



PLANNING
URBAN DESIGN
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ARCHITECTURE

CULTURAL HERITAGE SCREENING REPORT

Proposed Ramara Quarry

6059 Pearl Carrick's Road / Part of Lots 9 & 10, Conc. C

(Geographic Township of Rama)

Township of Ramara, County of Simcoe

Date:

April 2026

Prepared for:

Brand X Materials and Supply Inc.

Prepared by:

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Our File '21511 F'

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Project personnel

Dan Currie, MA, MCIP, RPP, CAHP	<i>Partner, Managing Director of Cultural Heritage</i>	Senior Review
Nicholas Bogaert, BES, MCIP, RPP, CAHP	<i>Associate, Senior Heritage Planner</i>	Project Manager, Author

Acknowledgement of Indigenous Communities

This Cultural Heritage Screening Report acknowledges that the subject lands located at Part of Lots 9 & 10, Concession C, Township of Ramara (former Geographic Township of Rama), County of Simcoe, municipally known as 6059 Pearl Carrick’s Road is situated within the traditional territory of multiple Indigenous Nations and communities, including Huron-Wendat, Haudenosaunee, Mississaugas of Scucog Island First Nation, and Anishinabewaki. These lands are acknowledged as being associated with the Williams Treaties, 1923.

This document takes into consideration the cultural heritage of Indigenous communities, including their oral traditions and history when available and related to the scope of work.

Executive Summary

MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC) was retained by Brand X Materials and Supply Inc. to undertake a Cultural Heritage Screening Report for the proposed Ramara Quarry, located in the Township of Ramara (County of Simcoe). The subject lands are municipally known as 6059 Pearl Carrick's Road. The purpose of this Cultural Heritage Screening Report was to identify any potential built heritage resources as well as cultural heritage landscapes which may be present within the subject lands and provide a preliminary evaluation of resources as applicable.

The subject lands are not designated under the *Ontario Heritage Act*. The property was evaluated under the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* by the *Ontario Ministry of Tourism, Culture and Sport* (currently the Ministry of Citizenship and Multiculturalism) and it was determined that the project area does not have potential cultural heritage value. As such, this report provides the documentation of review exercise, which has included:

- a review of site details in order to understand the site context;
- a review of relevant background information and supporting reports (including ARA Site Plans and Stage 1 & 2 Archaeological Assessment) to understand operational details and work completed; and
- an online search to determine the presence of onsite and nearby heritage resources.

Summary of cultural heritage findings

It has been determined that the subject lands do not contain any potential built heritage resources or cultural heritage landscapes. As such, further cultural heritage reporting (i.e. a Cultural Heritage Evaluation Report or Heritage Impact Assessment) is not required.

Conclusion

This report has been prepared in order to address the Cultural Heritage Report Standards found within Part 2 of the Aggregate Resources of Ontario Standards, per Ontario Regulation 244/97 under the *Aggregate Resources Act*. The purpose of the report is to understand the potential for cultural heritage resources to be present on the subject lands. No potential cultural heritage resources have been identified on the subject lands, therefore no further study is recommended.

1.0 Introduction

MHBC has been retained by Brand X Materials and Supply Inc. to prepare a Cultural Heritage Screening Report related to the proposed Ramara Quarry. The subject lands are located generally east of County Road #169 and north of Monck Road. Concession Road B-C abuts the southern portion of the subject lands and provides access to Pearl Carrick's Road (see **Figure 1**, below). The subject lands contain a property known as 6059 Pearl Carrick's Road.

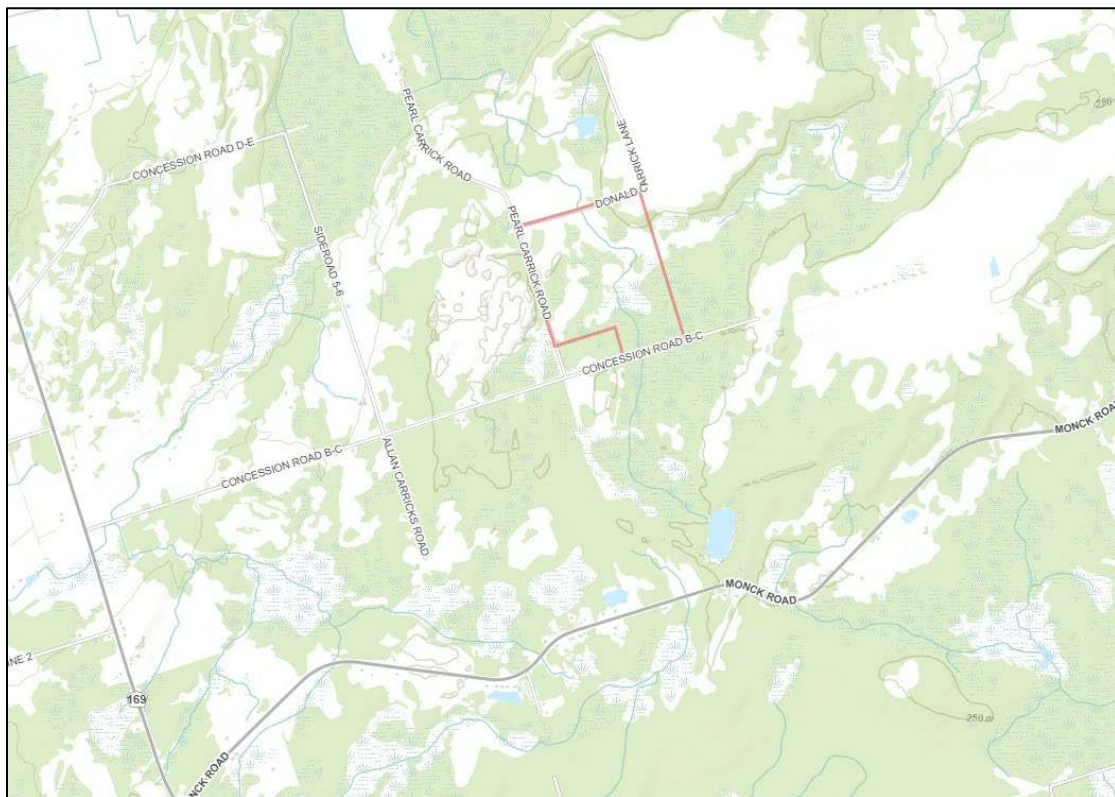


Figure 1: Site context, with property boundary depicted by red outline (*source: Simcoe County*)

In order to facilitate the proposal, Brand X Materials and Supply Inc. is applying for a Class 'A' Licence under the *Aggregate Resources Act* and necessary approvals under the *Planning Act* to permit the operation.

