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MHBC | PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

CULTURAL HERITAGE SCREENING **REPORT**

Proposed Highway 7 Pit

Part of Lots 14 & 15, Concessions 5 & 6

(former Geographic Township of Asphodel)
Township of Asphodel-Norwood, County of Peterborough

Date:
May 2026

Prepared for:
Drain Bros. Excavating Limited

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Our File '21100 E'

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Project personnel

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Acknowledgement of Indigenous communities

This Cultural Heritage Screening Report acknowledges that the subject lands located at Part of Lots 14 & 15, Concessions 5 & 6 (Geographic Township of Asphodel), now within the Township of Asphodel-Norwood (County of Peterborough) is situated within the traditional territory of the Mississaugas of the Scugog Island First Nation, Anishinabewaki ᐊᓂᔑᓇᐯᒧᐊᑭ, and Wendake-Nionwentsïo Peoples. These lands are acknowledged as being associated with Rice Lake Treaty 20 (1818) and 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 Drain Bros. Excavating Limited to undertake a Cultural Heritage Screening Report for the proposed Highway 7 Pit, located in the Township of Asphodel-Norwood (County of Peterborough). The subject lands are described as Part of Lots 14 & 15, Concessions 5 & 6, Geographic Township of Asphodel. The subject lands are municipally known as 926 Sand Road and 3749 Highway #7. 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 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) 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 and site visit in order to understand the site context;
- a review of relevant background information and supporting reports (including Stage 1 & 2 Archaeological Assessment) to understand operational details of the site and work completed regarding archaeological investigations; 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 and do not contain any significant cultural heritage landscapes. As such, a Cultural Heritage Evaluation Report (CHER) 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 Drain Bros. Excavating Limited to prepare a Cultural Heritage Screening Report related to the proposed Highway 7 Pit lands. The subject lands are located on the north side of Sand Road, near the intersection of Cooper Line. Highway #7 is located to the north of the subject lands, with Asphodel 7th Line located to the east. The Village of Norwood is located to the northeast. An access is proposed to Highway #7 from the subject site (see **Figure 1**, below).

