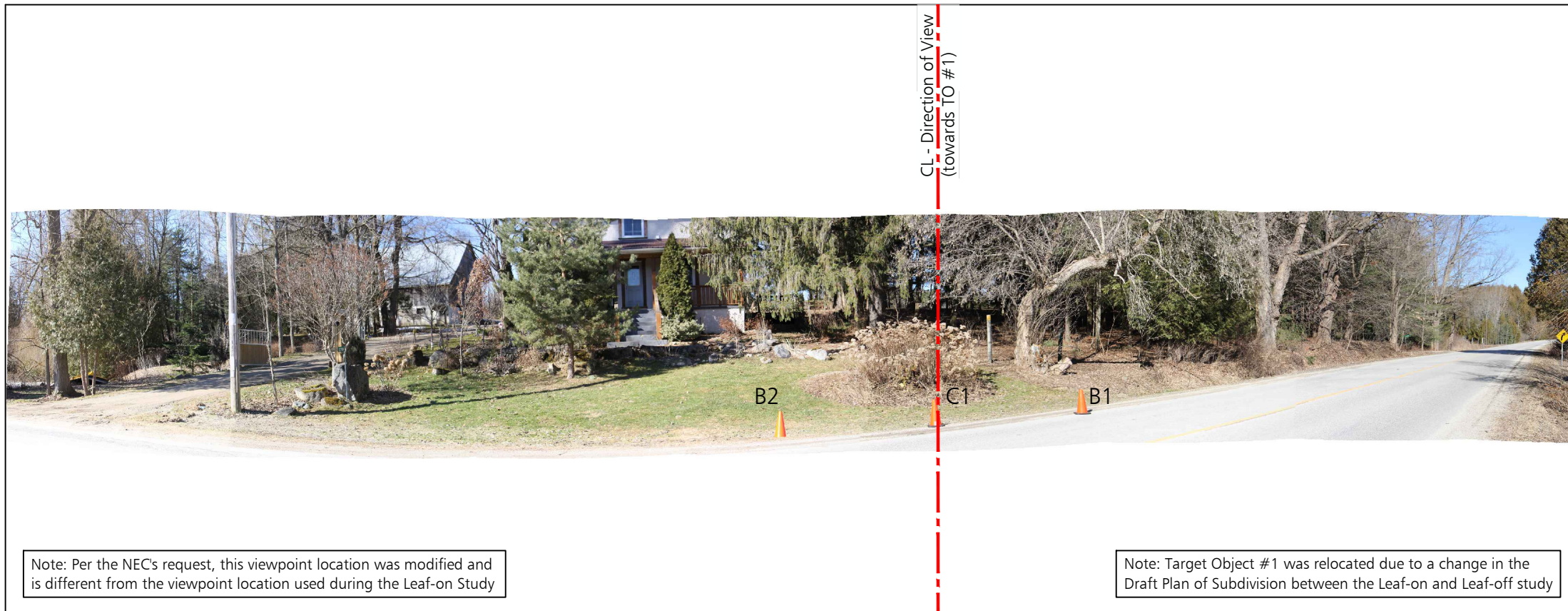
- Photograph taken East of the Subject Property along Main St. looking West through an existing wood lot
- The wooded area is comprised of mature deciduous trees, coniferous trees and deciduous shrubs
- Subject property is not visible due to vegetation creating a large visual buffer into the property

Recommendations:

- Because of the dense nature of the existing woodlot between the subject property and this viewpoint further study not required from this viewpoint
- No mitigation required on Subject Property to provide a visual buffer from this viewpoint



Existing Conditions Photograph (On Leaf Conditions - June 21, 2023)



Note: Per the NEC's request, this viewpoint location was modified and is different from the viewpoint location used during the Leaf-on Study

Note: Target Object #1 was relocated due to a change in the Draft Plan of Subdivision between the Leaf-on and Leaf-off study

Existing Conditions Photograph (Off Leaf Conditions - March 7, 2024)

VIEWPOINT #4

October 10, 2025
Not to Scale
BTi-1688

Locational Data - (field verified)

<u>Viewpoint # 4</u>		<u>Target Object # 2 (Lot 14)</u>	
Latitude:	<u>44° 08' 43.47" N</u>	Latitude:	<u>44° 08' 50.81" N</u>
Longitude:	<u>80° 12' 10.09" W</u>	Longitude:	<u>80° 12' 27.58" W</u>
Elevation:	<u>475 m</u>	Elevation:	<u>480 m</u>
<u>Reference Pylons</u>		Distance from Viewpoint to Target Object: <u>449.90 m</u>	
Distances:		Bearing from Viewpoint to Target Object: <u>300.32°</u>	
d1	<u>12.19 m</u>		
d2	<u>5.49 m</u>		
d3	<u>13.37 m</u>		
(back to camera location)			

Visibility from Viewpoint

During off leaf conditions	During on leaf conditions
Y or N	Y or N

Observations:

- Photograph taken Southeast of the Subject Property along Main St. looking Northwest towards a hedgerow on the south-side of the property
- Hedgerow is comprised of both coniferous and deciduous trees with some smaller deciduous trees and shrubs.
- No visibility of the subject property due to the existing hedgerows between the viewpoint and the subject property

Recommendations:

On Leaf Study

- Further study required once the deciduous vegetation has lost their leaves due to proximity of the viewpoint to the Subject Property

Off Leaf Study

- Because of the dense nature of the existing woodlot between the subject property and this viewpoint further study not required from this viewpoint
- No mitigation required on Subject Property to provide a visual buffer from this viewpoint



Existing Conditions Photograph (On Leaf Conditions - June 21, 2023)



Note: Per the NEC's request, this viewpoint location was modified and is different from the viewpoint location used during the Leaf-on Study

Note: Target Object #2 was relocated due to a change in the Draft Plan of Subdivision between the Leaf-on and Leaf-off study

Existing Conditions Photograph (Off Leaf Conditions - March 7, 2024)

VIEWPOINT #5

Locational Data - (field verified)

Viewpoint # 5	Target Object # 2 (Lot 14)
Latitude: <u>44°08'29.77"N</u>	Latitude: <u>44°08'50.81"N</u>
Longitude: <u>80°12'10.02"W</u>	Longitude: <u>80°12'27.58"W</u>
Elevation: <u>480 m</u>	Elevation: <u>480 m</u>
Reference Pylons	Distance from Viewpoint to Target Object: <u>757.54 m</u>
Bearing from Viewpoint to Target Object: <u>329.10°</u>	
Distances:	
d1 <u>15.25 m</u>	
d2 <u>3.65 m</u>	
d3 <u>15.68 m</u>	
(back to camera location)	

Visibility from Viewpoint

During off leaf conditions Y or N

During on leaf conditions Y or N

Observations:

On Leaf Study

- Photograph taken Southeast of the Subject Property along Dufferin Rd. 124 looking Northwest towards an existing hedgerow.
- A hedgerow consisting of deciduous trees exists between this viewpoint and the subject property, although it is not a dense hedgerow.

Recommendations:

On Leaf Study

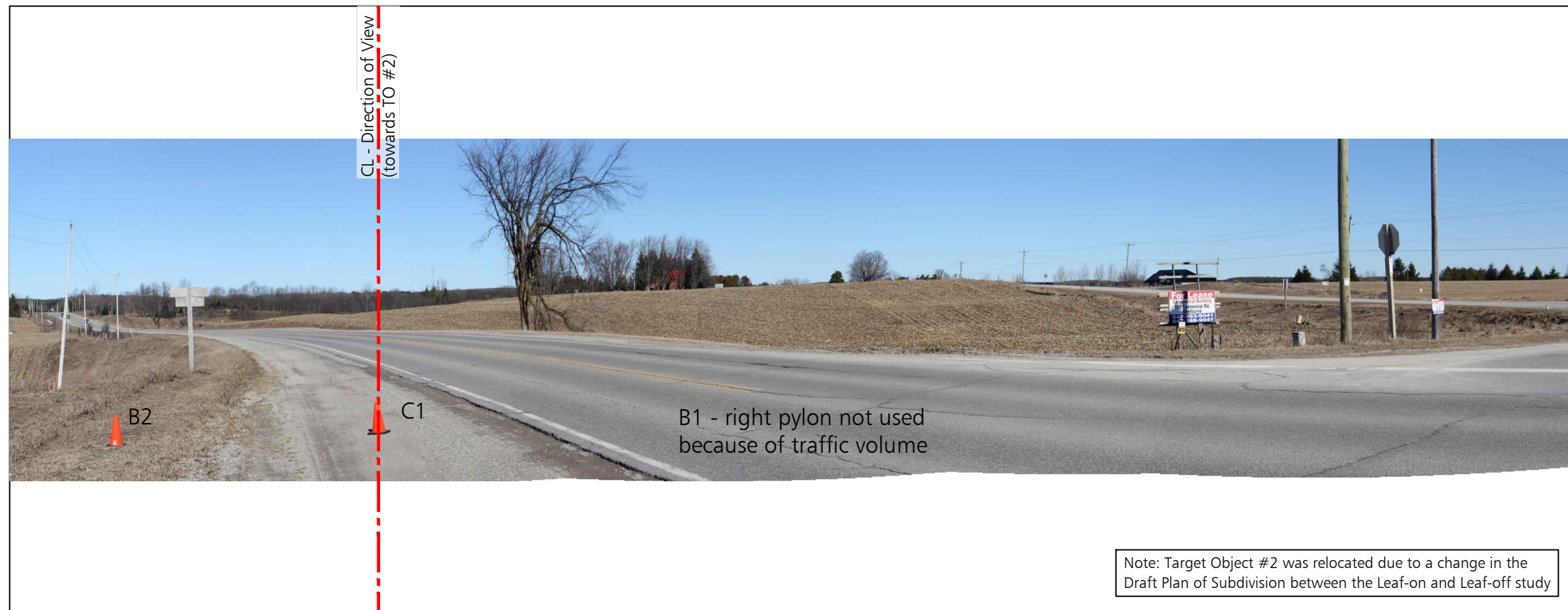
- Further study required once the deciduous vegetation has lost their leaves due to proximity of the viewpoint to the Subject Property

