

372

GREY ROAD 21 - WEST

LANDSCAPE ANALYSIS

July 24, 2026

PREPARED FOR
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1.0 INTRODUCTION

1.1 Introduction

Envision-Tatham is retained by Rhemm Properties Ltd. to prepare a Landscape Analysis in support of the proposed development at 372 Grey Road 21 - West in the Town of The Blue Mountains. The following report addresses the suitability of the site for development, the visual and physical complexities of the site, preservation and enhancement measures, and mitigation to protect the landscape character of the site, in accordance with B3.7.4.3 of the Official Plan.

1.2 Site Context

372 Grey Road 21 is located south of Highway 26 and Timmons Street in Craigleith (**Figure 1**). The property has two separate parcels of land that are divided by the Georgian Trail. The following report will focus primarily on the west parcel of land, herein referred to as ‘the site’.

The site is triangular in shape and is currently landlocked on all sides. The Georgian Trail runs the length of the north side and separates any access to the site from the east parcel and Grey

Road 21. The lands to the south-east are vacant, however, along the west boundary is an existing regional stormwater management pond for the future Eden Oak development and surrounding lands.

1.3 Existing Conditions

372 Grey Road 21 has a combined area of 20.58 hectares, with the west parcel constituting 6.96 hectares. The site is currently Zoned Development and Wetland by the Town of the Blue Mountains Zoning By-Law. The Town Official Plan land designation for the site is Residential Recreational Area, Hazard, and Wetlands. The site is also located in the Escarpment Recreation Area of the Niagara Escarpment Plan.

Being landlocked, the site is currently vacant. The only built feature is an existing utility easement that intersects the site as it connects from Timmons Street to the property to the south (**Figure 2**). The easement is for water and sanitary service lines. Several maintenance holes are located along the easement (**Figure 3**).