This Cultural Heritage Screening Report has been prepared in order to determine if any cultural heritage resources are present on the subject lands, to better inform if additional study is required in order to determine cultural heritage value and assess impacts.

1.1 Description of subject lands

The subject lands are comprised of Part of Lots 9 & 10, Concession C, Township of Ramara (former Geographic Township of Rama), within the County of Simcoe. The property has a proposed licence area of 43.3 hectares (107.0 acres), and a proposed extraction area of 34.4 hectares (85.0 acres). The lands contain a mixture of pasture lands, forested areas, wetlands and bedrock outcrops. Residential dwellings, other agricultural-related uses and aggregate operations are located along the roads surrounding the subject lands **Figure 2**, below depicts the existing site character.



Figure 2: Site features, with property boundary depicted by red outline (*source: MHBC*)

2.0 Policy context

2.1 The Planning Act and Provincial Planning Statement

The *Planning Act*, R.S.O. 1990, c.P.13 provides a number of provisions respecting cultural heritage and land development, either directly in Section 2 of the *Act* or through Section 3 respecting policy statements and provincial plans. The *Planning Act* outlines 18 spheres of provincial interest that relevant authorities in the planning process must consider. Regarding cultural heritage, Section 2 of the *Planning Act* provides that:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *Planning Act* provides the overall broad consideration for cultural heritage resources through the land use planning process.

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3, the Province has refined policy guidance for land use planning and development matters in the *Provincial Planning Statement, 2024* (PPS). The PPS “provides policy direction on matters of provincial interest related to land use planning and development.” When addressing cultural heritage planning, the PPS provides for the following:

4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

4.6.3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

The PPS defines the following terms

Protected Heritage Property: means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial

ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Built Heritage Resource: *means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.*

Cultural Heritage Landscape: *means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.*

Conserved: *means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.*

Development: *means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act, but does not include:*

- a) activities that create or maintain infrastructure authorized under an environmental assessment process or identified in provincial standards; or*
- b) works subject to the Drainage Act; or*
- c) for the purposes of policy 4.1.4.a), underground or surface mining of minerals or advanced exploration on mining lands in significant areas of mineral potential in Ecoregion 5E, where advanced exploration has the same meaning as under the Mining Act. Instead, those matters shall be subject to policy 4.1.5.a).*

Site alteration: *means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.*

Heritage attributes: *means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.*

Adjacent lands: *means d) for the purposes of policy 4.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.*

The subject lands are not designated under the *Ontario Heritage Act*, are not currently identified as a built heritage resource on applicable heritage registers and are not identified as a cultural heritage landscape. The subject lands do not constitute a protected cultural heritage property.

2.2 Aggregate Resources Act Provincial Standards

The *Aggregate Resources Act* Provincial Standards (per Ontario Regulation 244/97 under the *Aggregate Resources Act*), require applications for new aggregate extraction operations to include information related to cultural heritage resources. Part 2 of the Aggregate Resources of Ontario Standards outlines the Cultural Heritage Report standards and sets out a phased approach depending on the potential for resources to be present. The standards indicate as follows:

A completed screening checklist evaluating the potential for built heritage resources and cultural heritage landscapes with supporting documentation is required. If the checklist identifies the potential for built heritage resources and/or cultural heritage landscapes, a Cultural Heritage Evaluation report is required and must be prepared by a person with appropriate experience and expertise. If the evaluation confirms one or more built heritage resources or cultural heritage landscapes, a Heritage Impact Assessment must be completed. If the application is on Crown Land or an unorganized territory, letter(s) from the Ministry of Heritage, Sport, Tourism and Culture Industries must be obtained.

Accordingly, this Screening Report has been prepared in order to address the Cultural Heritage Report Standards outlined above, in order to understand the potential for resources to be present on the subject lands.

3.0 Historical context

3.1 Site history and development

The subject lands are located within the former Ontario County (now within Simcoe County) in the Township of Ramara. The original Ontario County contained the Townships of: Brock, Mara, Pickering, Rama, Reach, Scott, Thorah, Uxbridge and Whitby. Ontario County was later split into two, with a portion amalgamating with Simcoe County in 1974. Ramara Township was formed in 1994 when the Township of Mara amalgamated with the Township of Rama.

Rama Township was surveyed on several occasions, commencing with the area immediately to the east of Lake Couchiching in 1834, with other areas surveyed in 1855 (Stantec, 2025). Based on a review of mapping from the 1860 Tremaine’s Map of the County of Ontario (see **Figure 3** below), the subject lands do not have ownership information shown, there are no structures indicated, and there are no roads leading to the lands (road allowances are laid out).