Off Leaf Study

- We recommend introducing a hedgerow along the southern property line by adding both deciduous and evergreen trees with deciduous shrubs. The additional plantings will provide additional visual buffering thereby reducing visibility into the subject property.
- Recommended planting:
 - deciduous trees @7.0m o/c
 - evergreen trees @4.0m o/c
 - deciduous shrubs @1.0m o/c



Existing Conditions Photograph (On Leaf Conditions - June 21, 2023)



Existing Conditions Photograph (Off Leaf Conditions - March 7, 2024)

VIEWPOINT #6

Locational Data - (field verified)

<u>Viewpoint # 6</u>	<u>Target Object # 2 (Lot 14)</u>
Latitude: <u>44°08'40.07"N</u>	Latitude: <u>44°08'50.81"N</u>
Longitude: <u>80°12'22.99"W</u>	Longitude: <u>80°12'27.58"W</u>
Elevation: <u>476 m</u>	Elevation: <u>480 m</u>
<u>Reference Pylons</u>	Distance from Viewpoint to Target Object: <u>346.84 m</u>
Distances:	Bearing from Viewpoint to Target Object: <u>342.95°</u>
d1 <u>6.10 m</u>	
d2 <u>3.66 m</u>	
d3 <u>7.11 m</u>	
(back to camera location)	

Visibility from Viewpoint

During off leaf conditions	During on leaf conditions
<input checked="" type="radio"/> Y or N	<input checked="" type="radio"/> Y or N

Observations:

On Leaf Study

- Photograph taken South of the Subject Property along Dufferin Rd. 124 looking North towards the Subject Property.
- Existing coniferous and deciduous hedgerows provide filtered views into site from the South

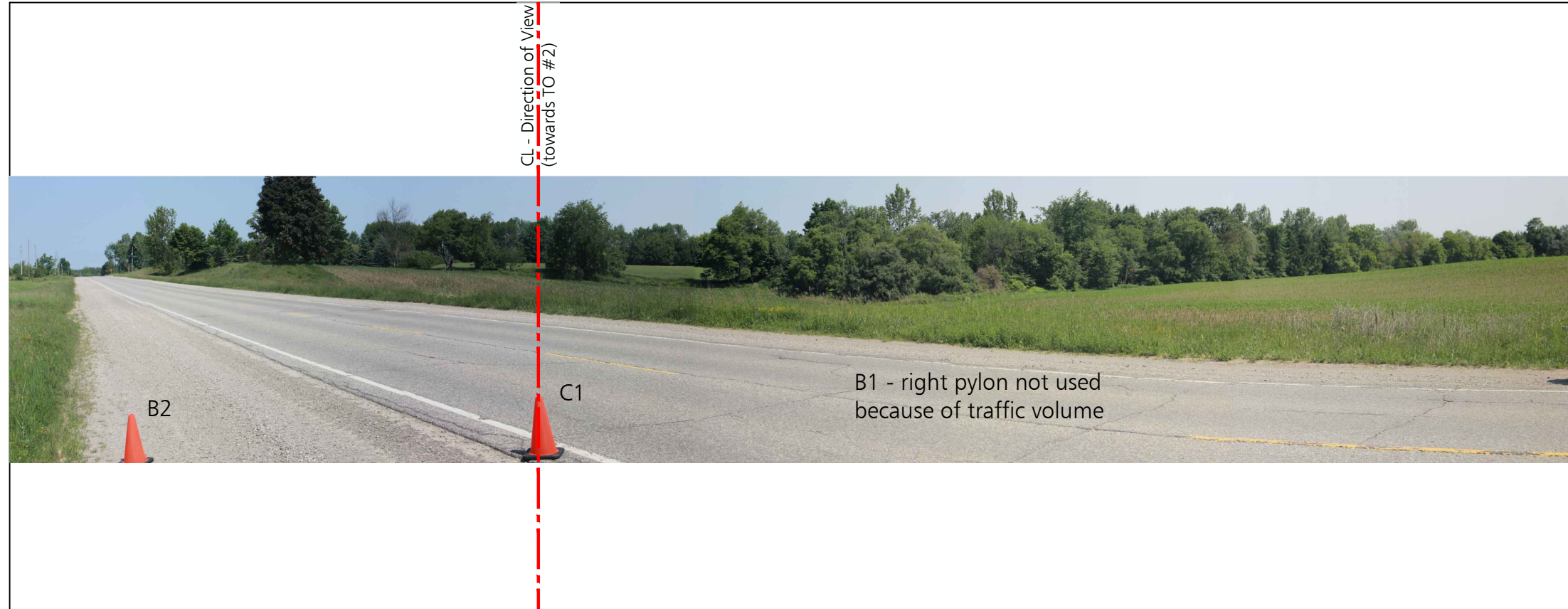
Recommendations:

On Leaf Study

- Further study required once the deciduous vegetation has lost their leaves due to proximity of the viewpoint to the Subject Property

Off Leaf Study

- We recommend introducing a hedgerow along the southern property line by adding both deciduous and evergreen trees with deciduous shrubs. The additional plantings will provide additional visual buffering thereby reducing visibility into the subject property.
- Recommended planting:
 - deciduous trees @7.0m o/c
 - evergreen trees @4.0m o/c
 - deciduous shrubs @1.0m o/c



Existing Conditions Photograph (On Leaf Conditions - June 21, 2023)



Note: Target Object #2 was relocated due to a change in the Draft Plan of Subdivision between the Leaf-on and Leaf-off study

Existing Conditions Photograph (Off Leaf Conditions - March 7, 2024)

VIEWPOINT #7

October 10, 2025
Not to Scale
BTI-1688

Locational Data - (field verified)

<u>Viewpoint # 7</u>	<u>Target Object # 3 (Lot 11)</u>
Latitude: <u>44°08'47.16"N</u>	Latitude: <u>44°08'49.75"N</u>
Longitude: <u>80°12'33.14"W</u>	Longitude: <u>80°12'33.19"W</u>
Elevation: <u>482 m</u>	Elevation: <u>482 m</u>
<u>Reference Pylons</u>	Distance from Viewpoint to Target Object: <u>71.28 m</u>
Distances:	Bearing from Viewpoint to Target Object: <u>5.35°</u>
d1 <u>6.71 m</u>	
d2 <u>2.74 m</u>	
d3 <u>7.25 m</u>	
(back to camera location)	

Visibility from Viewpoint

During off leaf conditions	During on leaf conditions
<input checked="" type="radio"/> Y or N	<input checked="" type="radio"/> Y or N

Observations:

- Photograph taken South of the Subject Property along Dufferin Rd. 124 looking South into the property
- Existing coniferous and deciduous hedgerows provide filtered views into site from the South

Recommendations:

On Leaf Study

- Further study required once the deciduous vegetation has lost their leaves due to proximity of the viewpoint to the Subject Property

Off Leaf Study

- We recommend introducing a hedgerow along the western and southern property lines by adding both deciduous and evergreen trees with deciduous shrubs. The additional plantings will provide additional visual buffering thereby reducing visibility into the subject property.
- Recommended planting:
 - deciduous trees @7.0m o/c
 - evergreen trees @4.0m o/c
 - deciduous shrubs @1.0m o/c



Existing Conditions Photograph (On Leaf Conditions - June 21, 2023)



Existing Conditions Photograph (Off Leaf Conditions - March 7, 2024)



Landscape Architecture | Site Design

VIEWPOINT #8

October 10, 2025
Not to Scale
BTI-1688

Locational Data - (field verified)

Viewpoint # 8		Target Object # 1 (Lot 1)	
Latitude:	<u>44°08'50.39"N</u>	Latitude:	<u>44°08'55.73"N</u>
Longitude:	<u>80°12'37.64"W</u>	Longitude:	<u>80°12'17.64"W</u>
Elevation:	<u>483 m</u>	Elevation:	<u>466 m</u>
<u>Reference Pylons</u>		Distance from Viewpoint to Target Object: <u>474.05 m</u>	
Distances:		Bearing from Viewpoint to Target Object: <u>69.58°</u>	
d1	<u>10.36 m</u>		
d2	<u>3.66 m</u>		
d3	<u>16.63 m</u>		
(back to camera location)			

