

516681
7TH LINE

LANDSCAPE
ANALYSIS

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PREPARED FOR
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1.0 INTRODUCTION

1.1 Introduction

Envision-Tatham is retained by Dunn Capital Corporation to prepare a Landscape Analysis in support of the proposed development at 516681 7th Line 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

The site is located on the east side of 7th Line, and south of Club Drive (**Figure 1**). The east and south property boundaries flank the existing golf course while to the north are newly constructed private residences at the Georgian Bay Club. Across the road from the property are two existing residential lots that have built residences set back from the roadway with a vegetated frontage.

1.3 Existing Conditions

The site has an area of 4.9 hectares and is currently Zoned Development by the Town of the Blue Mountains Zoning By-Law. The Town Official Plan land designation for the site is Residential Recreational Area.

The built characteristics of the site include a single detached home in the north-west corner of the site with a large asphalt driveway (**Figure 2**). Several garages and outbuildings have been built on the west half of the property with one located closer to the south-east corner (**Figure 3**). In addition to the outbuildings are piles of furniture, scrap metal, and debris. An extensive trail network has been established throughout the forested site with trails ranging from 3m to 6m in width (**Figure 4**). In some locations culverts have been installed along the trail network to cross a small water channel.



Figure 1. Site Location (image: Grey County Mapping)



Figure 2. Existing residence and asphalt driveway.



Figure 3. Existing out-buildings.



Figure 4. Extensive trail network.

Internal to the site, the vegetation is largely Eastern White Cedar, with trees such as Trembling Aspen, Mountain Ash and Basswood, towards the south side of the property. A large area of disturbance/ vegetation clearing exists and is currently re-naturalizing (**Figure 5**). A plantation of White Spruce is located in the south-east corner.



Figure 5. Large existing clearing.

The west property boundary along 7th Line is densely vegetated, with Eastern White Cedar and some White Spruce, White Pine, Trembling Aspen, White Elm, and Sugar Maple. (Figure 6).



Figure 6. West property boundary.

The north property boundary runs parallel to the golf course entrance and Club Drive (privately owned). The boulevard between Club Drive and the property boundary is primarily sodded with some tree planting (Figure 7). This edge also has an existing split rail fence. The vegetation along the north boundary of the development property includes Eastern White Cedar, White Pine, White Spruce, White Ash, and Sugar Maple.



Figure 7. Existing sod boulevard along Club Drive.

The east property boundary borders the golf course, where an asphalt trail, putting green, and sand trap are located (Figure 8). The vegetation along this edge is dominated by Eastern White Cedar with American Mountain Ash, Basswood, Buckthorn, Paper Birch, Trembling Aspen, and White Spruce. There is an existing trail that runs along the east property boundary creating a 3m gap in vegetation along this edge.



Figure 8. East property boundary.

The south property boundary is not well defined as it exists within the forested area before the golf course. The forest edge has vegetation such as Apple, Chokecherry, Eastern Red Cedar, White Spruce, American Elm, Buckthorn, Poplar, and White Ash (Figure 9).



Figure 9. South property boundary.

Towards the southeast corner of the property is a plantation of White Spruce. Further to the west, is an area of lowland/swamp that is characterized by Black Willow, Horsetail, Cattail, Pussy Willow, Silky Dogwood, and Trembling Aspen.

As noted in the Environmental Impact Assessment Report by Cambium Inc. (June 30, 2023), three Butternut trees were found outside of the property boundary along the south edge. The report by Cambium (2023) states that two of the Butternut trees are greater than 25m from the property line, while one is located within 18m of the property line.

2.0 PROPOSED DEVELOPMENT

2.1 Development Proposal

The Draft Plan of Vacant Land Condominium proposes 22 lots along a private roadway with a cul-de-sac (**Figure 10**). Each lot has a minimum frontage of 14.1m with the largest frontage being 27.75m. The Draft Plan also allocates land for a 6.0m future road widening along 7th Line, and an undisturbed area of land on the east side of the property.

Access to the development is proposed via Club Drive, directly across from Georgian Bay Lane. Existing municipal sewer and water service connections are present in this location. There is no vehicular connection to 7th Line from the proposed development.