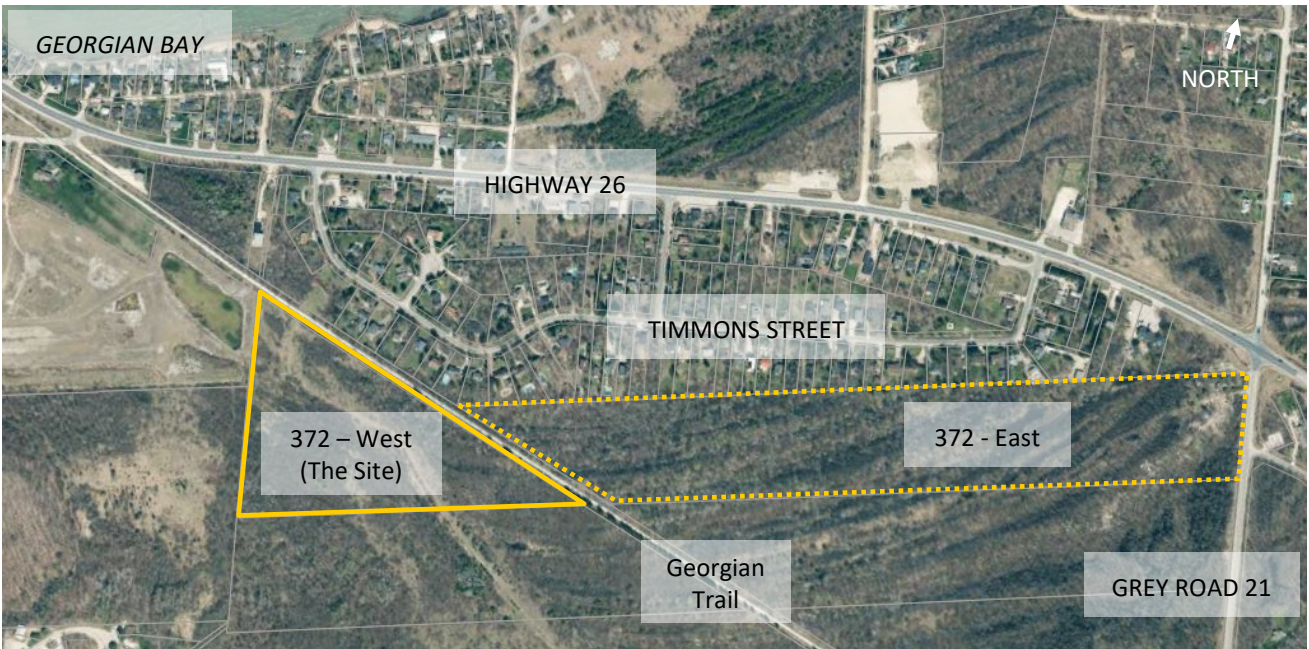


Figure 1. 372 Grey Road 21 East and West Parcels (Grey County Mapping, 2023)

According to as-built drawings by Ainley & Associates Ltd., the services were constructed in 1985, however since installation, the easement has been maintained relatively clear of trees and shrubs (**Figure 4**). An informal trail runs the length of the easement and continues onto neighbouring lands.



Figure 2. Approximate location of existing easement.



Figure 3. Existing maintenance holes.



Figure 4. Clearing in vegetation and informal trail along existing easement.

In addition to the easement, several other informal trails exist on the property that have evidence of equine trail riding.

In general, the vegetation on site is largely European Buckthorn, Green Ash, Staghorn Sumac, Dogwood, Birch, Balsam Poplar, Trembling Aspen, Willow, and Eastern White Cedar. The majority of trees are dead Ash that have presumably succumbed to the Emerald Ash Borer. Invasive European Buckthorn is widespread on the site and dominates edges of the easement and trails. (**Figure 5**).

According to the Environmental Impact Study (EIS) Update by Birks Natural Heritage Consulting (2026), the western area of forest is part of a more expansive Significant Woodland that continues onto neighboring properties. The proportion of Significant Woodland that exists on the site is relatively small compared to the distinct vegetation communities on the site, and in context of the larger Significant Woodlands area (**Figure 6**). The species within this area consist of mature Manitoba Maple (invasive), Green and White Ash (dead or dying), and American Elm with a thick understory of Buckthorn.



Figure 5. Highly prominent invasive Buckthorn.

The site is adjacent to an existing watercourse that runs along the Georgian Trail before crossing and heading north towards Timmons Street. The vegetation communities along the watercourse vary greatly but generally consists of the following species; European Buckthorn, Manitoba Maple, Green Ash, Balsam Poplar, Trembling Aspen, Willow, Paper Birch, American Elm, and Eastern White Cedar.

Provincially Significant Wetlands (PSW) are located between the existing easement and the Georgian Trail, in the most eastern corner of the site. The species within the PSW primarily consist of Green Ash, Balsam Poplar, Basswood and American Elm. The PSW also exists on the east parcel of 372 Grey Road 21, forming a larger network of wetlands known as the Silver Creek Provincially Significant Woodlands.

The Environmental Impact Study Update by Birks (2026), states that there were no observed Butternuts or trees species of provincial

significance located on the property. Black Ash (endangered species) was observed on the site in 2021, however a follow up survey in 2025, completed by Birks NHC, identified that there were no live Black Ash trees on site.