Visibility from Viewpoint

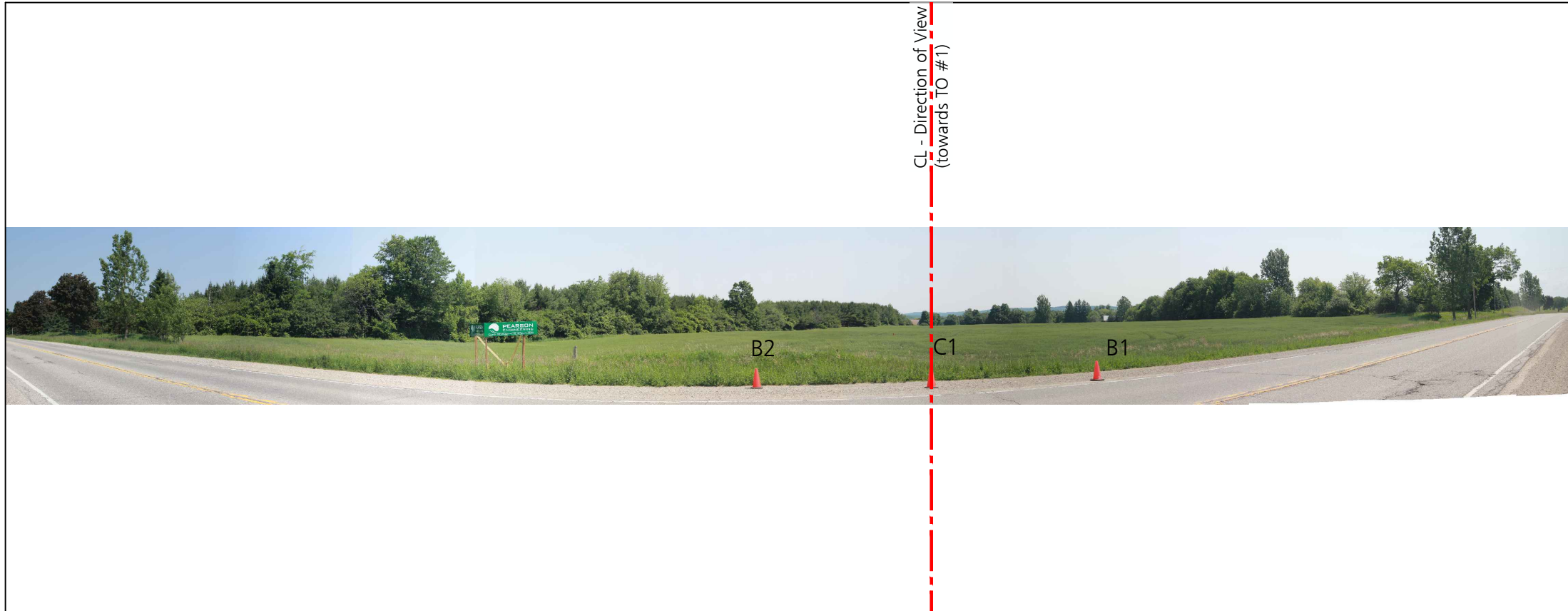
During off leaf conditions	During on leaf conditions
<input checked="" type="radio"/> Y or N	<input checked="" type="radio"/> Y or N

Observations:

- Photograph taken West of the Subject Property along Dufferin Rd. 124 looking East into the subject property
- Strong visibility into the subject property from this viewpoint

Recommendations:

- As the subject property is visible from this viewpoint during both leaf off and leaf on conditions, we recommend strengthening the hedgerow along the Western property line by adding both deciduous and evergreen trees with deciduous shrubs. The additional plantings will provide a visual buffering thereby reducing visibility into the subject property.
- Recommended planting:
 - deciduous trees @7.0m o/c
 - evergreen trees @4.0m o/c
 - deciduous shrubs @1.0m o/c



Existing Conditions Photograph (On Leaf Conditions - June 21, 2023)



Note: Target Object #1 was relocated due to a change in the Draft Plan of Subdivision between the Leaf-on and Leaf-off study

Existing Conditions Photograph (Off Leaf Conditions - March 7, 2024)

VIEWPOINT #9

October 10, 2025
Not to Scale
BTI-1688

Locational Data - (field verified)

<u>Viewpoint # 9</u>	<u>Target Object # 2 (Lot 14)</u>
Latitude: <u>44°08'53.16"N</u>	Latitude: <u>44°08'50.81"N</u>
Longitude: <u>80°12'41.79"W</u>	Longitude: <u>80°12'27.58"W</u>
Elevation: <u>481 m</u>	Elevation: <u>480 m</u>
<u>Reference Pylons</u>	Distance from Viewpoint to Target Object: <u>324.04 m</u>
Distances:	Bearing from Viewpoint to Target Object: <u>102.98°</u>
d1 <u>6.10 m</u>	
d2 <u>2.74 m</u>	
d3 <u>6.69 m</u>	
(back to camera location)	

Visibility from Viewpoint

During off leaf conditions	During on leaf conditions
<input checked="" type="radio"/> Y or N	<input checked="" type="radio"/> Y or N

Observations:

- Photograph taken from the West corner of the Subject Property along Dufferin Rd. 124 looking East into the Subject Property.
- An existing woodlot with primarily coniferous trees and some deciduous trees and shrubs exists north of the subject property
- Subject Property is visible south of the existing woodlot but not through the woodlot during leaf-on or leaf-off conditions

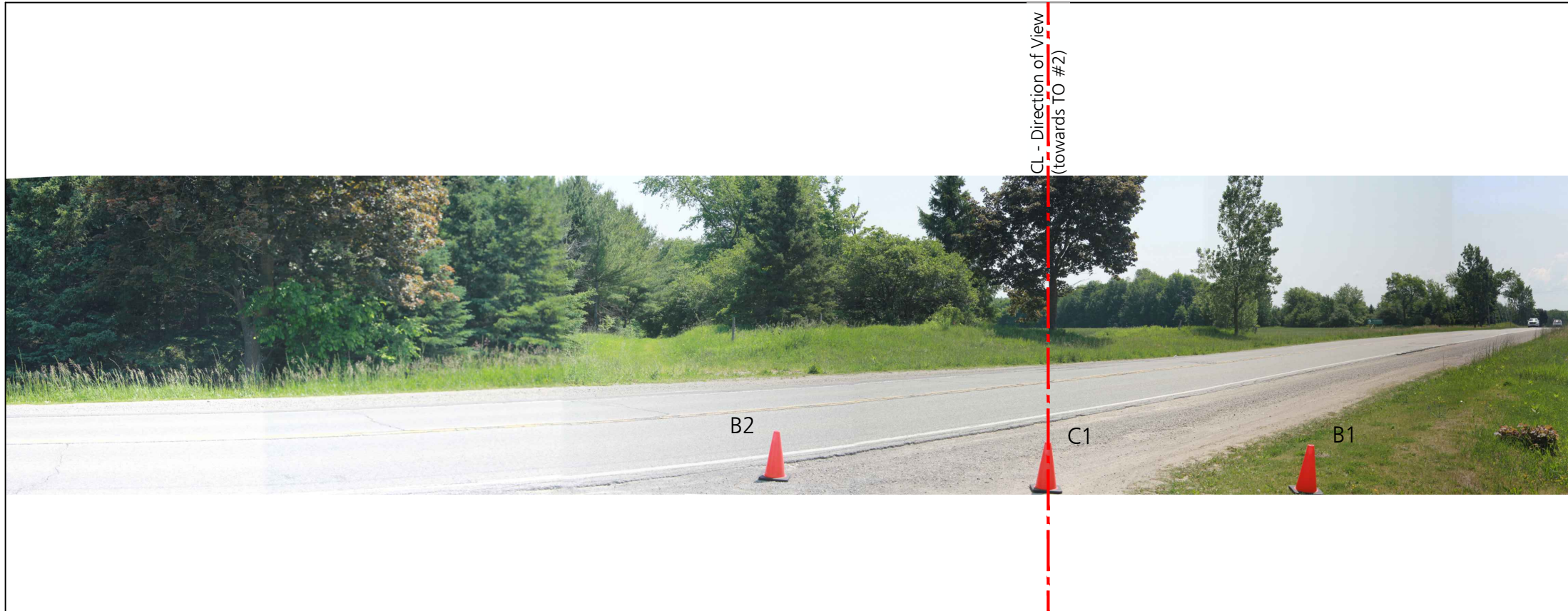
Recommendations:

On Leaf Study

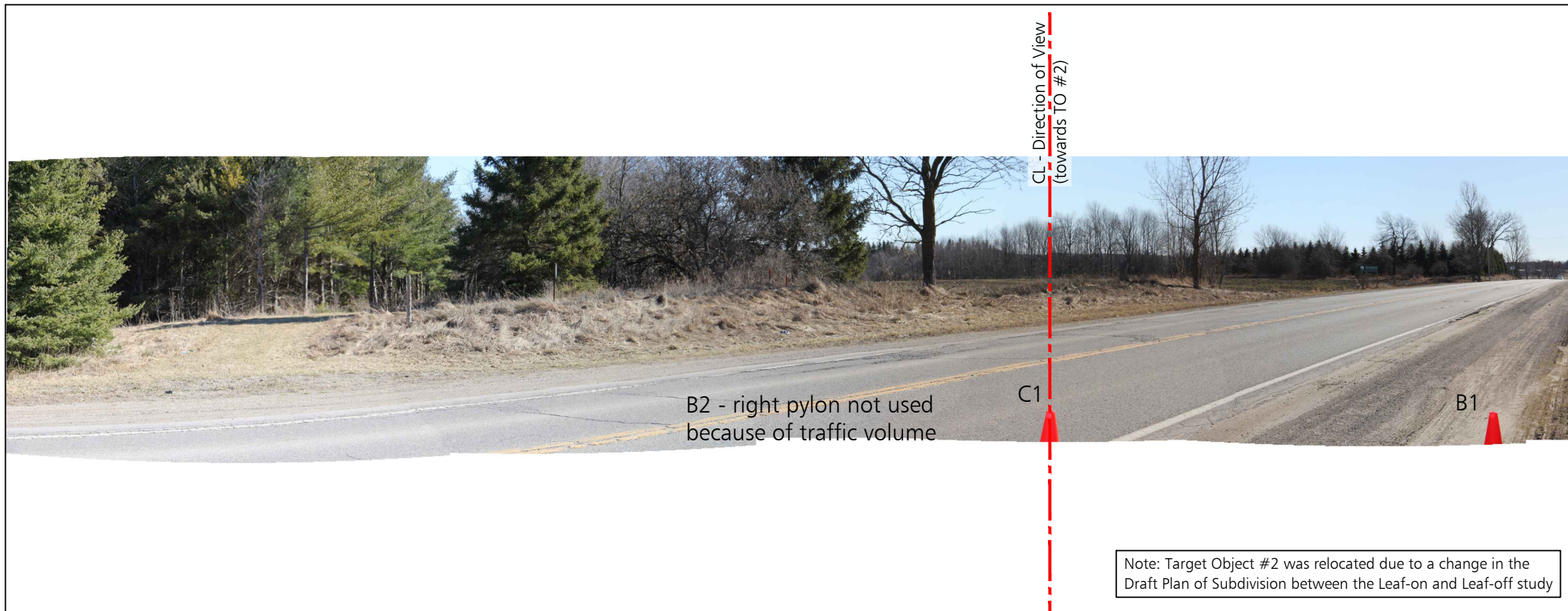
- Further study required once the deciduous vegetation has lost their leaves due to proximity of the viewpoint to the Subject Property