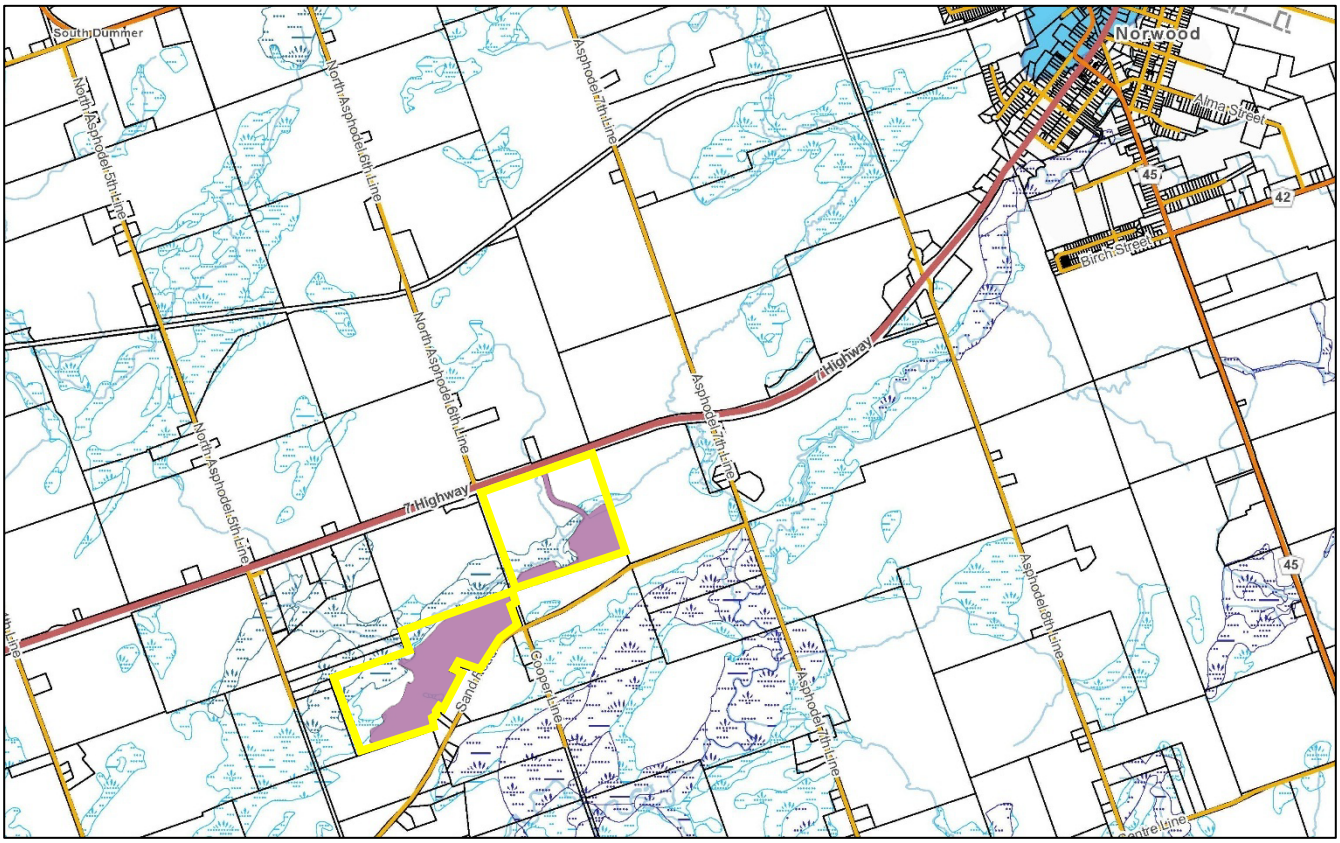


Figure 1: *Site context, with property boundary depicted in yellow and proposed licenced boundary depicted in purple (source: Peterborough County)*

In order to facilitate the proposal, Drain Bros. Excavating Limited 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 14 & 15, Concessions 5 & 6 (Geographic Township of Asphodel), within the Township of Asphodel-Norwood in the County of Peterborough. The subject lands comprise two properties: 926 Sand Road and 3749 Highway #7, with a proposed licenced area of 35.2 hectares. The Highway #7 Road property has a proposed extraction area of 6.02 hectares, while the Sand Road property has a proposed extraction area of 19.3 hectares. The lands consist of mix of treed areas and agricultural areas. Driveways provide access from Highway #7 and Sand Road. The site is set within an area of other agricultural uses, rural residential dwellings and aggregate operations. **Figure 2** below depicts the existing site character.