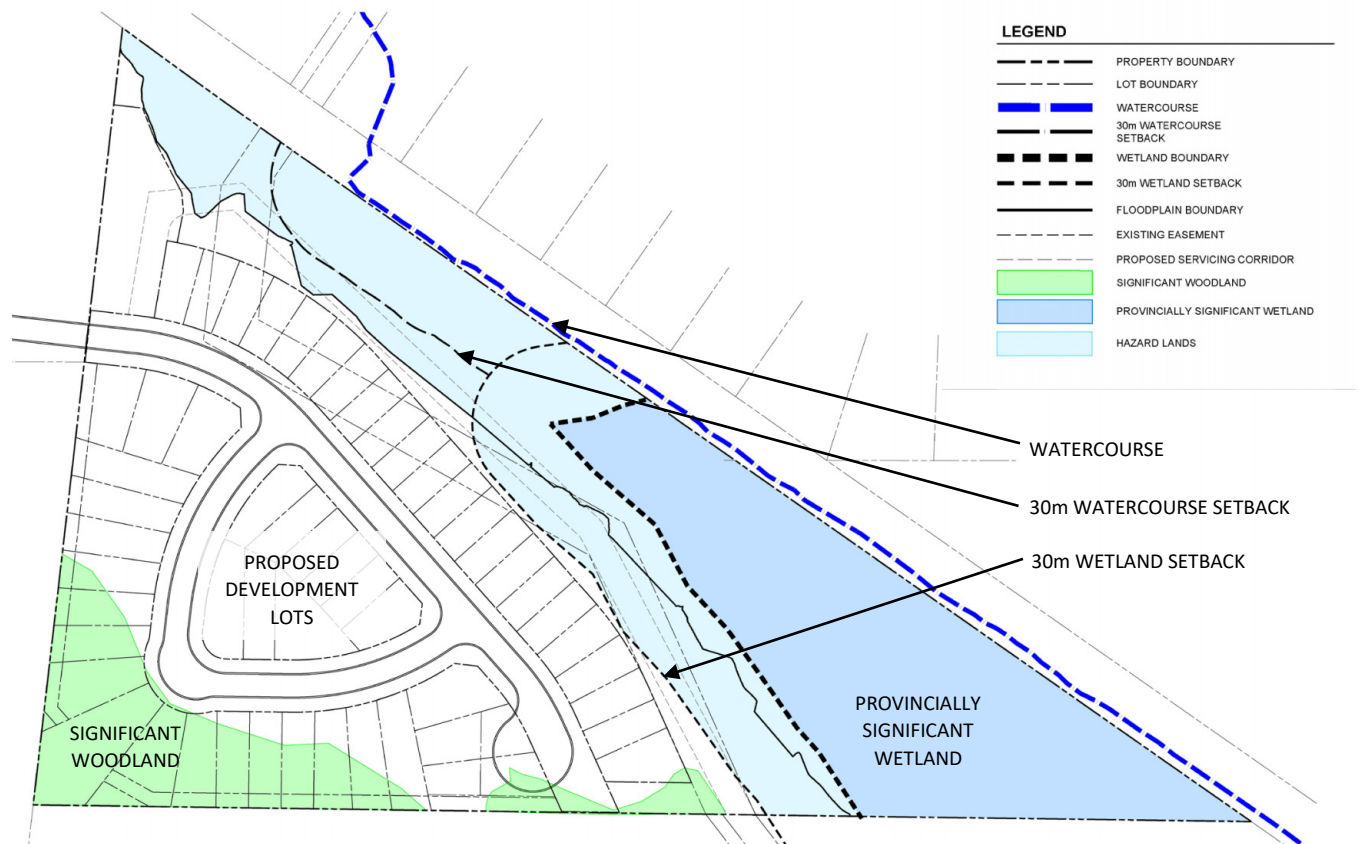


Figure 6. Natural Heritage Development Constraints (NTS)

2.0 PROPOSED DEVELOPMENT

2.1 Development Proposal

The proposed development consists of 47 single detached lots and 6 semi-detached lots on two public rights-of-way. The primary site access is proposed via the Eden Oak development, connecting to Lakewood Drive and Highway 26. This road would also offer an opportunity to connect the property to the south, allowing for future development. The second road is crescent-shaped connecting to the primary roadway.

Of the total site area (+/- 6.96 hectares), 3.61 ha or 52% of the site is proposed for residential development including roadways, while 3.35 ha or 48% of the site has been dedicated to open space, including wetland, parkland, and environmental protection lands. Parkland accounts for 0.19 ha of the site, or 4.7% of the developable land.

The proposed development includes the features below, as demonstrated in the landscape concept (**Figure 8**) and further described in section 3.0.

- Open Space
- Compensation Planting
- Park & Trail Connections

The proposed development provides a 30m setback from the provincially significant wetland and watercourse.

To facilitate construction of this development, trees and vegetation would be cleared for the residential lots and municipal rights of way.