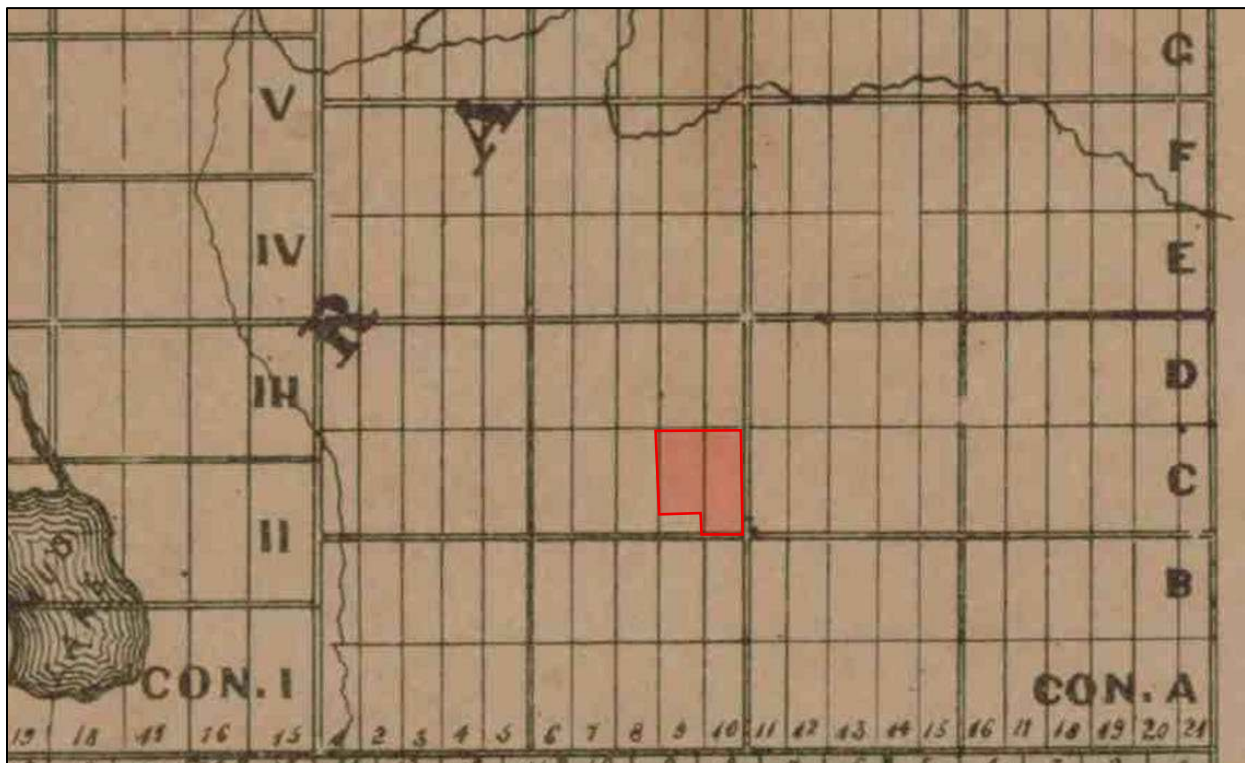


Figure 3: Excerpt from 1860 Tremaine’s map of the County of Ontario

A review was undertaken of the 1877 Historical Atlas of the County of Ontario mapping for the Township of Rama. Ownership information is provided for a portion of the subject lands, with the name J. Johnson indicated on Lot 9. There is no ownership information shown for Lot 10 (see **Figure 4** below). No buildings are identified on the subject lands, although some are identified on nearby lots. The east-west concession roads are completed in the area but end west of the subject lands. Road allowances for planned roads are dashed in on the mapping.

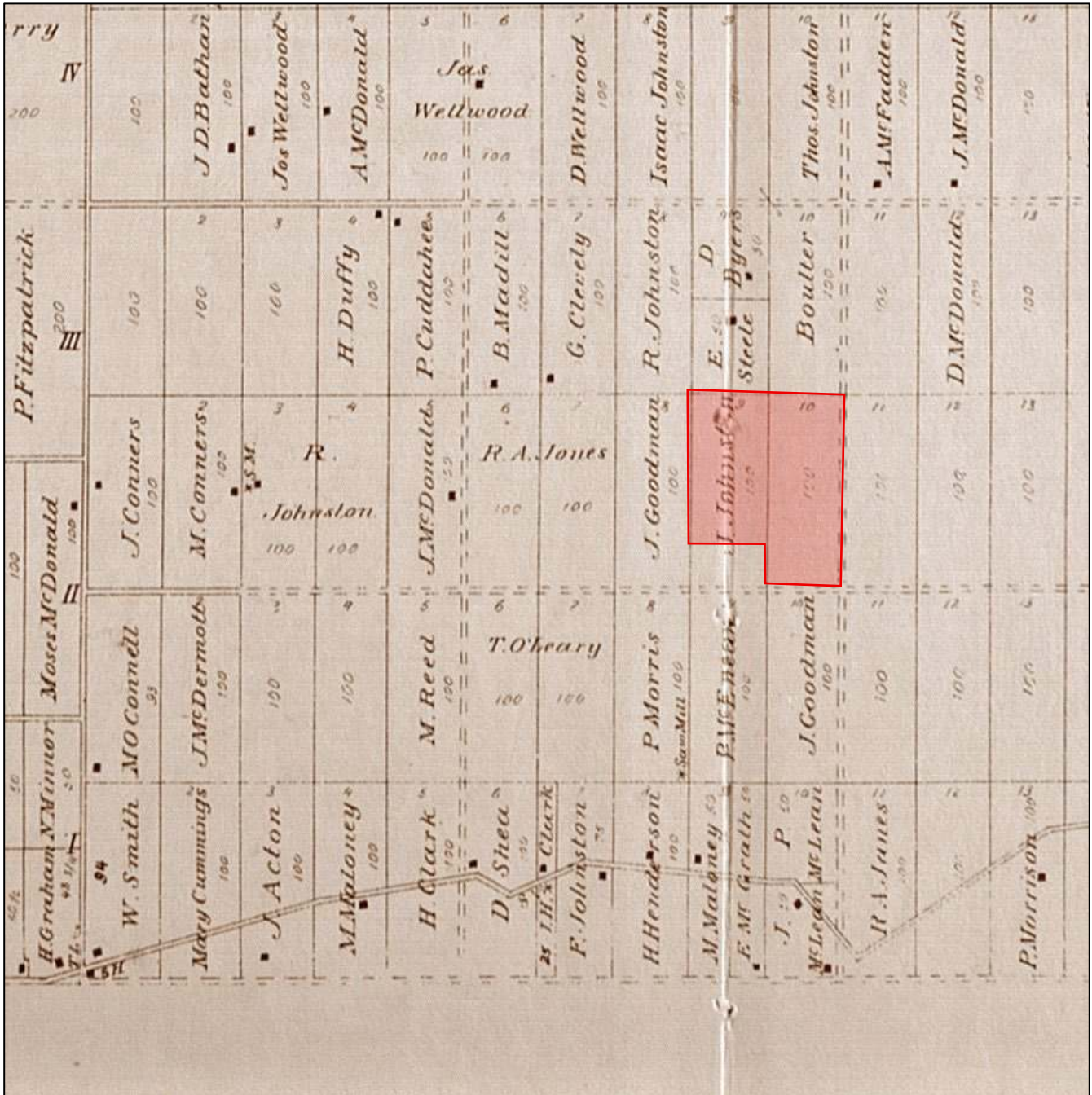


Figure 4: Excerpt from 1877 Ontario County Atlas

A review of available aerial photos and topographic mapping was undertaken in order to determine site features present on the subject lands. Aerial photos from the Hunting Surveying Corporation taken in 1954 are of good quality and provide a useful reference for mid-20th century property information. More recent aerial photos from 1989 and 2024 were also referenced in order to provide a modern record.

The 1954 airphotos (see **Figure 5** below) depict the subject lands as having a mixture of open areas and forested areas. A road abutting the western portion of the property is evident, as is Concession Road B-C to the south and west of the subject lands. The property does not appear to be actively farmed, although the resolution is not clear.