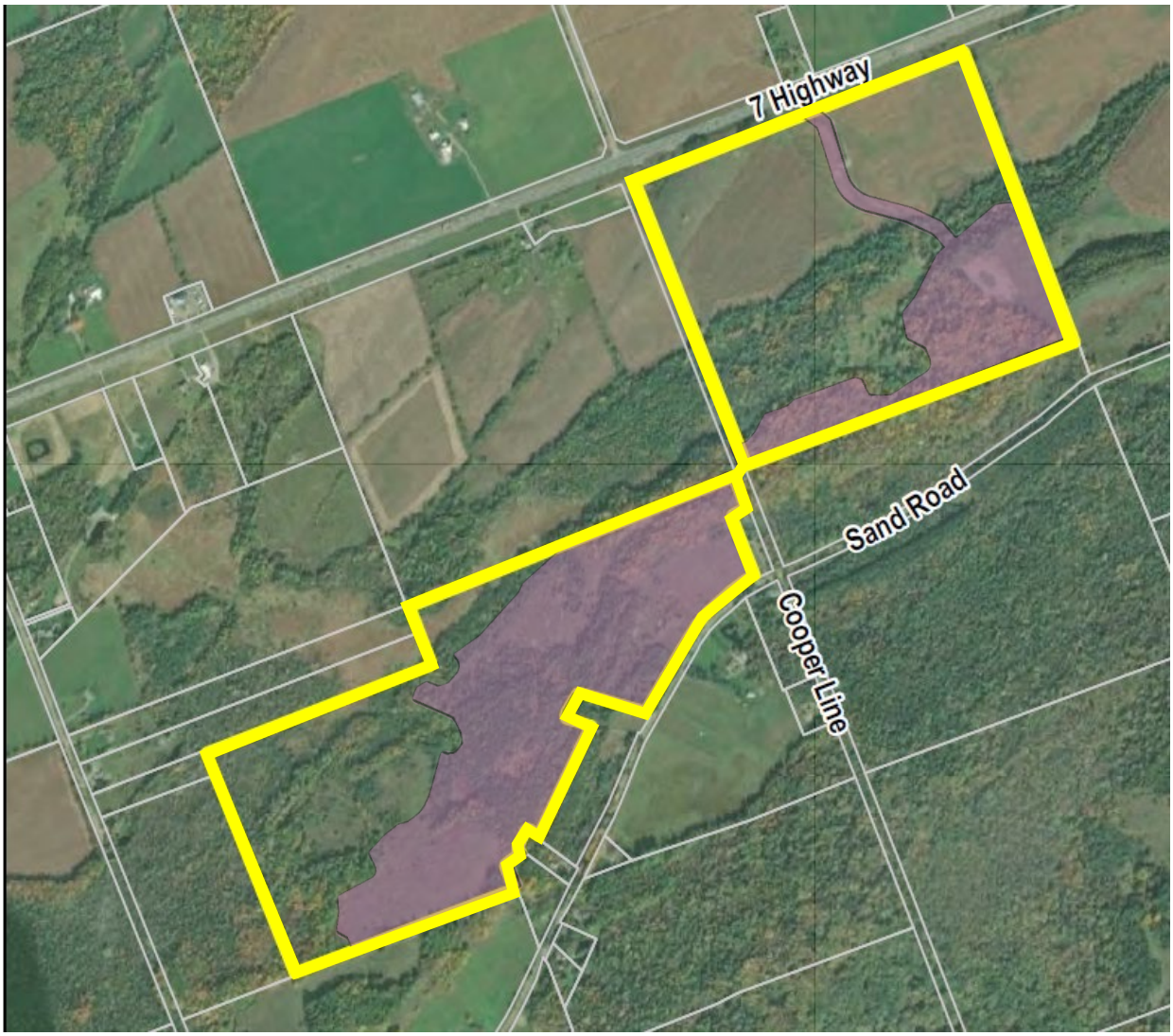


Figure 2: *Site features, with property boundary depicted by yellow outline and proposed licenced area depicted by purple fill (source: MHBC)*

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*:** *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 cultural heritage landscape, are not subject to a heritage conservation easement, are not

identified by a Provincial Ministry of having cultural heritage value and are not part of a UNESCO World Heritage Site. 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 Newcastle District / Colborne District (now Peterborough County) in the Township of Asphodel-Norwood (former Township of Asphodel). The Newcastle District was a historic district in the Province of Upper Canada, which was formed into a new District named the Colborne District in 1841. In 1851, Peterborough County was divided into the United Counties of Peterborough and Victoria, and in 1862, the County was further separated into Peterborough County, Haliburton County, and Victoria County (now the City of Kawartha Lakes) (Mulvany, C. P. and Robinson, C. B., 1884; and Peterborough County, 2025).

The Township of Asphodel-Norwood was first surveyed in 1820 by Richard Birdsall. However, settlers did not arrive until some years later due to the remoteness from markets and mills. The Township grew slowly in the first 10 years following the arrival of the first settlers, with a total population of 428 people clustered mostly in Hastings, Norwood and Westwood by 1835 (Dean, 1963). The Township, in its current form, was created through the unification of the village of Norwood with the surrounding Township of Asphodel in 1998.