Off Leaf Study

- We recommend introducing a hedgerow along the western property line by adding both deciduous and evergreen trees with deciduous shrubs. The additional plantings will provide additional visual buffering thereby reducing visibility into the subject property.
- Recommended planting:
 - deciduous trees @7.0m o/c
 - evergreen trees @4.0m o/c
 - deciduous shrubs @1.0m o/c

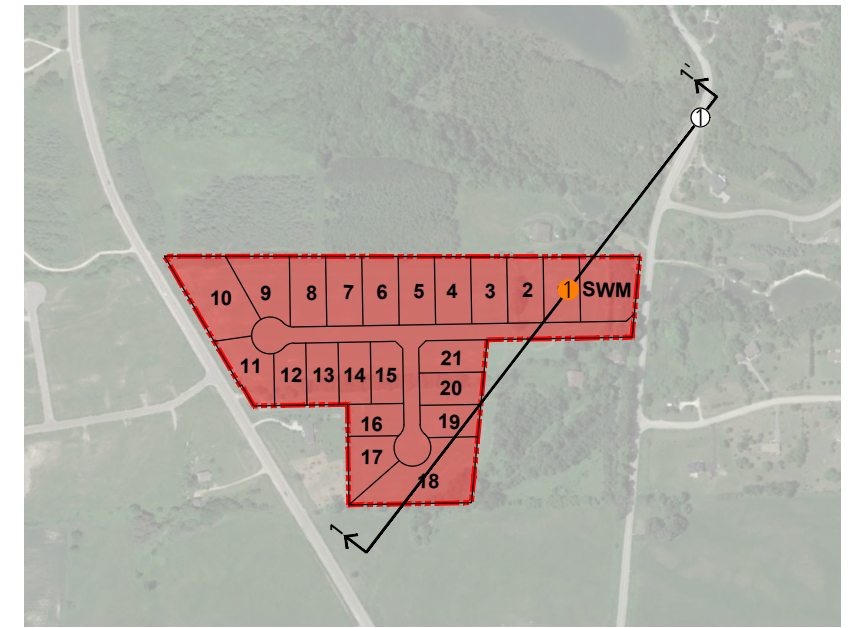


Existing Conditions Photograph (On Leaf Conditions - June 21, 2023)



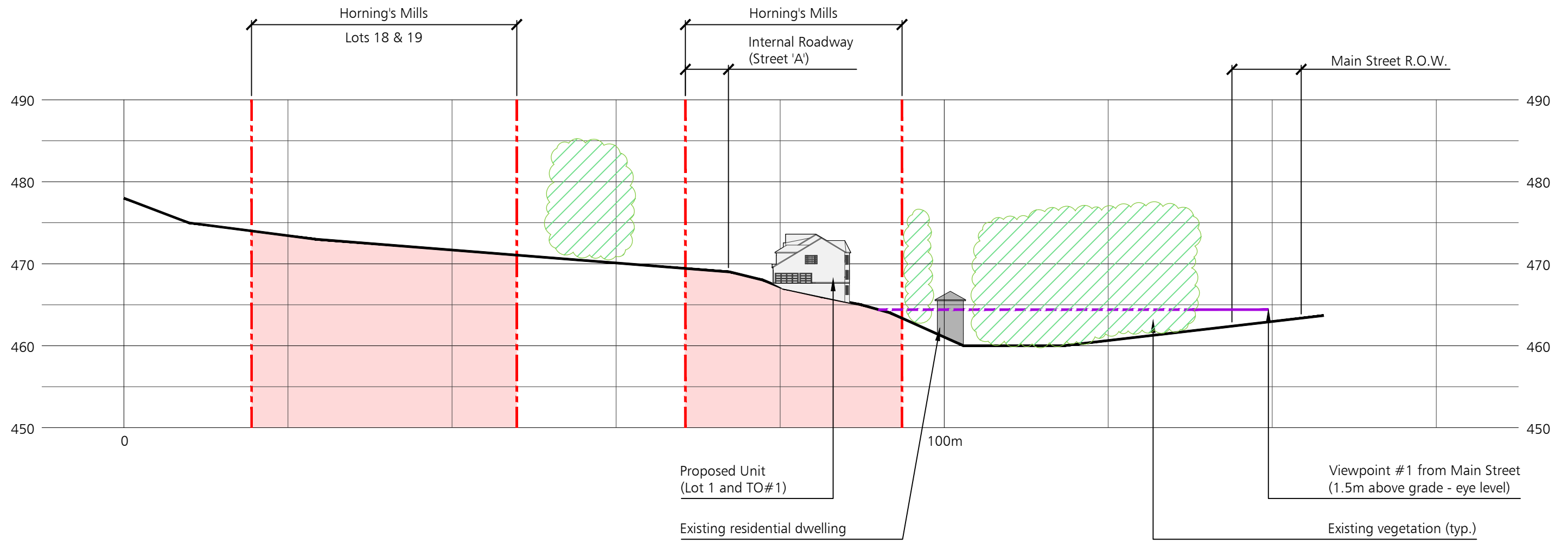
Existing Conditions Photograph (Off Leaf Conditions - March 7, 2024)

Note: Target Object #2 was relocated due to a change in the Draft Plan of Subdivision between the Leaf-on and Leaf-off study



Key Plan - N.T.S.

— Unobstructed Sightline
 - - - Obstructed Sightline



Section 1-1' - 1:50

S.1 HORNING'S MILLS VISUAL IMPACT ASSESSMENT

SECTION 1-1'