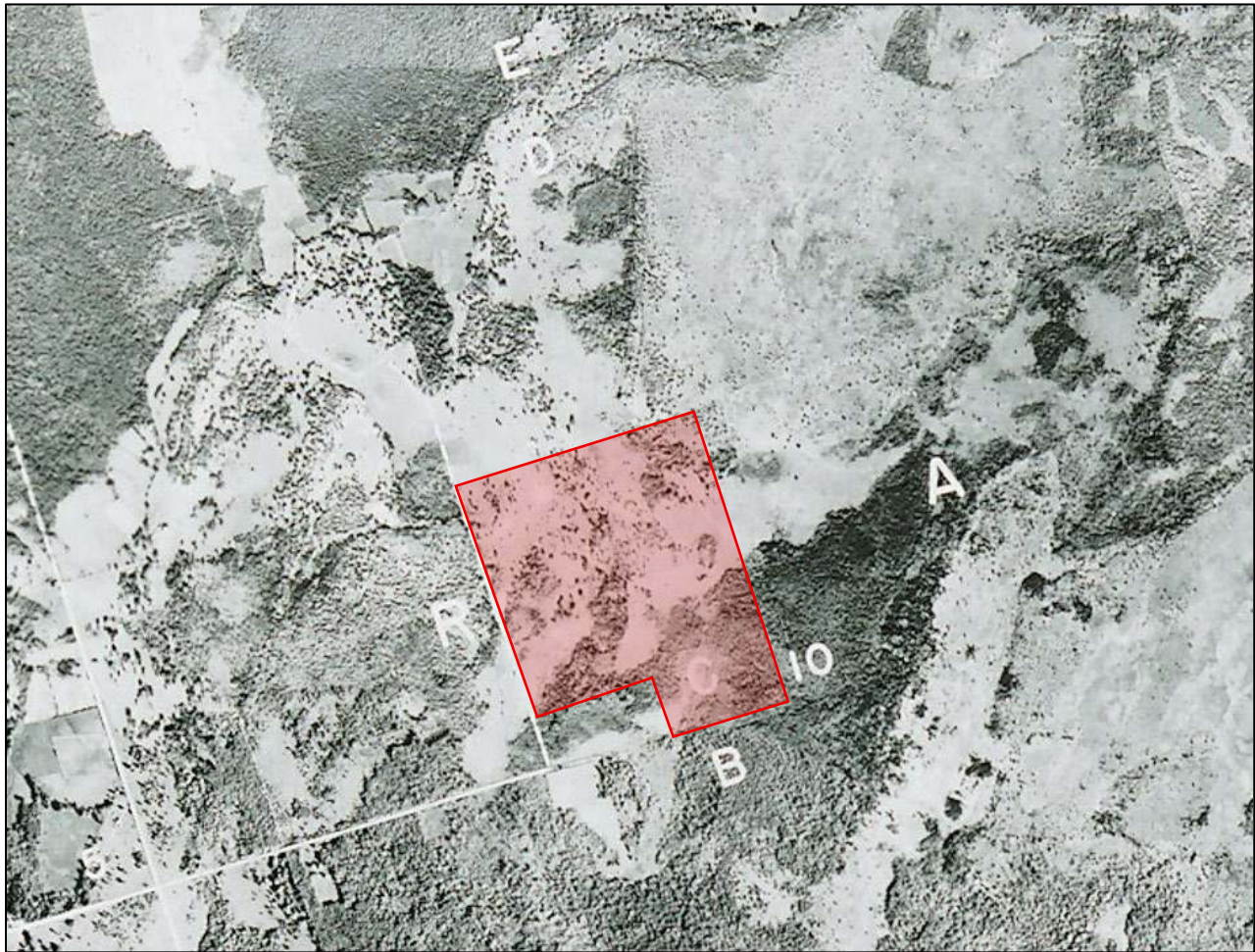


Figure 5: Excerpt from 1954 airphoto (source: Hunting Survey Corporation).

As is evident from the 1989 airphoto imagery available from Simcoe County (see **Figure 6** on the following page), the property continues to appear similar as in the 1954 airphotos. There are no buildings evident on the subject property and it does not appear to be utilized for agricultural purposes. An area of bedrock outcrop / cleared area is evident near the northwest corner of the site, as is an access driveway. A dwelling is also located to the south of the subject lands.



Figure 6: Excerpt from 1989 airphoto (source: Simcoe County).

From a review of the 2012 airphotos (see **Figure 7** on the following page), the property appears similar to the 1989 airphotos. The bedrock outcrop area in the northwestern portion remains visible, as does the access driveway. A small structure is located near the central portion of the property. Beyond the subject lands, there are additional dwellings located to the south and quarry activities visible to the west.



Figure 7: Excerpt from 2012 airphoto (source: Simcoe County).

By 2024 (see **Figure 8** on the following page), the property remains in a similar state as previously. The previous structure near the central portion of the site is no longer visible. The surrounding area continues to be utilized for a mix of rural residential, agricultural and aggregate extraction purposes.



Figure 8: Excerpt from 2024 airphoto (source: Simcoe County).

4.0 Description of property and context

4.1 Description of subject lands

The subject lands contain a mix of treed areas / wetlands, former pasture lands and areas of bedrock outcrop. The property has frontage on Pearl Carrick's Road and Donald Carrick's Lane. A driveway enters the western portion of the subject lands from Pearl Carrick's Road. There are no residential dwellings located on the subject lands. The subject lands are not listed on any heritage register or designated under any part of the *Ontario Heritage Act*.