Forested areas along the 30m watercourse setback and 30m wetland setback would remain undisturbed, other than what is required to re-route the sewer. The existing municipal sewer would be re-routed to be within the open space block, while the water service would be re-routed through Street A. Stormwater would be collected and treated through the existing regional stormwater management facility located in the Eden Oak development.

2.1.1 Open Space

In consideration of the Official Plan Density and Open Space requirements (B3.7.4.1), the proposed total open space is 48% of the site and is comprised of provincially significant wetland, hazard lands, parkland, and additional open space. The proposed development itself is clustered, allowing for a large area of continuous open space. Additionally, a proposed 4.0m maintenance access trail follows the realignment of the sewer, serving as a public multi-use trail behind lots 32 to 53 and connecting into the neighbouring stormwater management facility (**Figure 7**). Providing a public trail builds on the recreational uses of open space.



Figure 7: Multi-use trail with The Blue Mountains in the distance.

2.1.2 Compensation Planting

As recommended in the Environmental Impact Study Update by Birks NHC (2025), compensation planting is proposed in several locations on the site, including within the environmental protection lands and along the wetland boundary. Compensation planting is generally recommended in areas where management of invasive species (Common Buckthorn) is proposed. Additional information regarding compensation planting can be found in the EIS Update and the Ecological Compensation Plan by Birks NHC (2026).

2.1.3 Park & Trail Connections

The Town of The Blue Mountains has specific Parkland Siting and Design Criteria as outlined in section D6.3.1 of the Official Plan, and as described below:

- a. have as much street frontage as possible and be open to view on as many sides as possible to maximize visibility from adjacent streets and promote safety;
- b. maximize public safety through park block size, visibility, configuration and location of park fixtures and facilities;
- c. have direct and safe pedestrian access from adjacent residential areas or adjacent greenlands where appropriate;
- d. be designed to minimize any potential negative impacts on adjacent residential areas through the use of such measures as planting, fencing and the provision of appropriate access, parking and buffers to active recreational facilities;
- e. incorporate natural heritage features wherever possible into the design of the parkland;
- f. be integrated into the fabric of the adjacent neighbourhood by promoting open space or walkway linkages to adjacent facilities, neighbourhoods and natural features;
- g. be connected, wherever possible, to trail systems, cycling routes, walkways, natural heritage corridors, utility corridors and drainage systems; and,
- h. incorporate multi-purpose community/recreational centers using the campus approach that may include schools, public, cultural facilities, libraries, cultural heritage resources, day nurseries and recreational facilities.

The proposed park block has been strategically located to maximize visibility, accessibility, and integration with the surrounding community and open space network in order to address the Town's Official Plan: Parkland Siting & Design Criteria.

The park benefits from frontage onto Street A and passive surveillance from adjacent residential development, while additional visibility is provided from the regional stormwater management pond trail and the public maintenance access trail (criteria a & b). At the Town's request, to reduce the number of connections to the Georgian Trail, the proposed sidewalk and trail network provides direct pedestrian connections to the regional stormwater management facility (which offers an existing access to the Georgian Trail). This pedestrian network also provides direct access to the adjacent Eden Oak subdivision and future development lands to the south (criteria c, f, and g). Park amenities can be centrally located within the park block, outside of the regional floodplain and natural heritage features, and are separated from adjacent residential lots to minimize land use conflicts (criteria d). Fencing is proposed adjacent to Lot 32 through Lot 53 to minimize the impact of the public park use and trail on residents (criteria d). The park's location between the regional stormwater management facility and adjacent natural heritage features contributes to the consolidation of the open space system, supported by native tree planting to enhance the park's ecological function and character (criteria c, e, f, g).

Criteria h is unable to be accommodated as there are currently no institutional facilities, day nurseries or recreational facilities on adjacent properties to create a multi-purpose community/recreation center or campus approach with the parkland. This development will also be registered as a subdivision and not a condominium where additional facilities may be funded by a condominium corporation.



Artistic rendering is intended to illustrate the preliminary concept design and may not represent the final conditions.