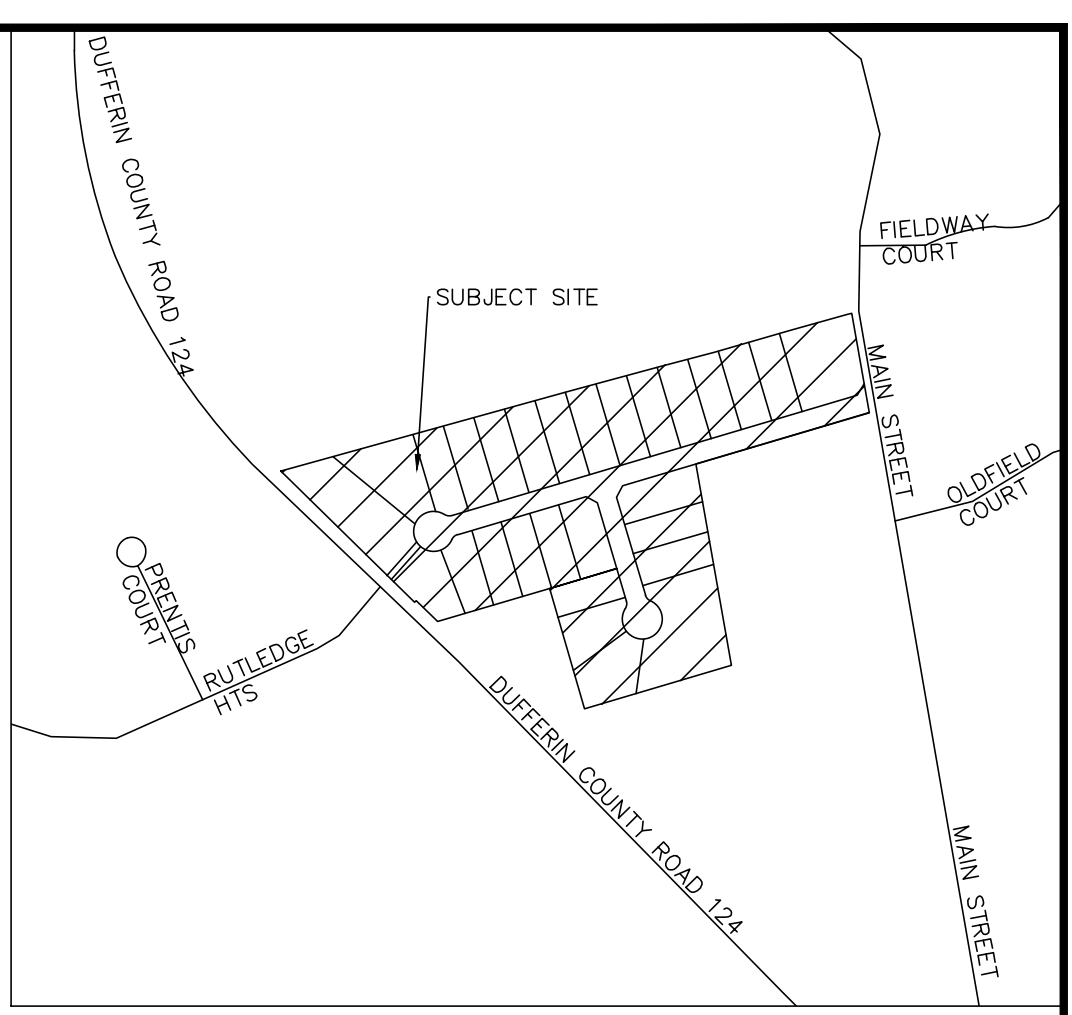
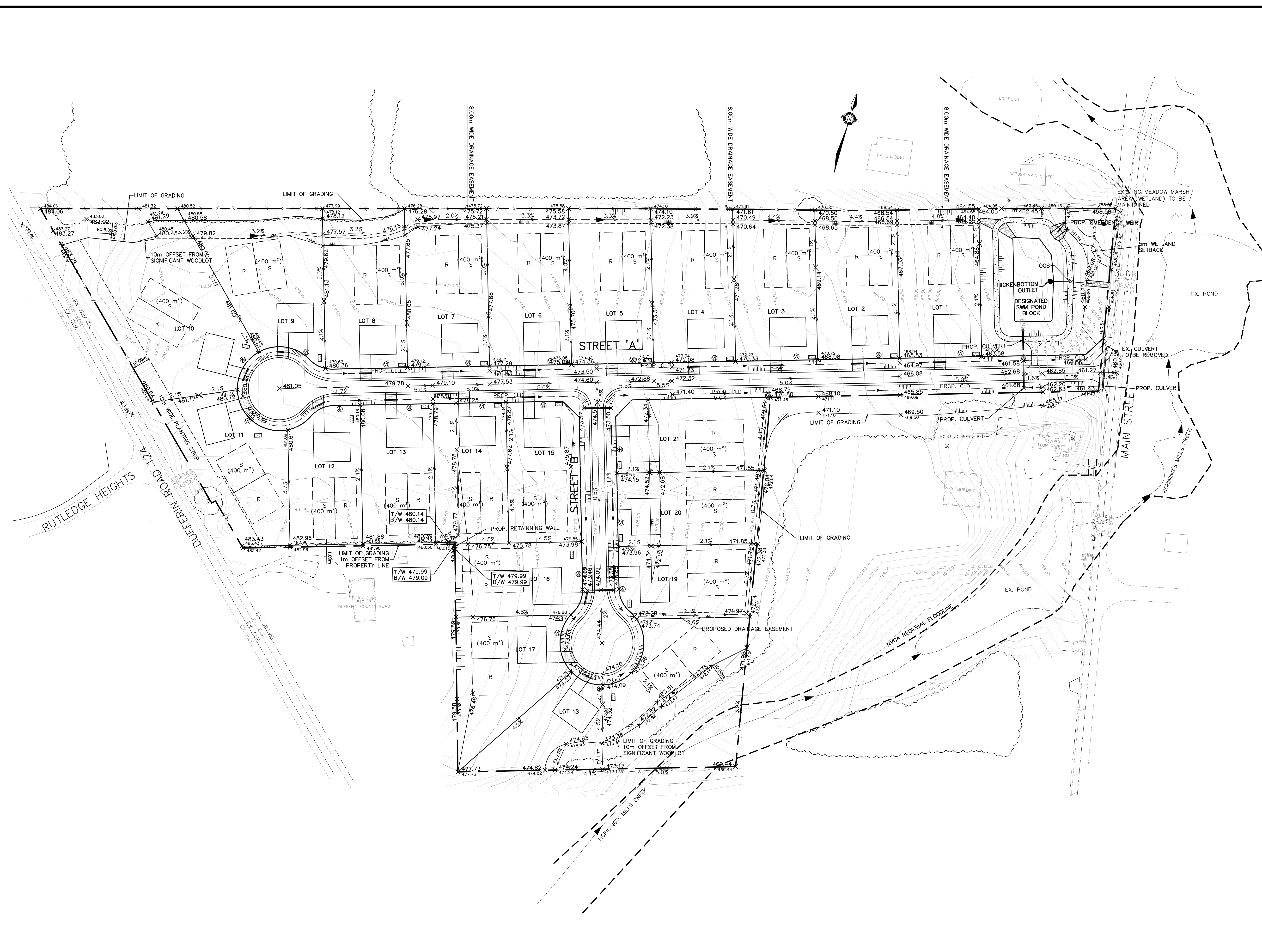


October 10, 2025
 Issued for Submission
 BTI-1688



S:\BTI-CURRENT\BTI-Projects\Current\1688 - Horning's Mills - MA\Drawings\Concept\1688-Line of Sight Cross Section (R1) - For Leat Off.dwg
 Oct 10, 2025 11:30pm (et/pt)

P:\Autodesk\Vault\Working\Folders\23008 - GSP - 537086 Main St., Horning's Mills\DESIGN DWGS\23008 - BASE - GRADING.dwg Layout:SSG-1 Plotted Oct 02, 2025 @ 11:45am by dbozek @ PEARSON ENGINEERING LTD.



KEYMAP
N.T.S

LEGEND

- × 254.63
254.09 PROPOSED ELEVATION
- EXISTING ELEVATION
- 1.5% PROPOSED DIRECTION AND GRADE
- PROPOSED RIPRAP
- CONCEPTUAL SOAKAWAY PIT
- PROPERTY LINE
- CONCEPTUAL WELL
- CONCEPTUAL DRIVEWAY LOCATION
- R
S CONCEPTUAL SEPTIC BED LOCATION
(400m² TYPICAL)
- LOT 1 CONCEPTUAL HOUSE ENVELOPE
(320 m²)
- EXISTING FLOODLINE

NOTE: SEE SEPTIC BED SIZING
IN FSR REPORT

NOTE: LOCATIONS OF HOUSE
ENVELOPE, DRIVEWAY, SEPTIC BED,
WELL, AND SOAKAWAY PIT ARE ALL
SHOWN FOR CONCEPTUAL PURPOSES
ONLY. FINAL LOCATION AND
DETAILED GRADING DESIGN WILL BE
COMPLETED AT PLOT PLAN STAGE.

NO.	REVISION NOTE	DATE	BY
1.	REVISED AS PER TOWNSHIP COMMENTS	08/05/25	WT

BENCHMARK
ELEVATIONS ARE BASED ON GPS OBSERVATION TO PERMANENT REFERENCE STATION IN THE NAD83(CRS-2010) COORDINATE SYSTEM AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATION ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

TBM1, SPIKE IN HYDRO POLE, 458.51m.

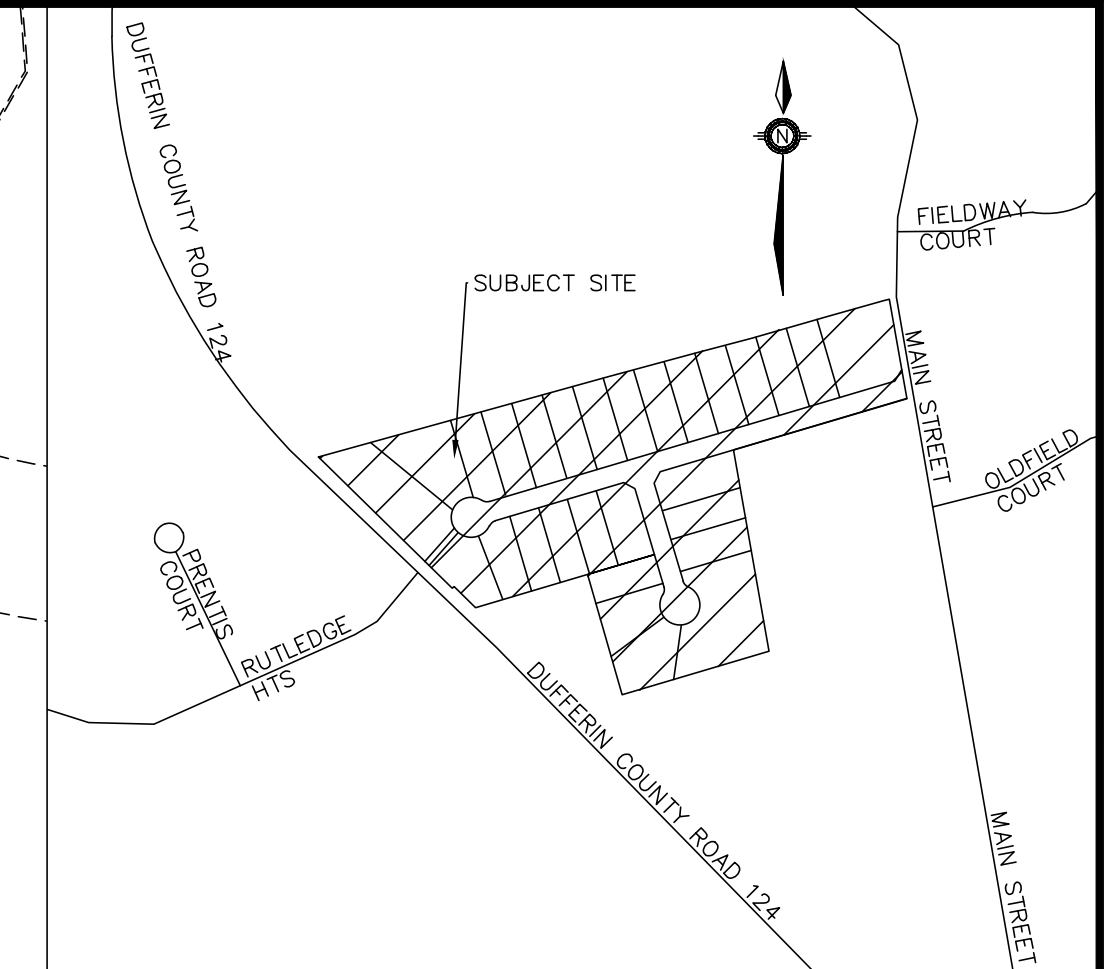
CARNEVALE RESIDENTIAL SUBDIVISION
537086 MAIN ST., HORNING'S MILLS
TOWNSHIP OF MELANCTHON

**PRELIMINARY SITE SERVICING &
GRADING PLAN**

PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	AMC/IR	HORIZ SCALE	1:1000	PROJECT #	23008
DRAWN BY	NP/IR	VERT SCALE	N/A	DRAWING #	SSG-1
CHECKED BY	MWD/GMP	DATE	APRIL 2023	REVISION #	1

P:\Autodesk\Vault\Working Folders\23008 - GSP - 537086 Main St., Horning's Mills\DESIGN DWG\23008 - BASE - STORM DESIGN.dwg Layout:STM-1 Plotted Oct. 02, 2025 @ 11:44am by abozek @ PEARSON ENGINEERING LTD.