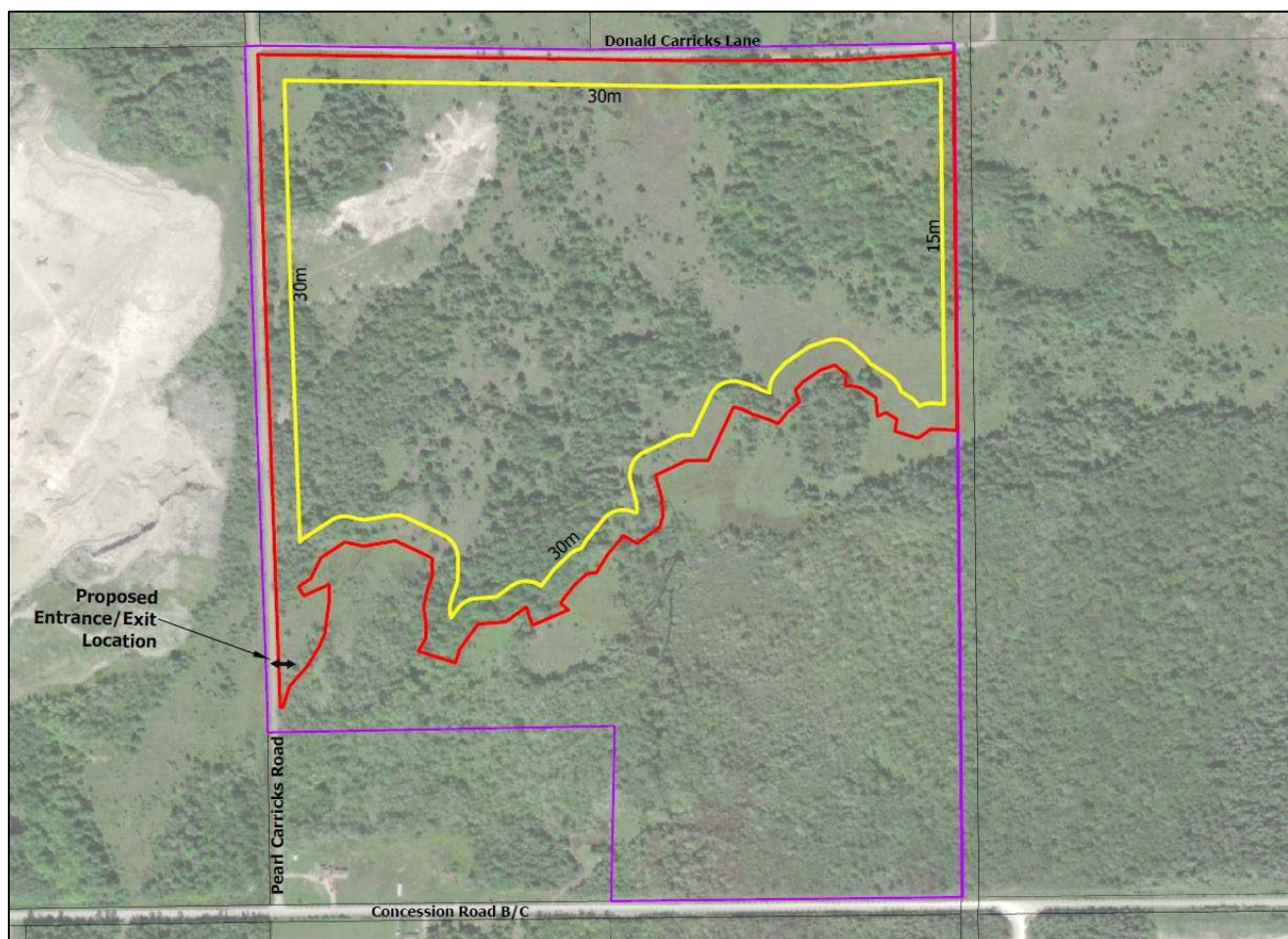


Figure 9: Excerpt from 2024 airphoto depicting property boundary [purple], proposed licenced boundary [red] and proposed limit of extraction [yellow] (source: MHBC)

4.2 Description of potential heritage resources

4.2.1 Dwellings and outbuildings

Based on the research undertaken, the subject lands do not contain any dwellings or outbuildings. Therefore, there are no potential built heritage resources located onsite.

4.2.2 Landscape setting and context

The subject lands are partially treed and contain a mixture of open areas, bedrock outcrop and former pasture lands, interspersed with naturalized areas and wetlands. A driveway links to Pearl Carrick's Road.

The subject lands are situated in a mixed rural and agricultural area that has continued to evolve since the Township was originally settled. Based on discussion with the applicant, it is understood the subject lands have been actively used for livestock pasture for the past decade. The immediate area is characterized by natural areas and rural residential uses, with additional agricultural and aggregate extraction operations located in the surrounding areas.

4.3 Heritage status of nearby properties

In order to confirm the presence of cultural heritage resources which have been previously identified, several databases were consulted. These databases included available information from Simcoe County and the Township of Ramara, the Ontario Heritage Trust website and the Canadian Register of Historic Places. Having reviewed the above databases, no designated heritage resources (including built heritage or cultural heritage landscapes) are located within, or adjacent to, the subject lands.

5.0 Potential significance of onsite resources

5.1 Introduction

The subject lands are not designated under the *Ontario Heritage Act* and the subject lands do not contain any buildings or structures currently listed on a municipal Heritage Register. The subject lands were evaluated under the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* (see **Appendix A**). This section summarizes the work undertaken and the applicable findings.

5.2 Built heritage resources and cultural heritage landscapes

The subject lands located at Part of Lots 9 & 10, Concession C (Geographic Township of Rama) represents an evolved rural property that had its beginnings in the late 19th century. The subject lands do not contain any built resources or landscape features associated with this time period. The subject lands are not considered to contain any built heritage resources and are not considered to be a significant cultural heritage landscape.

5.3 Summary of potential heritage character

The subject lands have undergone a screening exercise in order to flag the potential for the area of proposed development to contain built resources or landscape features of potential cultural heritage value. Based on the review undertaken, the subject lands do not have potential cultural heritage value with respect to built resources or landscape features.

6.0 Conclusion

This report has been prepared in order to address the Cultural Heritage Report Standards found within Part 2 of the Aggregate Resources of Ontario Standards, per Ontario Regulation 244/97 under the *Aggregate Resources Act*. Specifically, this report provides the required screening checklist and supporting documentation as outlined in the Standards.

The purpose of this Cultural Heritage Screening Report was to identify any potential built heritage resources as well as cultural heritage landscapes which may be present within the subject lands, then provide a preliminary evaluation of resources as applicable.

The subject lands were evaluated under the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* by the *Ontario Ministry of Tourism, Culture and Sport* (currently the Ministry of Citizenship and Multiculturalism). This report concludes that there are no cultural heritage resources located on the subject lands.

Since the area of proposed development on the subject lands does not contain any potential built heritage resources and does not contain any significant cultural heritage landscapes, a Cultural Heritage Evaluation Report is not required. Accordingly, this Cultural Heritage Screening Report fulfills the requirements of the *Aggregate Resources Act* as it relates to the applicable Cultural Heritage Report Standards.

7.0 References

Beers, J.H. & Co., Illustrated Historical Atlas of the County of Ontario, Toronto: 1877.

Belden, H. & Co., Simcoe supplement in Illustrated Atlas of the Dominion of Canada, Toronto 1881.