372 Grey Road 21 LANDSCAPE CONCEPT PLAN

Figure 8. Landscape Concept

3.0 LANDSCAPE ANALYSIS

3.1 Suitability of Site for Development

The site is currently Zoned Development and Wetland by the Town of the Blue Mountains Zoning By-Law. The Town Official Plan land designation for the site is Residential Recreational Area, Hazard, and Wetlands (**Figure 9**). The property is also located in the Escarpment Recreation Area of the Niagara Escarpment Plan (NEP).

Other developments in the area, such as those along Grand Cypress Lane, Augusta Crescent, Tyrolean Lane, and Alberg Crescent have the same official plan designation, which is intended to build upon residential access to recreational amenities in the area.

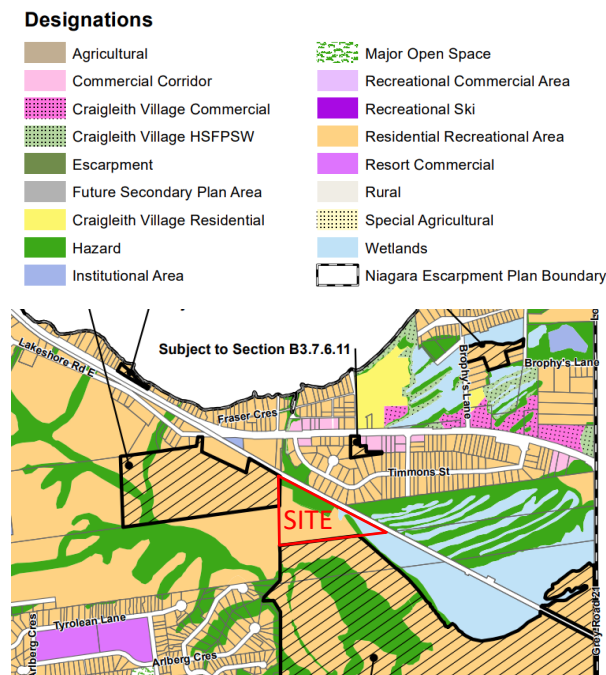


Figure 9: Residential Recreational Area, Wetlands, and Hazard Lands (Official Plan Schedule A-4 Craigleith and Swiss Meadows, 2016).

The Residential Recreational Area designation from the Town's Official Plan aims to maintain the open landscape character of the area and requires a minimum of 40% open space. In support of this objective, the proposed development is located

away from existing natural heritage features (wetland, watercourse, significant woodlands, and the flood plain boundary), while still providing residents with views of the natural landscape and recreational opportunities. Residents will have access to a trail along the maintenance corridor, parkland, as well as access to the greater trail and sidewalk networks through the adjacent stormwater facility and subdivision. In order to protect the existing watercourse and wetland features which contribute to the open character of the site, these areas will be visible but inaccessible to the public for recreational purposes. Section 3.3.2 Mitigation Measures further discusses strategies to protect the natural heritage features from public access.

The NEP designation of Escarpment Recreation Area allows for residential development and recognizes the importance of providing concentrated development for seasonal and permanent residences to access recreational activities. In addition, the Escarpment Recreation Area designation puts an emphasis on protecting natural heritage features and the 'scenic resources' of the escarpment. The layout of the proposed development protects the Provincially Significant Wetlands and the existing watercourse, while providing residents with views of the natural heritage features and views of the Niagara Escarpment to the west (**Figure 10**). The development also has a strong recreational component with access to the Georgian Trail (through the adjacent stormwater facility), a trail running the length of the subdivision, as well as the site's proximity to local ski-hills, golf courses, hiking trails, and other recreational activities.



Figure 10: Views towards the Niagara Escarpment from the Georgian Trail (west of the proposed development).

Given the existing utility easement through the site, the proposed development has access to water and sanitary without extensive disruption for a landlocked site.

The Eden Oak Stormwater Management Pond (**Figure 11**) was designed as a regional stormwater facility with capacity to accept stormwater from surrounding developments, including the site. The Functional Stormwater Management Report by Crozier Consulting Engineers (2014) makes reference to this through the ‘Becker’ property located to the east of the Eden Oak development, thus, providing a historical intention for the site and surrounding properties to be considered for development.