KEYMAP
N.T.S

LEGEND

- OVERLAND FLOW DIRECTION
- CATCHMENT AREA (100/73 ON NUMBER OR IMPERVIOUSNESS)
AREA IN HECTARES (11.18 ha)
- CATCHMENT BOUNDARY
- EXISTING FLOODLINE
- PROPERTY LINE
- BH#


NO.	REVISION NOTE	DATE	BY
1.	REVISED AS PER TOWNSHIP COMMENTS	08/05/25	WT

BENCHMARK
ELEVATIONS ARE BASED ON GPS OBSERVATION TO PERMANENT REFERENCE STATION IN THE NAD83(CSRS-2010) COORDINATE SYSTEM AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATION ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

TBM1, SPIKE IN HYDRO POLE, 458.51m.

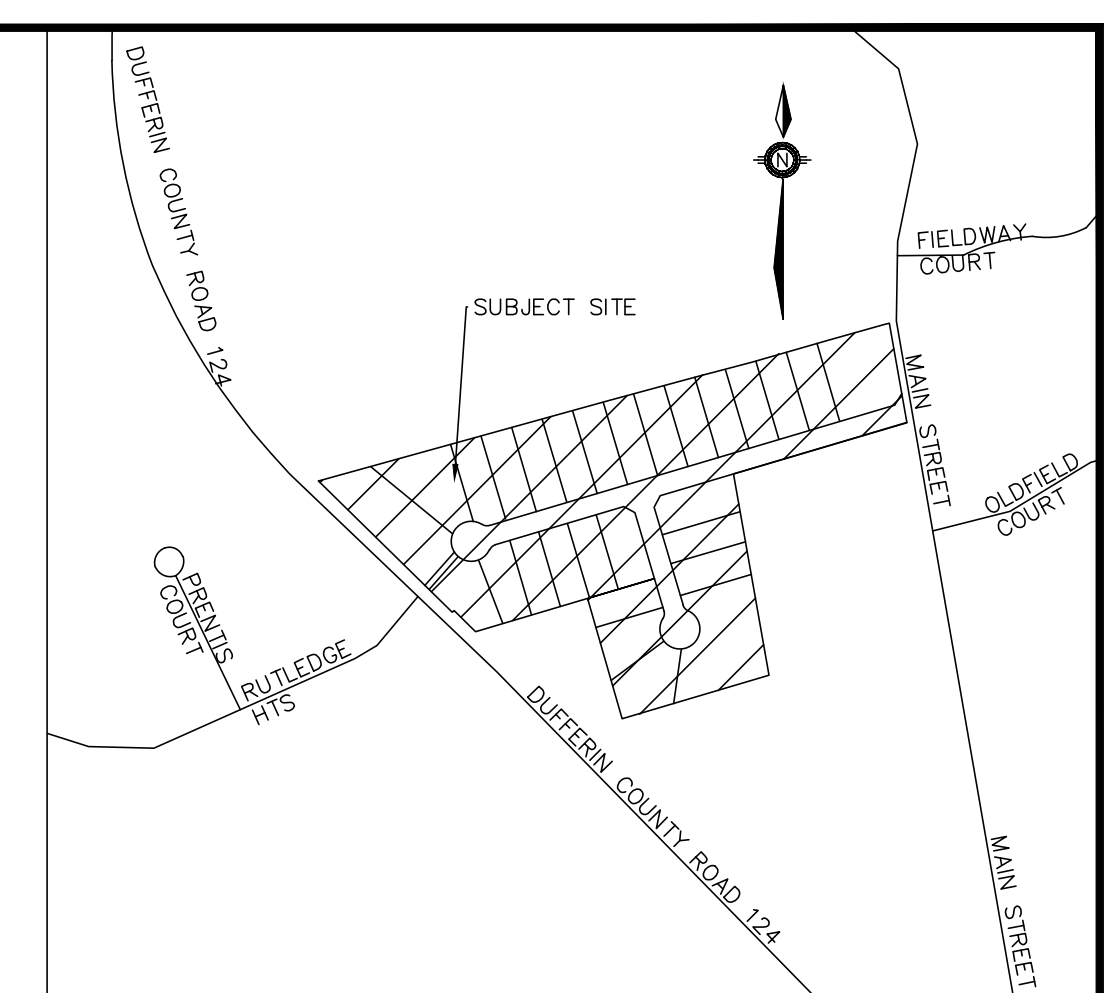
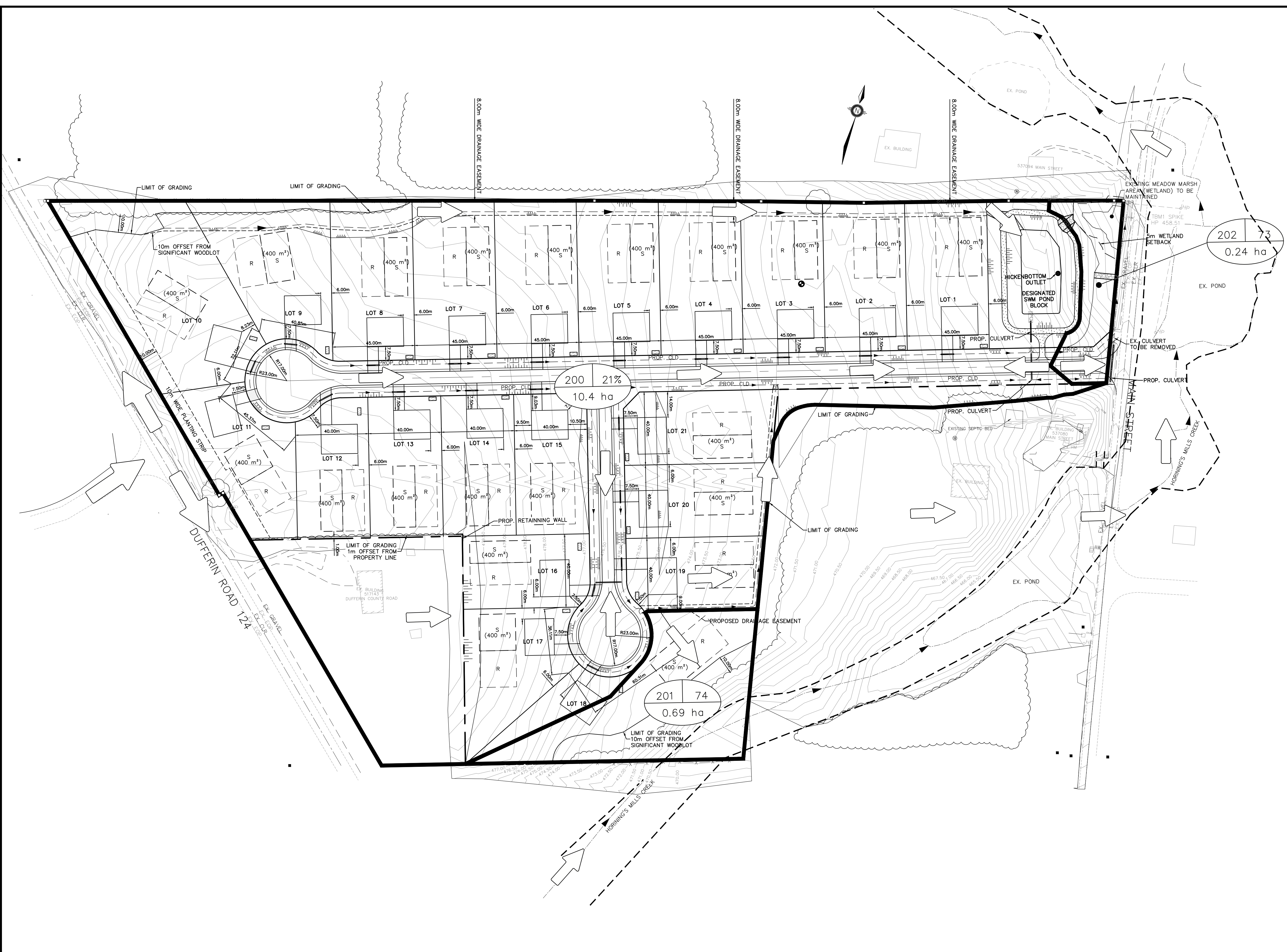
CARNEVALE RESIDENTIAL SUBDIVISION
537086 MAIN ST., HORNING'S MILLS
TOWNSHIP OF MELANCTHON

**PRE-DEVELOPMENT STORM
CATCHMENT PLAN**



DESIGNED BY	AMC/IR	HORIZ SCALE	1:1000	PROJECT #	23008
DRAWN BY	NP/IR	VERT SCALE	N/A	DRAWING #	STM-1
CHECKED BY	MWD/GMP	DATE	APRIL 2023	REVISION #	1

P:\Autodesk\Vault\Working Folders\23008 - GSP - 537086 Main St., Horning's Mills\DESIGN DWGS\23008 - BASE - STORM DESIGN\DWGS\23008 - STM-2 Plotted Oct. 02, 2025 @ 11:44am by ddozek © PEARSON ENGINEERING LTD.



