

M E M O R A N D U M

TO: TOBY VIGOD

FROM: FRANK GIORNO

RE: OCTOBER 3, 1986 MEETING IN HALTON - VISUAL ANALYSIS

DATE: NOVEMBER 24, 1986

Robert Wright from Land Plan Collaborative spoke on the potential visual impacts produced by Site D and Site F.

SITE D

Site D has a large area of visibility due to flat land and free wooded lots. It is an area of predominately agricultural lands. Views from Mount Nemo and Rattlesnake Point are promoted by the Province. About 125 nearby residents will be able to see Site D.

SITE F

Site F is located on the Niagara Escarpment in an urban area. It will be visible from quite a few places. Residents living in urban highrises facing the site will be able to see it. Boaters will be able to see it. A designated view area of the Bay and Lake Ontario can be found in Bayview Park, but it is not promoted as such. Members of the Bayview Park Riding Club will be able to see it. Also, members of the Bayview Rod and Gun Club.

Site F is also visible from Highway 403, Mountain Road and King Road. Wright termed the visibility of Site F high impact-low duration. Only nine residents will have high visual impacts for high duration.

Questions

- Q. Walter Mulkwyh: From one apartment building on Lurrie Lanes the present landfill site can be seen. Why wasn't this building included in the visibility studies?
- A. We didn't count total apartment floors above the 9th floor.
- Q. Which site has the greatest total number of people looking at it?
- A. Site F.
- Q. Will higher elevation of Site F affect its visibility?
- A. Yes, it will be more visible.
- Q. Does your study consider visibility of the site from the school and the hospital?
- A. No.