Figure 11: Regional Stormwater Management facility at the Eden Oak development.

Based on the EIS Update prepared by Birks (2026), proposed development of the property is in conformity with the Provincial Policy Statement regarding natural heritage and hydrogeological

features. The report also identifies that compensation planting is proposed to demonstrate no negative impacts from the partial removal of Significant Woodlands within the site.

Based on the above, the site is suitable for development.

3.2 Visual and Physical Complexities of the Site

The site itself is vacant and therefore has few visual complexities. The most prominent feature is the clearing in vegetation along the existing servicing easement. Several other trails exist within the site but are narrow and do not greatly impact the visual character.

With respect to physical complexities, the site has a provincially significant wetland located in the eastern corner between the Georgian Trail and the servicing easement. The provincially significant wetland and watercourse along the Georgian Trail both require a 30m setback.

The landlocked nature of the site creates a unique situation where the property is not visually prominent from surrounding municipal rights-of-way, such as Highway 26, Timmons Street, or Grey Road 21. The only existing public view of the site would be from the Georgian Trail, through the existing vegetation, however, the watercourse setback and wetland setback will remain largely undisturbed and therefore will continue to provide visual screening towards the development. Proposed compensation planting along the north boundary of the site will also provide additional screening to the development from the Georgian Trail. Properties along Timmons Street are unlikely to see a change in visibility into the site from their rear lots as existing vegetation (**Figure 12**) will be maintained along the Georgian Trail and enhanced with on-site compensation planting.



Figure 12. Existing vegetation along the Georgian Trail and north of the property.

3.3 Protection of the Landscape Character of the Site

The following preservation, enhancement, and mitigation measures are proposed as opportunities to protect the landscape character of the site:

3.3.1 *Preservation Measures*

The Provincially Significant Wetland will be preserved in its entirety, with an additional 30m setback that will be left to naturalize. A 30m watercourse setback has also been established to prevent any adverse effects of development along the watercourse (**Figure 13**).



Figure 13. Vegetation to remain at the north boundary and along existing watercourse.

To preserve both the character of the site and Georgian Trail corridor, connection to the Georgian Trail from the development has been provided via the adjacent stormwater facility trail. This reduces the number of connection points along the Georgian Trail and further preserves the

existing vegetation along the north boundary of the property.

A portion of the on-site significant woodlands is being preserved on lots 10 to 12, to maintain the ecological and environmental benefits of the mature trees. Preserving the woodlands in this corner of the site, may also help maintain the existing character of the landscape and buffer the development from future developments on adjacent properties. The significant woodlands will be located on private property but separated from the developed lot by a drainage swale and fencing.

3.3.2 *Mitigation Measures*

As noted above, the wetland and watercourse will be protected from development through establishment of the 30m development setbacks. Realignment of the sewers, however, will disturb part of the wetland buffer and remove a section of the informal trail corridor along the existing easement. To mitigate these impacts, we recommend that the new sewer easement be seeded with native species to enhance the meadow community and allow for re-establishment of the informal trail.

Several mitigation measures can be implemented during construction to prevent negative impacts of the development on the natural heritage system. Tree protection fencing and siltation control measures will help to protect the natural heritage features from the disturbance of construction activities. Additionally, in accordance with the Migratory Birds Convention Act, tree removals should occur outside of the migratory bird breeding season, to protect migratory birds that may be present on the site. The Tree Inventory and Protection Plan report and Environmental Impact Study Update (EIS) by Birks NHC (2026) elaborate further on the mitigation measures that may be implemented during construction.

Additional mitigation measures include compensation planting in the open space block as identified in the Ecological Compensation Plan by

Birks NHC (2026). Planting in the open space block will mitigate views towards the development from the Georgian Trail, as well as help re-establish the natural character of the site with native species. The area of open space behind lots 39 to 53 (“Planting Area E” from the Ecological Compensation Plan) will be planted with larger supply size of trees. While larger plant material is not required for the compensation planting, it has been proposed to enhance the landscape and accelerate screening of the rear lots from the Georgian Trail and maintenance access trail. To further improve the quality of the buffer and maintain winter screening in “Planting Area E” coniferous tree species will be incorporated. Refer to the Ecological Compensation Plan by Birks NHC (2026) for additional information and specific species of planting for the open space areas.