KEYMAP
N.T.S

LEGEND

- OVERLAND FLOW DIRECTION
- CATCHMENT AREA (1, 0.75, 1.00) ON NUMBER OR IMPERVIOUSNESS AREA IN HECTARES
- CATCHMENT BOUNDARY
- PROPOSED RIPRAP
- CONCEPTUAL SOAKAWAY PIT
- EXISTING FLOODLINE
- PROPERTY LINE

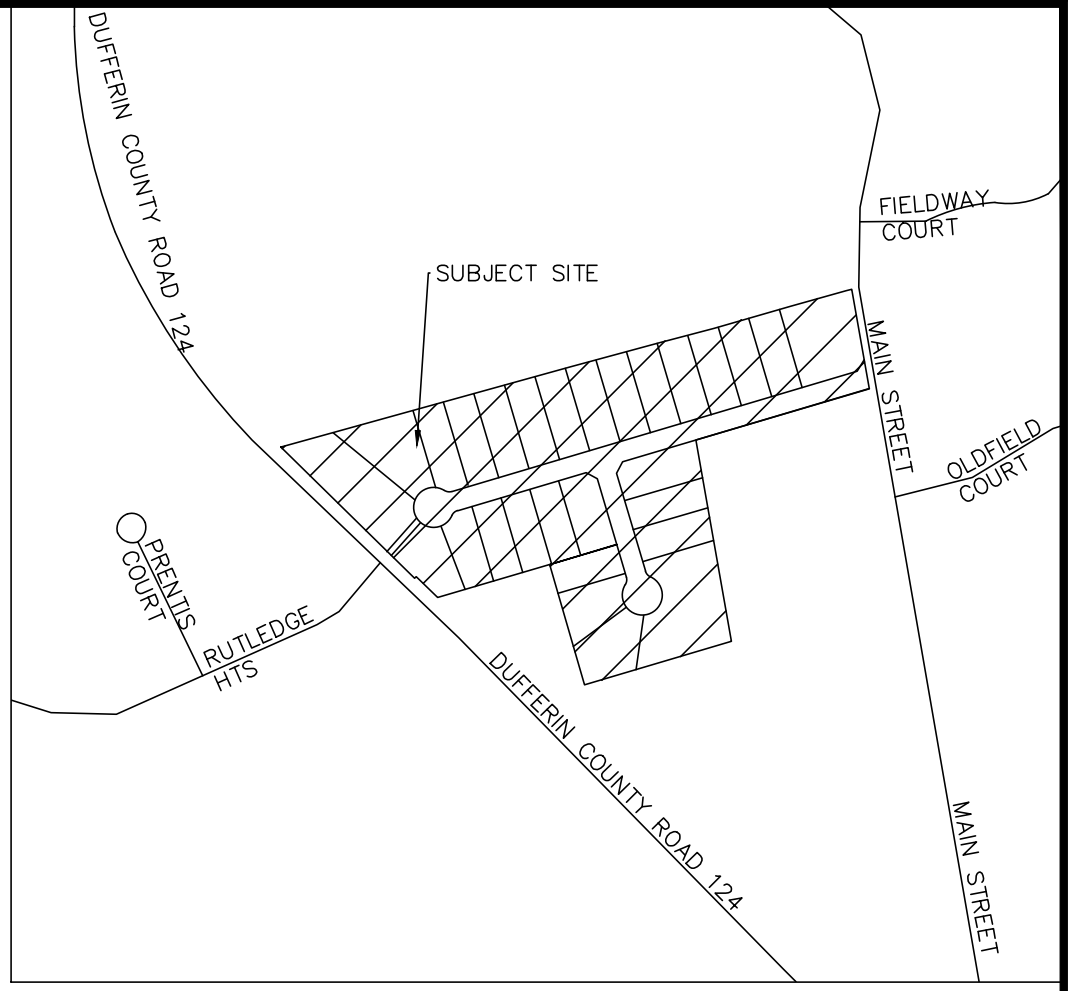
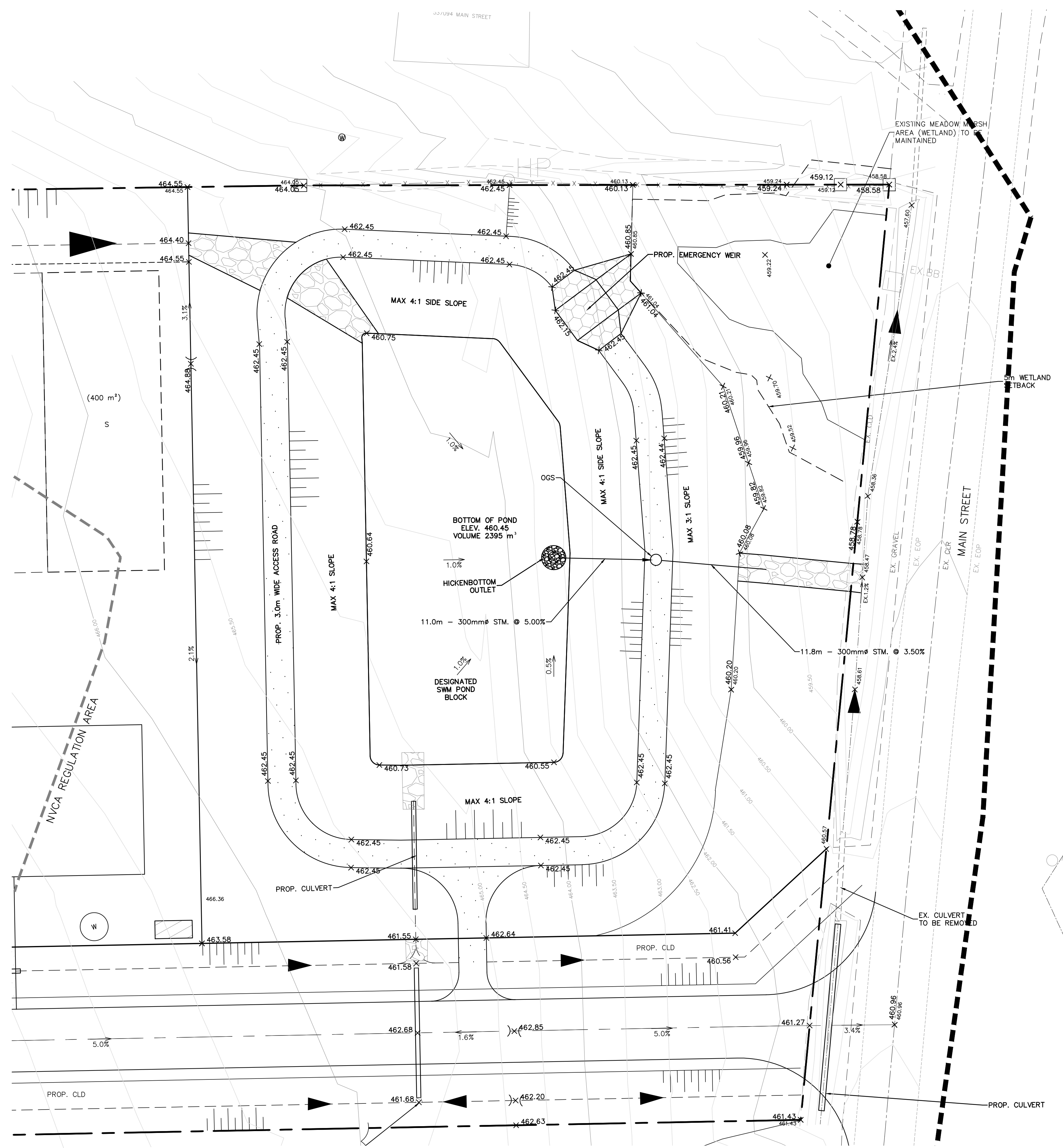
NO.	REVISION NOTE	DATE	BY
1.	REVISED AS PER TOWNSHIP COMMENTS	08/05/25	WT

BENCHMARK
ELEVATIONS ARE BASED ON GPS OBSERVATION TO PERMANENT REFERENCE STATION IN THE NAD83(CRS-2010) COORDINATE SYSTEM AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATION ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.
TBM1, SPIKE IN HYDRO POLE, 458.51m.

CARNEVALE RESIDENTIAL SUBDIVISION
537086 MAIN ST., HORNING'S MILLS
TOWNSHIP OF MELANCTHON

POST-DEVELOPMENT STORM CATCHMENT PLAN

DESIGNED BY	AMC/IR	HORIZ SCALE	1:1000	PROJECT #	23008
DRAWN BY	NP/IR	VERT SCALE	N/A	DRAWING #	STM-2
CHECKED BY	MWD/GMP	DATE	APRIL 2023	REVISION #	1



KEYMAP
N.T.S

LEGEND

- ✕ 254.63 PROPOSED ELEVATION
- 254.09 EXISTING ELEVATION
- 1.5% PROPOSED DIRECTION AND GRADE
- MH STORM MANHOLE
- () HIGH POINT
- ▭ PROPOSED RIPRAP
- ⊗ EXISTING WELL
- PROPERTY LINE
- - - EXISTING FLOODLINE

P:\Autodesk\Vault\Working Folders\23008 - GSP - 537086 Main St., Horning's Mills\DESIGN DWGS\23008 - BASE - GRADING.dwg Layout:PND-1 Plotted Oct 02, 2025 @ 11:46am by dbozek © PEARSON ENGINEERING LTD.


NO.	REVISION NOTE	DATE	BY
1.	REVISED AS PER TOWNSHIP COMMENTS	08/05/25	WT

BENCHMARK
ELEVATIONS ARE BASED ON GPS OBSERVATION TO PERMANENT REFERENCE STATION IN THE NAD83(CRS-2010) COORDINATE SYSTEM AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATION ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

TBM1, SPIKE IN HYDRO POLE, 458.51m.