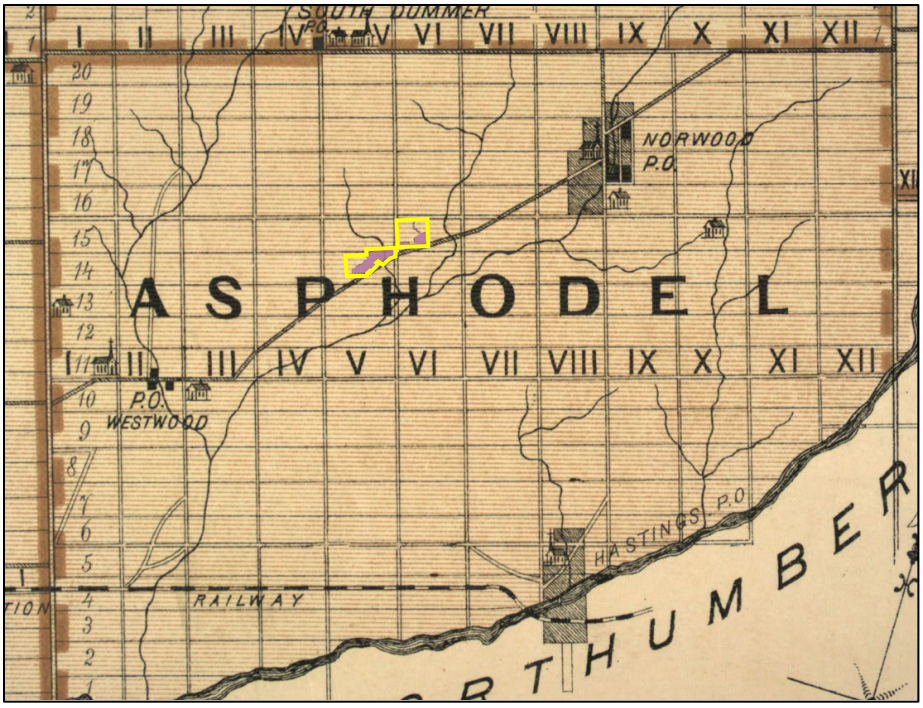


Figure 3: *Excerpt from Illustrated Historical Atlas of Peterborough County (1884) , with property boundary shown in yellow and proposed licenced boundary shown in purple.*

The historical atlas (see **Figure 3**, above) does not depict any buildings on the subject lands. There is a road connecting Norwood to Westwood, which traverses across the frontage of the subject lands to the south, as well as a concession road immediately north of the subject lands. The north-south concession roads are visible on the mapping.

A review of available aerial photos and 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. Additional aerial photos available from Peterborough County (2000, 2018, 2023) were also referenced in order to provide a more complete record.

The 1954 airphotos (see **Figure 4** below) depict the majority of the subject lands being used for agricultural purposes, with many field divisions evident. Forested portions are located towards the back of each property, generally following the geological feature and watercourse traversing the property. There appears to be a building cluster located near Highway #7 within the northern property (amongst vegetation) and there may be some buildings on the southern property, although it is difficult to discern given the photo quality.