County of Simcoe. Interactive Map – County of Simcoe. Online resource accessed October 2025: <https://opengis.simcoe.ca>

Hunting Survey Corporation Limited. Digital Aerial Photographs, Southern Ontario. Online resource accessed October 2025 <https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index>

King's Printer for Ontario. *Ontario Heritage Act*, R.S.O 1990.

Ministry of Culture (now Ministry of Citizenship and Multiculturalism). InfoSheet#5 Heritage Impact Assessments and Conservation Plans, 2006

Ministry of Indigenous Affairs. *Treaties in Ontario*. Online resource accessed October 2025: <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>

Ministry of Tourism, Culture and Sport (now Ministry of Citizenship and Multiculturalism). Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes, A Checklist for the Non-Specialist, 2016.

Ministry of Municipal Affairs and Housing, Provincial Planning Statement, 2024.

Native Land Digital Registered Canadian Nonprofit. *Native Land*. Online resource accessed October 2025: <https://native-land.ca/>

Ontario Heritage Trust. *Ontario Heritage Act Register*. Online resource accessed October 2025: <https://www.heritagetrust.on.ca/pages/tools/ontario-heritage-act-register>

Parks Canada. Canadian Register of Historic Places. Online resource accessed October 2025: <http://www.historicplaces.ca/en/pages/register-repertoire.aspx>

Ramara Historical Society. Online resource accessed October 2025: <https://ramarahistoricalsociety.ca/>

Stantec Consulting. *Stage 1 & 2 Archaeological Assessment*. August 2025.

Township of Ramara. Arts, Culture and Heritage – Township of Ramara. Online resource accessed October 2025: <https://www.ramara.ca/en/recreation-and-community/arts-culture-and-heritage.aspx>

Whose Land – Territories by Land. Online resource accessed May 2023: <https://www.whose.land/en/>

A

Appendix A: Ministry screening checklist

The **purpose of the checklist** is to determine:

- if a property(ies) or project area:
 - is a recognized heritage property
 - may be of cultural heritage value
- it includes all areas that may be impacted by project activities, including – but not limited to:
 - the main project area
 - temporary storage
 - staging and working areas
 - temporary roads and detours

Processes covered under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

Cultural Heritage Evaluation Report (CHER)

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a qualified person(s) (see page 5 for definitions) to undertake a cultural heritage evaluation report (CHER).

The CHER will help you:

- identify, evaluate and protect cultural heritage resources on your property or project area
- reduce potential delays and risks to a project

Other checklists

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – [separate checklist](#)
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages for more detailed information and when completing this form.

Project or Property Name
Proposed Ramara Quarry

Project or Property Location (upper and lower or single tier municipality)
6059 Pearl Carricks Road, Township of Ramara, County of Simcoe

Proponent Name
Brand X Materials and Supply Inc.

Proponent Contact Information
Michael MacMillan | 705-728-2460 | mmacmillan@sarjeants.com

Screening Questions

	Yes	No
1. Is there a pre-approved screening checklist, methodology or process in place?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

	Yes	No
2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

	Yes	No
3. Is the property (or project area):		
a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. a National Historic Site (or part of)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. designated under the <i>Heritage Railway Stations Protection Act</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. designated under the <i>Heritage Lighthouse Protection Act</i> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

B

Appendix B: Curriculum Vitae

Education

University of Waterloo
Masters of Arts (Planning)

University of Waterloo
Bachelor of Environmental Studies

University of Saskatchewan
Bachelor of Arts (Art History)

Professional Associations

Registered Professional Planner

Full Member, Canadian Institute of Planners (CIP)

Full Member, Ontario Professional Planners Institute (OPPI)

Professional Member, Canadian Association of Heritage Professionals

Contact

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N2B 3X9

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Dan Currie

BA, BES, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997. Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, cultural heritage evaluations, heritage impact assessments and cultural heritage landscape studies.

Selected Project Experience

Heritage Conservation District Studies and Plans

- Melville Street Heritage Conservation District Plan (underway)
- Streetsville Heritage Conservation District Plan (2025)
- Amherstburg Heritage Conservation District Plan (2025)
- Stouffville Heritage Conservation District Plan (2022)
- Alton Heritage Conservation District Study, Caledon (2021)
- Port Stanley Heritage Conservation District Plan (2021)
- Port Credit Heritage Conservation District Plan, Mississauga (2018)
- Town of Cobourg Heritage Conservation District Plan updates (2016)
- Rondeau Heritage Conservation District Plan, Chatham Kent (2016)
- Barriefield Heritage Conservation District Plan Update, Kingston (2015)
- Victoria Square Heritage Conservation District Study, Markham (2015)
- Bala Heritage Conservation District Study and Plan, Township of Muskoka Lakes (2015)
- Brooklyn and College Hill Heritage Conservation District Plan, Guelph (2014)
- Garden District Heritage Conservation District Study and Plan, Toronto (2014)
- Downtown Meaford Heritage Conservation District Study and Plan (2013)

Heritage Master Plans and Management Plans

- City of Guelph Cultural Heritage Action Plan (2020)
- Town of Cobourg Heritage Master Plan (2016)
- Burlington Heights Heritage Lands Management Plan (2016)
- City of London Western Counties Cultural Heritage Plan (2014)



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Cultural Heritage Evaluations

- Township of Tiny Heritage Register Review (2024)
- City of Barrie Heritage Register Review (2024)
- Aurora Heritage Register Review (2022)
- MacDonald Mowatt House, University of Toronto (2020)
- Designation of Main Street Presbyterian Church, Town of Erin (2019)
- Designation of St. Johns Anglican Church, Norwich (2019)
- Cultural Heritage Landscape evaluation, former Burlingham Farmstead, Prince Edward County (2018)
- City of Kitchener Heritage Property Inventory Update (2016)
- Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation (2016)

Heritage Impact Assessments

- Redevelopment of former amusement park, Boblo Island (2022)
- Mount Pleasant Islamic Centre, Brampton (2020)
- Demolition of former farmhouse at 10536 McCowan Road, Markham (2020)
- Redevelopment of former Goldie and McCullough factory, Cambridge (2019)
- Redevelopment of historic Waterloo Post Office (2019)
- Redevelopment of former industrial facility, 57 Lakeport Road, Port Dalhousie (2018)
- Redevelopment of former Brick Brewery, Waterloo (2016)
- Homer Watson House Heritage Impact Assessment, Kitchener (2016)
- Expansion of Schneider Haus National Historic Site, Kitchener (2016)
- Heritage Impact Assessment for Pier 8, Hamilton (2015)
- Redevelopment of former American Standard factory, Cambridge (2014)

