

## Visual Impact Study Highlights

The visual impact study conducted for the proposed Shantz Station Pit looked at how the pit's operations might have a visual impact on surrounding lands and roads. It also recommended how to mitigate changes in the views of the property from neighbouring homes and from members of the community who pass by the site on adjacent roads.

Through their investigations, the consultants found that the proposed pit location is generally well screened from view locations to the west, north and east, with some limited framed views from Shantz Station Road and Village View Road. This is primarily due to the local topography, existing woodlots and vegetation which would screen most of the proposed operations.

There are open views to the location of the proposed pit operations from Foerster Road, and partly screened views from the Foerster Road and Village View Road intersection.

Views from Maryhill Road are limited and mostly screened by existing vegetation, woodlots, tree lines and existing topography.

Mitigation measures recommended to block views of the site from affected properties include constructing berms from three to six metres high as the pit progresses through its operational phases, planting trees and retaining existing vegetation, where possible.

The berms would be seeded with a mix of wildflowers and grasses.

Planted trees would be randomly spaced and staggered, and include a mix of large and smaller deciduous and coniferous varieties. The consultants recommend that native species of hardy trees, native shrubs and grasses be used wherever possible.

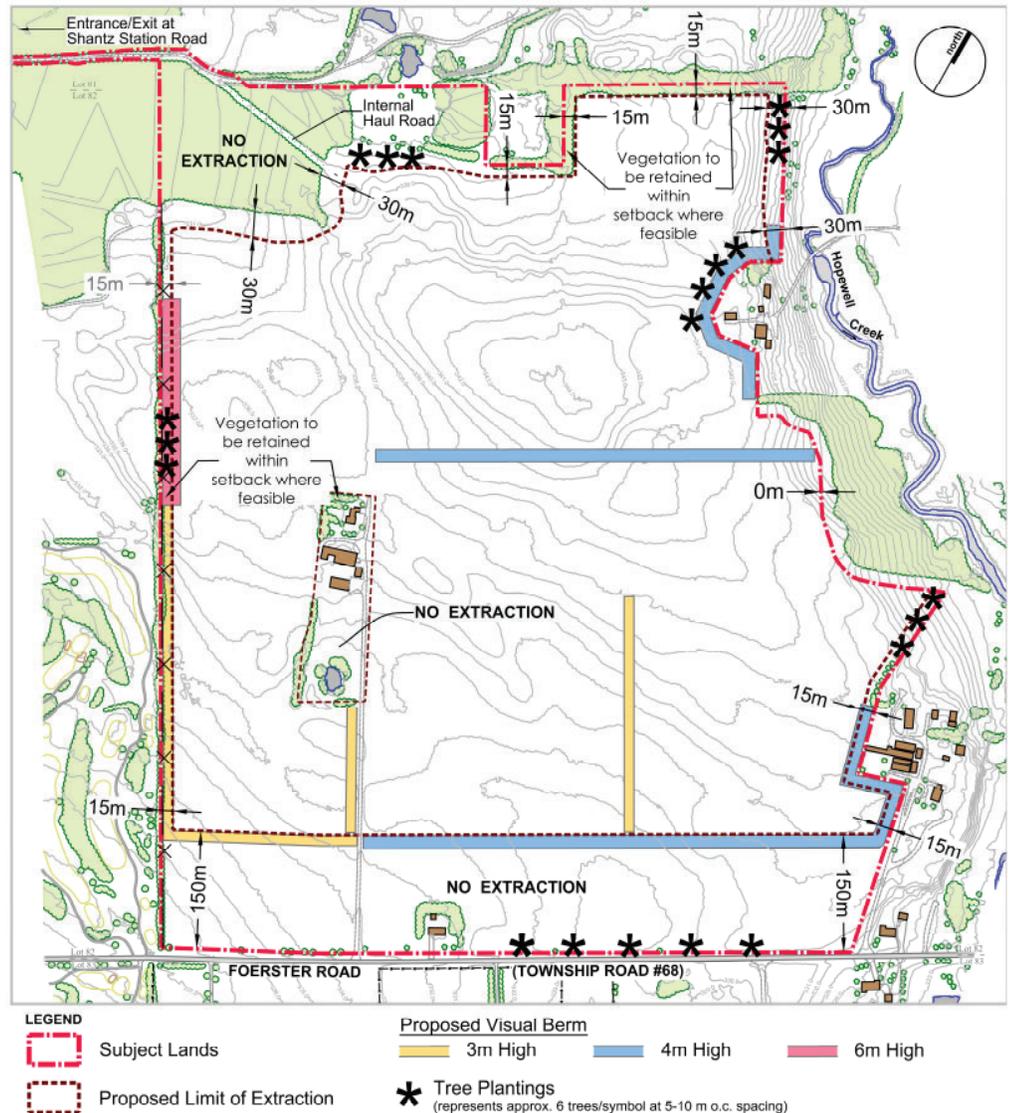
The trees to be planted could include white pine, white spruce, balsam fir, white cedar, common hackberry, sugar maple, silver maple, red maple, basswood, red oak and white oak.

Infill native shrubs and grasses to be

planted could include gray dogwood, red osier dogwood, common ninebark, serviceberry, sumac, rose, raspberry, willow, elderberry, snowberry, meadowsweet, viburnum, big bluestem grass, little bluestem grass, sedge grass, side oats grama grass, tufted hair grass, wild rye grass and switch grass.

Trees would be fertilized, watered, inspected and replaced, if any do not survive.

The consultants concluded that the proposed pit would not adversely affect significant views, or changes to natural or cultural landscapes, provided their recommendations are followed.



**A simplified version of the map in the Visual Impact Study illustrating the recommended mitigation measures to offset visual impacts from the proposed pit.**