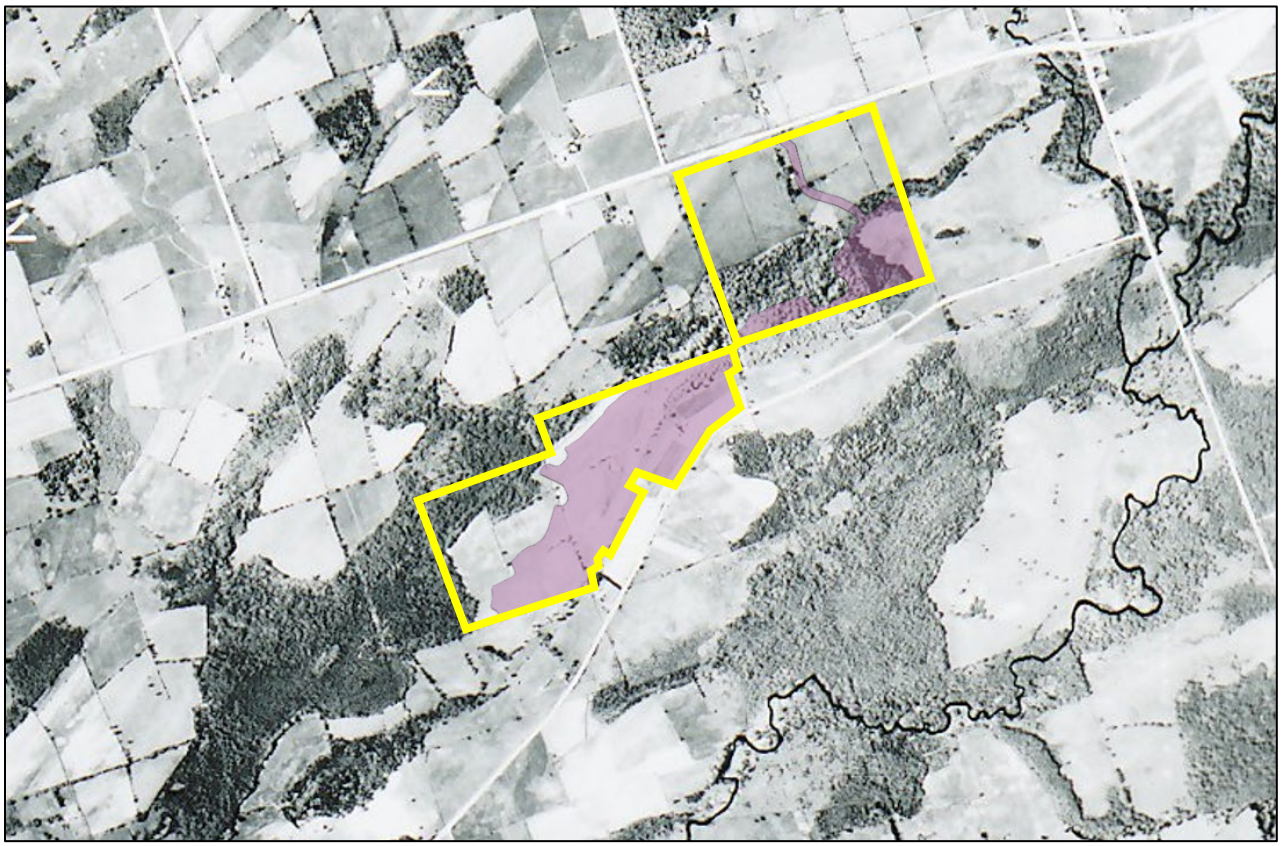


Figure 4: *Excerpt from 1954 airphoto, with property boundary shown in yellow and proposed licenced boundary shown in purple (source: Hunting Survey Corporation).*

As is evident from the 2002 airphoto imagery available from Peterborough County (see **Figure 5** on the following page), some of the areas of the property previously cleared for agricultural purposes have been allowed to regenerate into a more vegetated character. Within the northern subject lands, the driveway is visible, as are some outbuildings (potential a barn) and parking. Within the southern subject lands, there are several buildings visible near Sand Road.

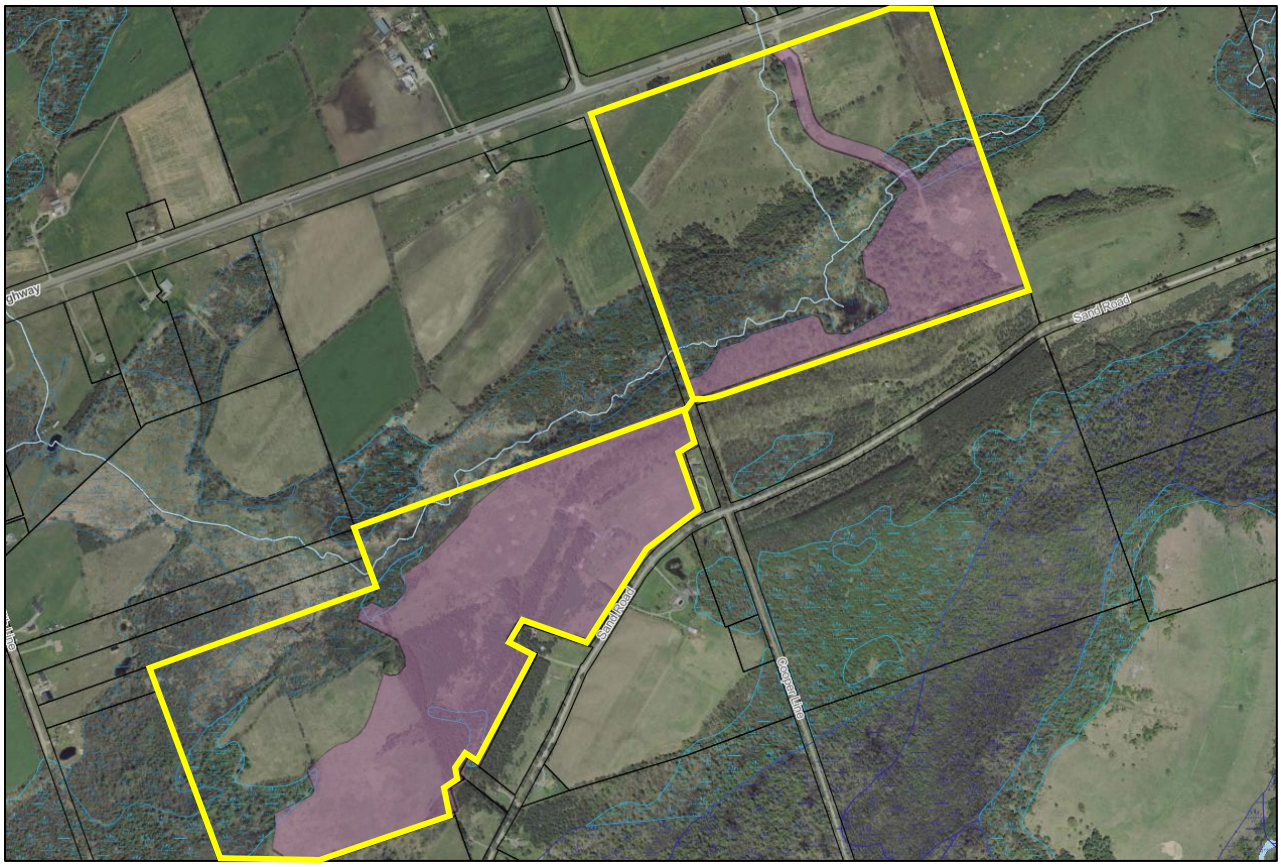


Figure 5: *Excerpt from 2002 airphoto, with property boundary shown in yellow and proposed licenced boundary shown in purple (source: Peterborough County).*