Heritage Assessments for Infrastructure Projects and Environmental Assessments

- Edgerton Bridge Assessment, Scugog (2024)
- Heritage and Cultural Heritage Landscape Assessment of Twenty Mile Creek Arch Bridge, Town of Lincoln (2021)
- Heritage Evaluation of Deer River, Burnt Dam and MacIntosh Bridges, Peterborough County (2021)
- Heritage Assessment of 10 Bridges within Rockcliffe Special Policy Area, Toronto (2019)
- Blenheim Road Realignment Collector Road EA, Cambridge (2014)
- Badley Bridge EA, Elora (2014)
- Black Bridge Road EA, Cambridge (2013)

Conservation Plans

- Conservation Plan for Log house, Burgetz Ave., Kitchener (2020)
- Conservation and Construction Protection Plan - 54 Margaret Avenue, Kitchener (2019)
- Black Bridge Strategic Conservation Plan, Cambridge (2013)

Tribunal Hearings:

- Redevelopment 22 Weber Street, Kitchener (OLT) (2025)
- Redevelopment 1024 Sixth Line, Oakville (OLT) (2025)
- Redevelopment 1 Burns Road, Fort Erie (OLT) (2025)
- Heritage Impact of Expansion of Mineral Aggregate Operation, Nelson Quarry, Burlington (OLT) (2025)
- Redevelopment 18 Portland Street, Toronto (OLT) (2023)
- Redevelopment 292 Main Street, Grimsby (OLT) (2023)
- Redevelopment 1919 to 1949 Devonshire Court, Windsor (OLT) (2023)
- Redevelopment 9 Dee Road, Queenston (OLT) (2023)

- Redevelopment 18314 Hurontario Street, Caledon Village (OLT) (2023)
- Redevelopment 217 King Street S, Waterloo (OLT) (2022)
- Redevelopment 147 Main Street, Grimsby (OLT) (2022)
- Redevelopment of 12 Pearl Street, Burlington (OLT) (2021)
- Designation of 30 Ontario Street, St. Catharines (CRB) (2021)
- Designation of 27 Prideaux Street, Niagara on the Lake (CRB) (2021)
- Redevelopment of Langmaids Island, Lake of Bays (LPAT) (2021)
- Redevelopment of property at 64 Grand Ave., Cambridge (LPAT) (2019)
- Youngblood subdivision, Elora (LPAT) (2019)
- Demolition 174 St. Paul Street (Collingwood Heritage District) (LPAT) (2019)
- Port Credit Heritage Conservation District (LPAT) (2018)
- Brooklyn and College Hill HCD Plan (OMB) (2015)
- Rondeau HCD Plan (OMB) (2015)
- Designation of 108 Moore Street, Bradford (CRB) (2015)
- Downtown Meaford HCD Plan (OMB) (2014)

Master Plans, Growth Management Strategies and Policy Studies

- Township of West Lincoln East Smithville Secondary Plan (2022)
- Town of Frontenac Islands Maryville Secondary Plan (2021)
- Niagara-on-the-Lake Corridor Design Guidelines (2016)
- Cambridge West Master Environmental Servicing Plan (2013)
- Meadowlands Conservation Area Management Plan (2013)
- Township of Tiny Residential Land Use Study (2012)
- Port Severn Settlement Area Boundary Review (2012)
- Ministry of the Environment Review of the D-Series Land Use Guidelines (2012)
- Ministry of Infrastructure Review of Performance Indicators for the Growth Plan (2011)
- Township of West Lincoln Intensification Study and Employment Land Strategy (2011)
- City of Kawartha Lakes Growth Management Strategy (2010)

Development Planning

Provide consulting services for municipal and private sector clients for:

- Secondary Plans
- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

Education

University of Waterloo

Bachelor of Environmental Studies,
Honours Urban and Regional
Planning
2004

Professional Associations

Registered Professional Planner

Member, Canadian Institute of
Planners (CIP)

Full Member, Ontario Professional
Planners Institute (OPPI)

Professional Member, Canadian
Association of Heritage Professionals

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Nicholas P. Bogaert

BES, MCIP, RPP, CAHP

Nicholas Bogaert is an Associate in MHBC's Kitchener Office. Nick joined MHBC as a Planner in 2004 after graduating from the University of Waterloo with a Bachelor of Environmental Studies Degree (Honours Planning – Co-operative Program).

Mr. Bogaert provides a full range of planning consulting services to public-sector and private-sector clients across Ontario. He has experience related to cultural heritage planning, visual impact assessment, greenfield development planning (plans of subdivision, site plan, condominium), infill development, redevelopment of brownfield and greyfield sites, and mineral aggregate resource site planning. Mr. Bogaert has been qualified as an expert in land use planning and cultural heritage planning before the Local Planning Appeal Tribunal / Ontario Land Tribunal, and the Toronto Local Appeal Body.

Mr. Bogaert is a full member of the Canadian Institute of Planners and the Ontario Professional Planners Institute. He is also a Professional Member of the Canadian Association of Heritage Professionals.

Mr. Bogaert is a member of the Cultural Heritage Division of MHBC, and Past Chair of the Heritage Wilmot Advisory Committee.

Professional History

Associate, MacNaughton Hermsen Britton Clarkson Planning Limited
(2019 – Present)

Planner/Senior Planner, MacNaughton Hermsen Britton Clarkson
Planning Limited (2004 – 2019)

Professional Service

Chairperson, Heritage Wilmot Advisory Committee (2012-2024)

Vice-Chair, Heritage Wilmot Advisory Committee (2011-2012)

Professional Experience

Experience in all facets of development applications including applications for minor variance, severance, Plan of Subdivision, Plan of Condominium, Site Plan approval, Zoning By-law and Official Plan Amendment. Also experience in cultural heritage planning, including heritage impact assessments, cultural heritage evaluation reports, heritage conservation district studies / plans, cultural heritage landscape studies and management plans.



