

John Tjeerdsma,
P.Eng
Principal

**TerraJunction
Consulting**

Education

B.A.Sc. (Honours Civil Engineering)
Water Resources Option
University of Waterloo, 2002

Professional Associations

Professional Engineers Ontario
Member of Building Industry and Land Development
Association (BILD)

Employment Record

Principal

TerraJunction Consulting, Barrie ON (2017 - Present)

Senior Vice President, Land Development

R.J. Burnside & Associates, Barrie ON (2010 - 2017)

Associate and Senior Project Manager

Urbantech Consulting, Markham, ON (2003 - 2010)

Municipal Designer

Ecotech International, Concord, ON (2001 - 2003)

John has over 20 years of experience in the field of land development engineering. In a senior leadership role, John has provided services through all aspects of the development process from due diligence to draft plan approval to assumption. John's ability to think outside the box provides clients with strategic solutions that aim to solve site specific constraints and target timely approvals. John is committed to the development of long-term relationships with clients and municipal and agency staff through responsive dialogue, technical proficiency, and integrity. Key experience includes:

- Group Manager / Group Engineer / Cost Share Engineer for developer groups.
- Direct multi-disciplinary land development consulting teams including strategic engineering input to master servicing concepts, environmental constraints, natural heritage systems, water balance, low impact development, and development phasing.
- Review and critical assessment of Development Charge Background Studies, infrastructure/allocation staging plans and funding models.
- Site specific detailed design and construction approvals with an emphasis on earth moving efficiencies, stormwater management, low impact development measures, servicing strategies, and phasing constraints and opportunities.

Developer Group Coordination and Cost Sharing

Through extensive involvement in providing Developer Group engineering services, John has vast experience in the coordination of municipal servicing and storm water management in support of long-range planning and engineering approvals. This includes the preliminary design of all the necessary water and wastewater infrastructure, cost sharing principles and implementation, critical review of multi-disciplinary elements, input into environmental and natural heritage systems, and strategic coordination with municipal and agency planning and engineering staff. In various forms, John has performed these roles for the following projects:

- **Group Manager / Group Engineer / Cost Share Engineer, Trafalgar Secondary Plan, Town of Milton** (2018 – Present)
 - Landowner Group management, engineering and advisory services for a 1,600 acre Secondary Plan area. Primary contact/representative for the consortium of landowners including leading collaboration and negotiations with stakeholders through Secondary Plan approvals and ongoing technical studies. Multi-faceted role of Group Manager, Group Engineer, and Cost Share Engineer allowing for cost efficient project leadership, consistency through long-term project timelines, and accountability for implementation of strategic processes and technical solutions.
- **Group Engineer, Agerton Secondary Plan, Town of Milton** (2018 - Present)
 - Engineering design and advisory services for an 850 acre Secondary Plan including a Major Transit Station Area and employment land conversion. Strategic input to trunk servicing constraints, stormwater management, and development limit collaboration.
- **Group Engineer, Hewitt's Landowner Group, City of Barrie** (2013 - 2017)
 - 2,500 acre Secondary Plan area including infrastructure implementation plan and funding agreements, review of Development Charge background study, macro-scale grading and servicing concepts, terms of reference for studies.
- **Neighbourhood Lead, Seaton, City of Pickering** (2010 - 2017)
 - Neighbourhood-scale Functional Servicing and Stormwater Report encompassing approx. 2,000 acres in the Community of Seaton. Strategic support for the Landowner Group during Ontario Municipal Board mediation sessions with the Municipality and Conservation Authority.
- **Group Engineer, Innisfil Landowner Group, Town of Innisfil** (2013 - 2014)
 - Review and advisory services during a Development Charge update study. Represented the Developer Group in negotiations with the Municipality.
- **Group Engineer, Boyne Survey (Milton Phase 3) Landowners Group, Town of Milton** (2008 - 2010)
 - 2,200 acre Secondary Plan including an array of alternative servicing solutions to optimize earthworks strategies and provide phasing flexibility, flow diversions, channel realignments. Advisory services for Regional allocation program and infrastructure staging plan.