By 2018 (see **Figure 6** on the following page), additional areas of the subject site had continued to naturalize, with less area being devoted to agricultural purposes. Within the northern portion of the subject lands, remaining evidence of the previous building cluster had been removed, an access road had been constructed and a drainage feature had been re-aligned. Within the southern portion, many of the previous buildings had been removed. The adjacent gravel pit to the east had also begun operations.

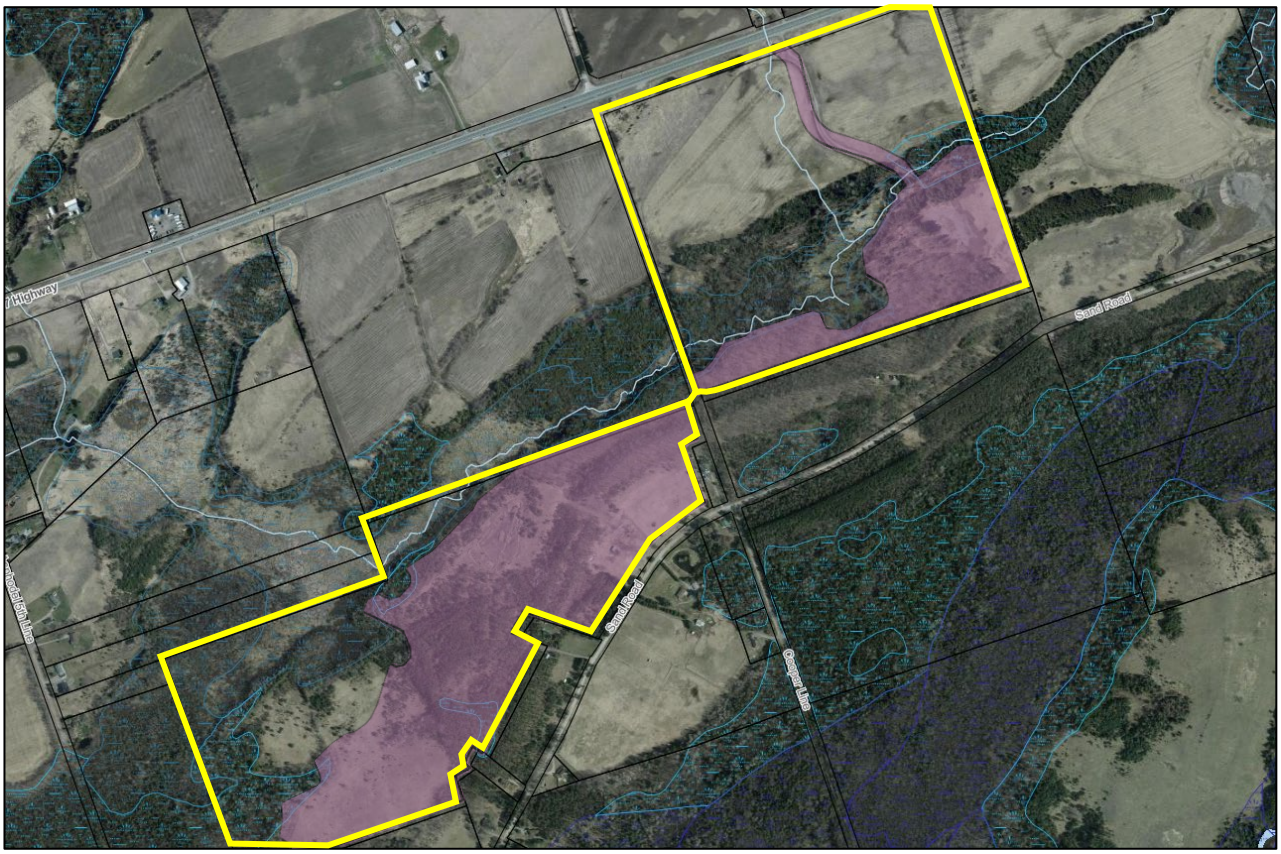


Figure 6: *Excerpt from 2018 airphoto, with property boundary shown in yellow and proposed licenced boundary shown in purple (source: Peterborough County).*

From a review of the 2023 airphotos (see **Figure 7** on next page), areas within the northern portion of the subject lands previously utilized for agricultural purposes continue to be used as such. Within the southern portion of the subject lands, some additional areas had been improved for agricultural purposes. The abutting gravel pit is also more visible as operations progress.