CARNEVALE RESIDENTIAL SUBDIVISION
537086 MAIN ST., HORNING'S MILLS
TOWNSHIP OF MELANCTHON

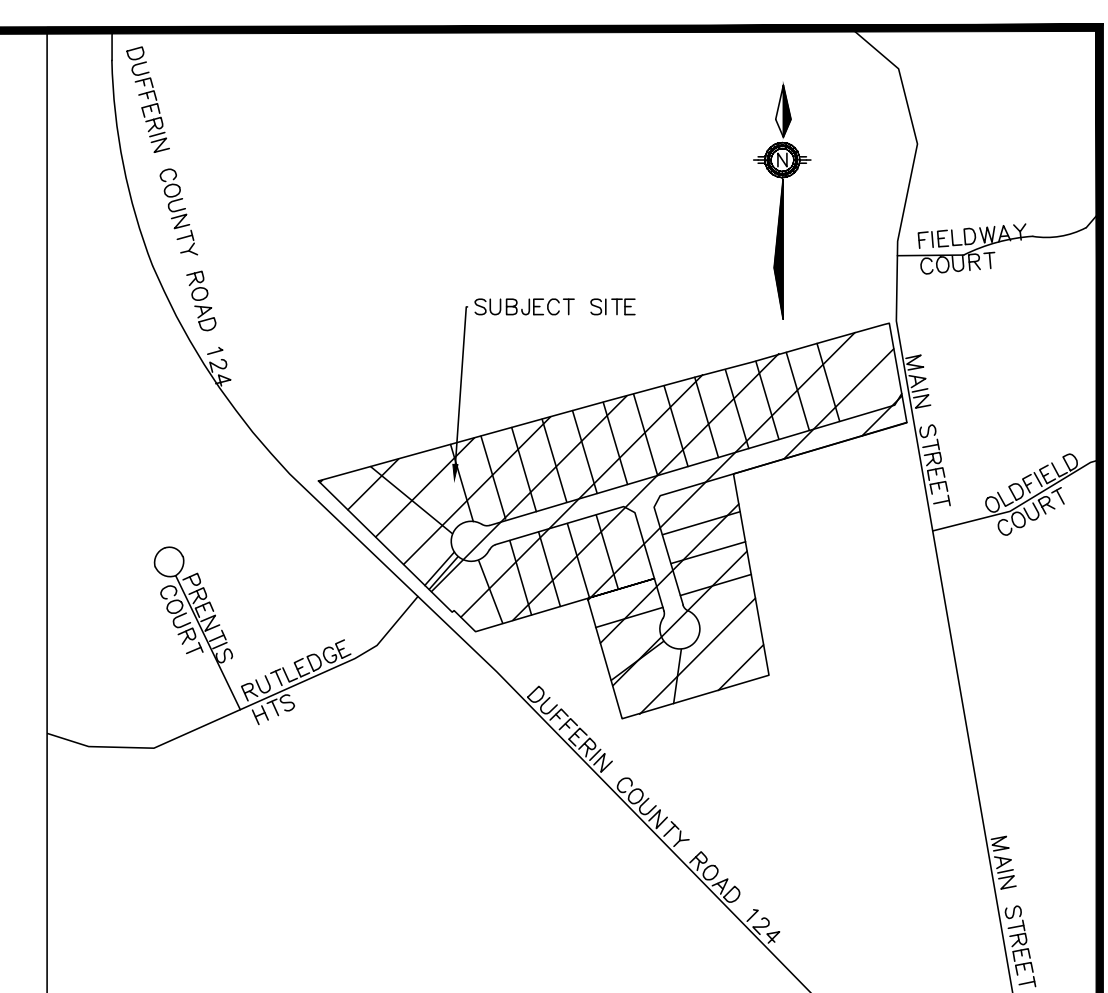
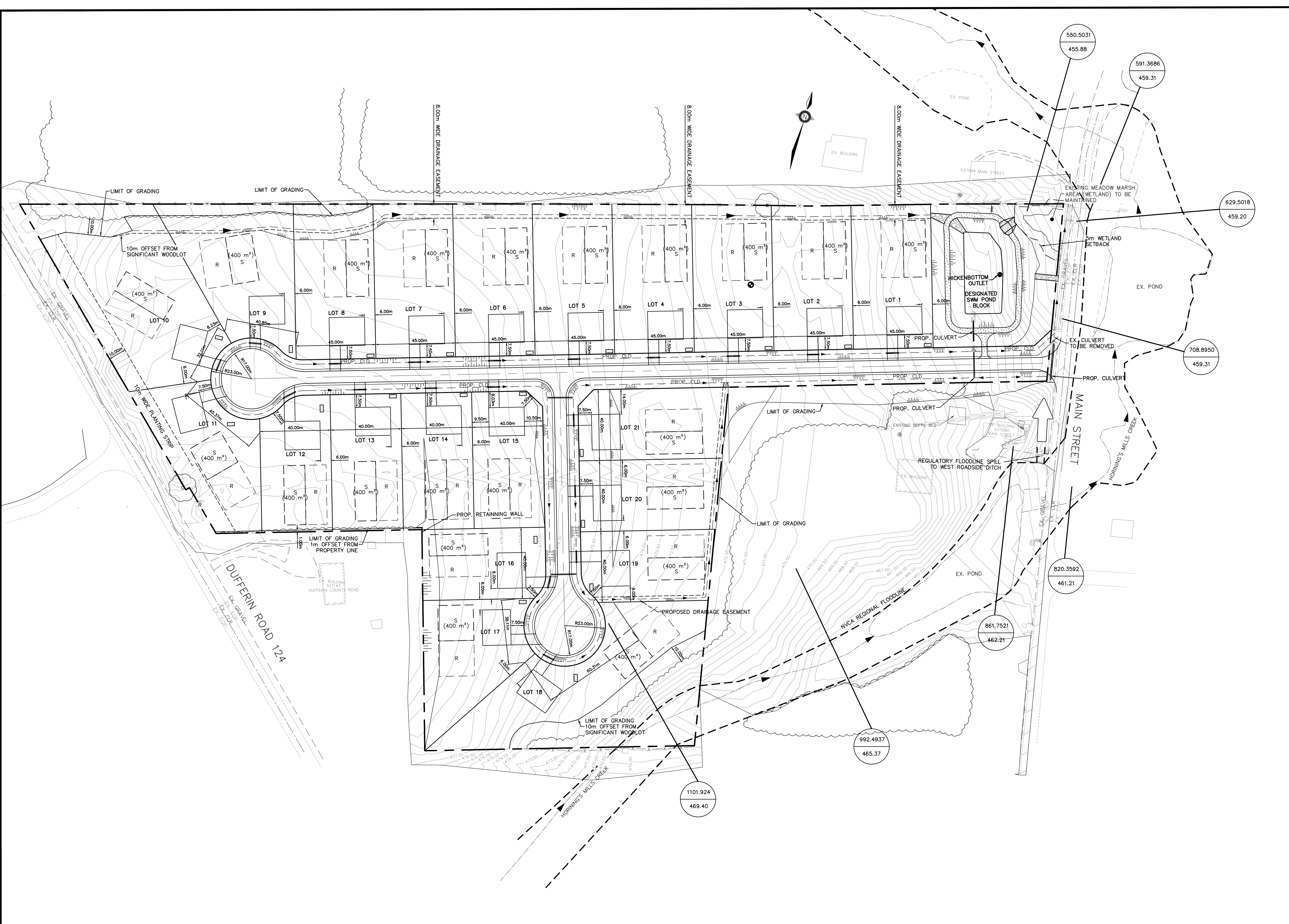
STORMWATER MANAGEMENT POND



PEARSON ENGINEERING
PEARSONENG.COM PH. 705.719.4785

DESIGNED BY	AMC/IR	HORIZ SCALE	1:250	PROJECT #	23008
DRAWN BY	NP/IR	VERT SCALE	N/A	DRAWING #	PND-1
CHECKED BY	MWD/GMP	DATE	APRIL 2023	REVISION #	1

P:\Autodesk Vault\Working Folder\23008 - GSP - 537086 Main St., Horning's Mills\Design DWG\23008 - BASE - 510RM DESIGN DWG\23008 - FL-1 Plotted Oct 02, 2025 @ 11:44am by dbezek @ PEARSON ENGINEERING LTD.



KEYMAP
N.T.S.

LEGEND

- NVCA REGIONAL FLOODLINE
- PROPERTY LINE
- 708.8950
459.31 HEC-RAS STATION
- REGIONAL FLOODLINE ELEVATION

NO.	REVISION NOTE	DATE	BY
1.	REVISED AS PER TOWNSHIP COMMENTS	08/05/25	WT

BENCHMARK ELEVATIONS ARE BASED ON GPS OBSERVATION TO PERMANENT REFERENCE STATION IN THE NAD83(CSR5-2010) COORDINATE SYSTEM AND HAVE BEEN CORRECTED TO ORTHOMETRIC ELEVATION ON THE CGVD28 DATUM (1978 ADJUSTMENT) WITH GEOID MODEL HTv2.0, AS SUPPLIED BY NATURAL RESOURCES CANADA.

TBM1, SPIKE IN HYDRO POLE, 458.51m.

CARNEVALE RESIDENTIAL SUBDIVISION
537086 MAIN ST., HORNING'S MILLS
TOWNSHIP OF MELANCTHON

FLOODLINE LOCATION PLAN

DESIGNED BY	AMC/RR	HORIZ SCALE	1:1000	PROJECT #	23008
DRAWN BY	NP/RR	VERT SCALE	N/A	DRAWING #	FL-1
CHECKED BY	MWD/GMP	DATE	APRIL 2023	REVISION #	1