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Selected Project Experience

Cultural Heritage Planning

- Involved in the preparation of a Heritage Conservation District Study and Plan for the Town of Amherstburg.
- Involved in the preparation of a Heritage Conservation District Study for Melville Street (City of Hamilton).
- Involved in the preparation of a Cultural Heritage Screening Report for a proposed quarry (Brechtin Township).
- Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a property in the Town of Cobourg.
- Involved in the preparation of a Cultural Heritage and Visual Impact Review for a proposed lot severance, including provision of evidence at OLT (Township of Woolwich).
- Involved in the preparation of a Cultural Heritage Resource Strategy for the North District Employment Lands (MiX) in the City of Markham.
- Involved in cultural heritage review of proposed addition to semi-detached dwelling in the City of Toronto, including provision of evidence at TLAB Hearing.
- Involved in the preparation of a Heritage Impact Assessment, Documentation Report and Conservation Plan for proposed mixed-use development, including involvement in LPAT settlement discussions (Burlington).
- Involved in the preparation of a Heritage Impact Assessment for a proposed aggregate extraction operation in the City of Burlington.
- Involved in the preparation of a Heritage Conservation District Study for the Village of Alton (Town of Caledon).
- Involved in the preparation of a Scoped Heritage Impact Assessment for a proposed aggregate extraction operation in Huron County.
- Involved in preparation of a Heritage Impact Assessment, Mothball Plan and Conservation Plan for proposed adaptive reuse of dwelling for a private school, including provision of evidence at LPAT (Town of Milton).
- Involved in the preparation of Cultural Heritage Action Plan for the City of Guelph.
- Involved in the preparation of a Heritage Impact Assessment for a proposed aggregate extraction operation in the Township of Woolwich.
- Involved in the preparation of an updated Heritage Conservation District Plan for the Port Credit Heritage Conservation District (City of Mississauga).
- Involved in the preparation of a Heritage Conservation District Plan for the Village of Port Stanley (Municipality of Central Elgin).
- Involved in the preparation of a Heritage Impact Assessment for the redevelopment of the Queenston Quarry (Town of Niagara-on-the-Lake).
- Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a portion of the Huronia Regional Centre (City of Orillia).
- Involved in the preparation of a Cultural Heritage Survey for a proposed aggregate extraction operation in the Town of Caledon.
- Involved in the preparation of a Cultural Heritage Study for a proposed aggregate extraction operation in Melancthon Township.
- Involved in the preparation of a Cultural Heritage Evaluation Report for the 6th Line overpass in the Town of Innisfil.
- Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a vacant property in the City of London.
- Involved in the preparation of a Heritage Impact Assessment for the redevelopment of a portion of Bob-lo Island in the Town of Amherstburg.
- Involved in the preparation of a Heritage Conservation District Study and Plan for Rondeau Provincial Park cottages (Municipality of Chatham-Kent).

- Involved in the preparation of a Heritage Master Plan and updated Heritage Conservation District Plans for the Town of Cobourg.
- Involved in the preparation of an updated Heritage Conservation District Plan for the Village of Barriefield (City of Kingston).
- Involved in the preparation of a Heritage Impact Assessment for a rural farmhouse in the City of Kitchener.
- Involved in the preparation of a Heritage Conservation District Study for the Victoria Square area (City of Markham).
- Involved in the preparation of a Heritage Conservation District Study and Plan for the Village of Bala (Township of Muskoka Lakes).
- Involved in a pilot project to work on integrating heritage attributes into building inspection reports for provincially significant heritage properties (Infrastructure Ontario).
- Involved in the preparation of a Heritage Conservation District Study and Plan for the Garden District (City of Toronto).
- Involved in the preparation of a Heritage Conservation District Study and Plan for Downtown Meaford.
- Involved in the preparation of a Cultural Heritage Study related to a proposed Sand and Gravel Pit (Manvers Township).
- Involved in the preparation of a Background and Issues Identification Report and Management Plan for the Burlington Heights Heritage Lands (Hamilton / Burlington).
- Involved in the preparation of a Heritage Conservation District Study and Plan for Downtown Oakville.
- Involved in the preparation of a Heritage Conservation District Study and Plan for the Brooklyn and College Hill areas in the City of Guelph.
- Involved in a Cultural Heritage Landscape Study for Rondeau Provincial Park.
- Involved in the preparation of a Heritage Impact Assessment for a rural farmstead in City of Cambridge.
- Involved in a Commemorative Integrity Statement Workshop for Oil Heritage District, and assisted in preparation of Commemorative Integrity Statement (Lambton County).
- Involved in an assessment of feasibility of acquiring Federal surplus land for development as affordable housing within a Heritage Conservation District (Kingston - Barriefield)

Professional Development Courses / Conferences

2004	Course: 'Plain Language for Planners', Ontario Professional Planners Institute, Toronto.
2004	Conference: 'Leading Edge – The Working Biosphere', Niagara Escarpment Commission, Burlington.
2011	Conference: 'Ontario Heritage Conference – Creating the Will', Cobourg.
2012	Workshop: 'Heritage Conservation District Workshop', University of Waterloo Heritage Resources Centre, Stratford.
2012	Conference: 'Ontario Heritage Conference - Beyond Borders: Heritage Best Practices, Kingston.
2012	Conference: 'National Heritage Summit - Heritage Conservation in Canada: What's Working?; What's Not?; And What Needs to Change?', Heritage Canada Foundation, Montreal.
2012	Conference presentation: Heritage Conservation District Misconceptions, Heritage Canada Conference, Montreal.
2013	Course: 'Planner at the Ontario Municipal Board', Ontario Professional Planners Institute, Waterloo.
2013	Conference presentation: Ideas for Effective Community Engagement – Case Study: Downtown Oakville Heritage Conservation District, OPPI Conference, London.
2013	Conference: 'Regeneration – Heritage Leads the Way', Heritage Canada Foundation, Ottawa.
2013	Conference presentation: Rondeau Provincial Park: A Cultural Heritage Landscape?, Heritage Canada Conference, Ottawa (with Peter Stewart, George Robb Architect).
2014	Conference: 'Ontario Heritage Conference' – Bridging the Past, Crossing into the Future, Cornwall.

- 2015 Conference: 'Ontario Heritage Conference' – Ontario Heritage: An Enriching Experience, Niagara-on-the-Lake.
- 2015 Conference presentation: Heritage Conservation and Urban Design: Challenges, Success, Balance, OPPI Conference, Toronto (with Dan Currie and Lashia Jones, MHBC).
- 2016 Conference: 'Ontario Heritage Conference' – Preservation in a Changing World, Stratford-St. Marys.
- 2019 Conference: 'Ontario Heritage Conference', Bluewater & Goderich.
- 2021 Conference: 'National Trust for Canada' – Hindsight 2020: Conservation, Disruption and the Future of Heritage, Virtual.
- 2023 Conference: 'Ontario Heritage Conference', London.
- 2023 Conference: 'National Trust for Canada' – Transforming Heritage, Ottawa.



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