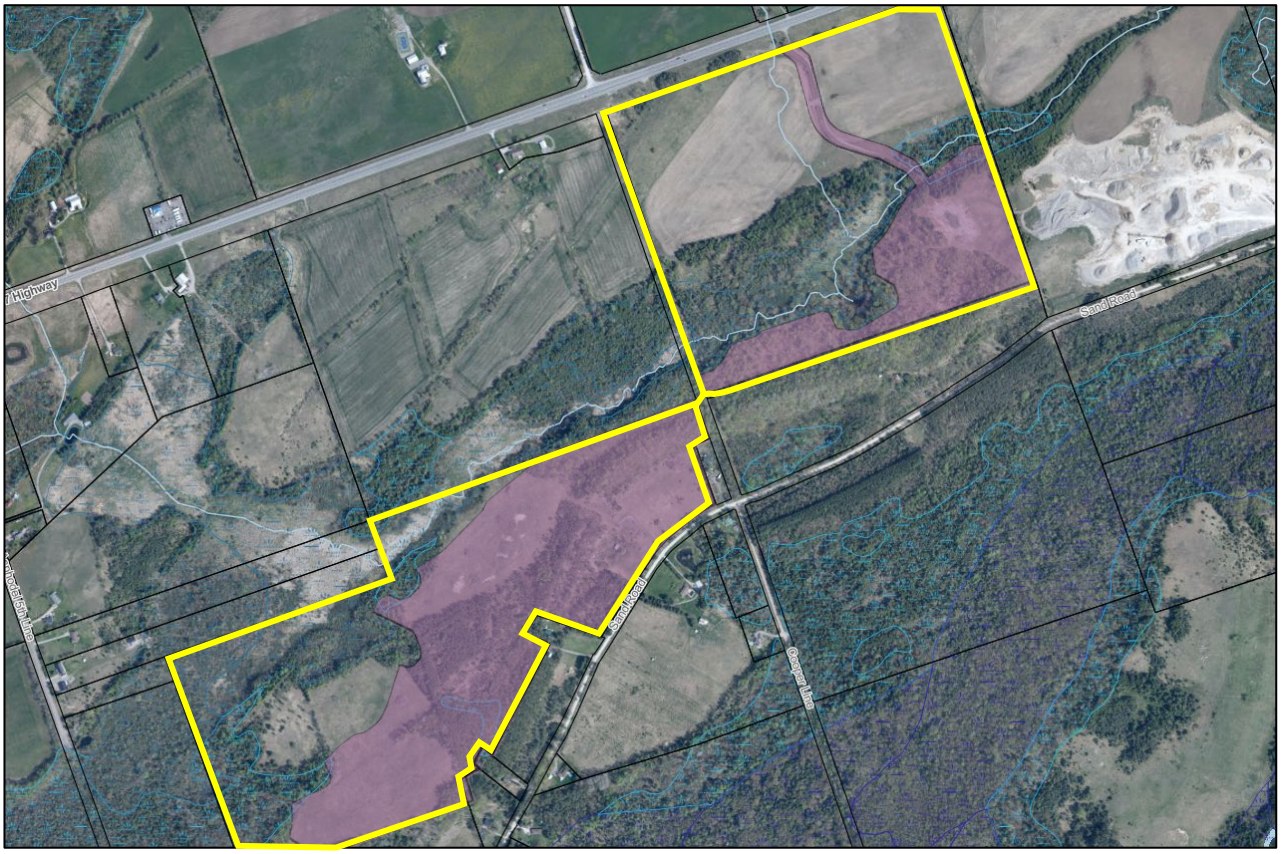


Figure 7: *Excerpt from 2023, with property boundary shown in yellow and proposed licenced boundary shown in purple airphoto (source: Peterborough County).*

4.0 Description of property and context

4.1 Description of subject lands

The subject lands contain a mixture of treed areas and agricultural areas. Within the northern portion of the subject lands, areas outside the forested areas are utilized for agricultural purposes. An access driveway provides access to the site from Highway #7, and a drainage feature extends northward towards Highway #7. Within the southern portion of the subject lands, smaller agricultural areas are interspersed amongst more naturalized areas. The eastern portion has direct access from Sand Road. There are no residential dwellings located on the subject lands. One outbuilding is located on the southern subject lands. The subject lands are not listed on any heritage register or designated under any part of the *Ontario Heritage Act*.