Fencing is another mitigation measure that will be used to help protect the significant woodlands, wetland, watercourse, and compensation planting efforts. Chain link fencing will be provided between residential lots and open space areas to prevent homeowners from encroaching into the compensation and buffer planting areas from their backyards. Page wire fencing is also proposed in the Ecological Compensation plan by Birks NHC (2026) along the north side of the maintenance access trail to limit and discourage residents and pets from disturbing naturally sensitive areas.

Additionally, periodic signage is recommended in the Ecological Compensation Plan by Birks NHC (2026) in order to discourage residents from encroaching natural heritage areas from the maintenance access trail, parkland, and Georgian Trail.

3.3.3 Enhancement Measures

Enhancement measures for this development may include boulevard tree planting, park & trail connections, and compensation planting.

Boulevard Trees

Interior to the site, boulevard trees could be planted along the proposed public roadway (**Figure 14**) to enclose the streetscape, control the microclimate of the street, provide traffic calming, and increase urban forest diversity. Tree species should be selected for their tolerance of urban conditions, salt, and the local climate. Through detailed design, boulevard trees species will be selected and located as per the Town of The Blue Mountains Engineering Standards.



Figure 14. Boulevard trees enhance the streetscape.

Park & Trail Connections

A park has been proposed between lot 53 and the regional stormwater management facility. The location of the park serves as an extension to the large open space on the site and the adjacent properties, which will help enhance the residents’ connection to the natural character of the site. The park itself can support a wide variety of amenities that can encourage active and passive recreation opportunities. Through conceptual and detailed design, the Town may consider the following amenities and features in the park:

- A small play structure (**Figure 15**)
- Open lawn space
- Trail amenities

A selection of park amenities for this development should be considered in the greater context of neighborhood, community, and Town-wide parkland and existing amenities, as well as the dedicated parkland in the Eden Oak subdivision.



Figure 15. Playground structures that are integrated into the natural and topographic features of the site.

The maintenance access trail through the development has a strong connection to the Georgian Trail through the adjacent regional SWM facility. It also has the potential to become part of a larger trail network with connections to future development lands to the south of the property, and possibly to Monterra Road. Therefore the Town may want to provide amenities specific to trail users and cyclists such as:

- Water refill station (**Figure 16**)
- Bike repair station
- Shade structure with seating (**Figure 17**)
- Trail & wayfinding signage (**Figure 18**)

Given the circular network of trails and walkways through the development as well as the adjacent SWM facility, the park block serves as a central hub, making it an excellent location for a rest area, and hydration station.



Figure 16. Outdoor Water Refill Station (photo: Baltic Water)



Figure 17. Shade structure with picnic table seating.



Figure 18. Trail & Wayfinding Signage (Photo: Kanata Trail System)

Compensation Planting

As noted in the EIS Update by Birks NHC (2026), it is recommended that compensation planting be provided in the open space block to increase species diversity and provide native tree planting in areas of invasive species management.

Planting in these locations provides several opportunities and benefits including:

- enhancement of local plant biodiversity
- a physical barrier to residents entering the wetland and watercourse setbacks.
- forest cover and diversified habitat for fauna

Should significant disruption occur within the wetland or watercourse setbacks as part of the sewer realignment, pockets of native trees or shrubs could be planted, but care should be taken to maintain an open corridor over the maintenance access trail.

In addition, seeding disturbed areas of the park block and edges of the maintenance access trail with a native seed mix will enhance species diversity and support pollinator species (**Figure 19**).



Figure 19. Naturalized meadow adjacent to a trail.

4.0 CLOSING

Based on our assessment, the site is suitable for development. We have proposed preservation, enhancement, and mitigation measures to protect the landscape character of the site which should be considered during detailed design.

Respectfully submitted,

ENVISION-TATHAM



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