- **Cost Share Engineer, Sherwood Survey (Milton Phase 2A/2B) Landowners Group, Town of Milton** (2005 - Present)
 - Group Engineer and cost sharing services including advice during development of cost sharing principles, preparation and ongoing administration of cost distribution schedules, preparation of Engineer's Certificates for registration.
- **Cost Share Engineer, Bristol Survey (Milton Phase 1B) Landowners Group, Town of Milton** (2003 - Present)
 - Cost sharing engineer services to the landowner group including creation of an efficient and accurate data management system; ongoing administration of claims as registrations occur; and determining the fair and equitable distribution of funds.

Residential Development

John has been involved in numerous residential developments within the GTA and Barrie/Simcoe County areas. Although his focus has been on larger-scale residential development, his experience also extends to small infill site plans and rural developments. Experience highlights as a Project Director or Senior Project Manager include:

- **Mayfield West Phase 2, Town of Caledon** – Project management of residential subdivisions from functional servicing to detailed design. Strategic review of cost sharing obligations, Regional trunk infrastructure, spine servicing requirements, earthworks and low impact development measures. Detailed design submissions completed in advance of draft approval. Projects include:
 - **Mayfield McLaughlin, Laurier Homes** – 350 units including channel realignment, stormwater management facility, open bottom culvert crossing existing Regional Road, mitigating downstream stormwater constraints.
 - **River's Bend Estates, Conservatory Group** – 435 semi-detached and townhouse units including a stormwater management facility servicing external lands, major storm system capture, mitigation for holdout property constraints.
 - **Mayfield Development Inc, Mattamy Homes** – 220 single family lots including front-ending of stormwater management facility on external lands, development charge deep sanitary trunk, accommodation of future development lands.
 - **Shanontown Developments, Conservatory Group** – 675-unit development comprising a rail line traversing the property, stormwater management facility located in future development lands, major system storm capture.
- **Erin Subdivision, Mattamy Homes / Coscorp, Town of Erin** - 600 single detached and townhouse units and two stormwater management facilities.
- **Hanlon Glen, Conservatory Group, City of Mississauga** – 320 single and semi-detached residential units including stormwater management facility in floodplain lands, mitigating earthworks constraints, and assisting with negotiation related to Regional trunk infrastructure, and significant groundwater constraints.
- **Seaton Lands, Mattamy Homes, City of Pickering** - 2,700 units across several land holdings including the first development to proceed to construction in the community and in advance of trunk infrastructure availability, natural heritage system constraints.



- **South Beeton, Sorbara Development Group, Town of New Tecumseth** – 575 units including stormwater flow diversions, downstream drainage easements, front ending of external trunk infrastructure.
- **Lakehouse Community, Branthaven Homes, Town of Grimsby** - Lake Ontario shoreline condominium site plan. 200 street townhouses, 220 unit high density complex and commercial units. Shoreline improvements, outfall to Lake Ontario, and external municipal road reconstruction.
- **Mattamy Aurora 2C Lands, Mattamy Homes, Town of Aurora** - 750+ units, earthworks strategies, phasing, bridge crossing, environmental mitigation measures, external services and Regional road improvements.
- **Pure Community, Branthaven Homes, Town of Milton** - 81 freehold townhomes in advance of neighbouring lands.
- **Mattamy on the Boyne, Mattamy Homes, Town of New Tecumseth** - 600+ lot multi-phased subdivision including external servicing and roadworks, 10m deep stormwater management facility, trenchless forcemain under a cold water regulated watercourse.
- **Summitpines Estates, Royalpark Homes, City of Barrie** – 140 lot infill of former golf course including gas pipeline crossings, significant topographical constraints.
- **Rhythm Condos + Lofts, Mattamy Homes, City of Brampton** - Multi-phased brownfield re-development comprised of twin 20+ storey high rise and 20 townhouse units. Relocation of a municipal roadway through subdivision approvals, three separate site plans, and capital works approvals for re-construction of fronting arterial road.
- **Emerald Forest, Royalpark Homes, Town of New Tecumseth** - 200 units including realignment of a municipal drain watercourse and floodplain relocation to outside the urban boundary.
- **Subwatershed Impact Study Area 8, Sherwood Survey Landowners, Town of Milton** – including multi-disciplinary environmental coordination and master servicing assessments. Net gain assessment of environmental features; preliminary stormwater management, monitoring program.
- **Subwatershed Impact Study, Hewitt’s Secondary Plan, City of Barrie** –Led a multi-disciplinary team in completion of the study including development of the Terms of Reference, negotiations on implementation of Low Impact Development measures, macro-scale grading and servicing concepts.