4.2 Description of potential heritage resources

4.2.1 Potential built resources

The northern portion of the subject lands do not contain any dwellings or outbuildings. The southern portion of the subject lands contains one outbuilding that is of more recent construction. The building is of wood and steel construction, with steel siding and steel roof (see below). Therefore, the subject lands do not contain potential built heritage resources.



Photos 1 & 2: *Views of former farm building cluster location in southern subject lands (source: MHBC, 2024)*

4.2.2 Landscape setting and context

The subject lands contain areas of agricultural fields utilized for cash crops, interspersed with treed areas and former agricultural lands that are becoming more naturalized. A ridge along the central portion of the subject lands has shaped how the lands have been utilized in the past. The southern portion of the lands contains some areas that are farmed, with other more rolling areas that are not actively farmed. The portion of the southern lands closest to Sand Road was not actively farmed at the time of the MHBC site visit (see Photos 3-6 below).



Photos 3 - 6: *Views of southern portion of subject lands (source: MHBC, 2024)*

A break in the ridge provides access from the portion of the southern subject lands closest to Sand Road to the field areas in the interior (see Photo 7). An access road generally follows the form of the ridge, providing east-west access across the site. An unopened road allowance traverses north-south, between the parcels (see Photo 8).



Photos 7 - 10: *Additional views of southern portion of subject lands (source: MHBC, 2024)*

The interior field areas have a more rolling character compared to the front areas (see below).



Photos 11 - 14: *Views of field areas within interior of southern portion of subject lands (source: MHBC, 2024)*

The northern portion of the subject lands along Highway #7 have a less rolling character, making the lands more conducive for agriculture. The area was actively used for cash crops during the MHBC site visit. An access driveway connects to Highway #7 and also provides access through the lands to the wooded area.



Photos 15 - 18: *Views of field areas within northern portion of subject lands (source: MHBC, 2024)*

The subject lands are situated in a mixed rural and agricultural area that has continued to evolve since the Township was originally settled. The surrounding area is characterized by a mix of agricultural land, rural residential uses, natural areas and an existing aggregate extraction operation (to the east).

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 Peterborough County and the Township of Asphodel-Norwood, 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 also 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 15 & 16, Concession 5 & 6 (Geographic Township of Asphodel), in the Township of Asphodel-Norwood represent two evolved rural properties that had their 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 (CHER) 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

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A

Appendix A: Ministry screening checklist

Ontario

Ministry of Tourism, Culture and Sport

Programs & Services Branch
401 Bay Street, Suite 1700
Toronto ON M7A 0A7

Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes

A Checklist for the Non-Specialist

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.

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Project or Property Name

Highway 7 Pit Extension

Project or Property Location (upper and lower or single tier municipality)

926 Sand Road & 3749 Highway #7 (Township of Asphodel-Norwood, County of Peterborough)

Proponent Name

Drain Bros. Excavating Limited

Proponent Contact Information

Josiah Latone, Aggregate Division Manager | 705-875-6787 | jlatone@drainbros.ca

Screening Questions

	Yes	No
1. Is there a pre-approved screening checklist, methodology or process in place?	☐	☑

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?	☐	☑

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 *Ontario Heritage Act* as being of cultural heritage value?	☐	☑
b. a National Historic Site (or part of)?	☐	☑
c. designated under the *Heritage Railway Stations Protection Act*?	☐	☑
d. designated under the *Heritage Lighthouse Protection Act*?	☐	☑
e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?	☐	☑
f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?	☐	☑

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?	☐	☑
b. has or is adjacent to a known burial site and/or cemetery?	☐	☑
c. is in a Canadian Heritage River watershed?	☐	☑
d. contains buildings or structures that are 40 or more years old?	☐	☑

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?	☐	☑
b. has a special association with a community, person or historical event?	☐	☑
c. contains or is part of a cultural heritage landscape?	☐	☑

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

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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)

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

Contact

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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.

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 (Brechin 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.

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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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