To facilitate construction of this development, the site will be cleared of vegetation, except along the future road widening along 7th Line and the area

at the east end of the site labeled as Common Element. Where grading permits, other areas of forest may be preserved. Forested areas outside of the property boundary would remain undisturbed, other than what is required to connect to Club Drive.

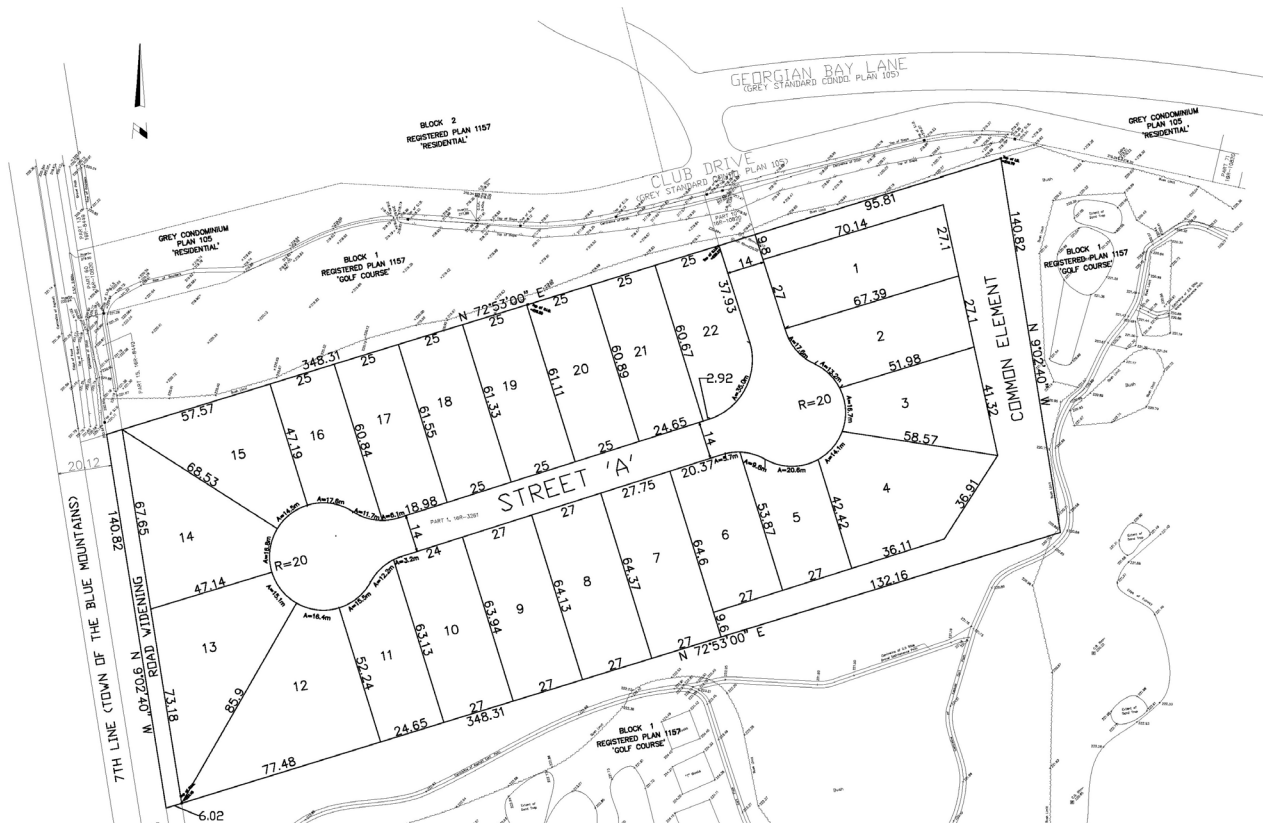


Figure 10. Draft Plan of Vacant Condominium (Tatham Engineering, 2023)

3.0 LANDSCAPE ANALYSIS

3.1 Suitability of Site for Development

The site is Zoned Development by the Town of The Blue Mountains Zoning By-Law. The site is also designated as Residential Recreational Area and is surrounded by Recreational Commercial Area in the Town's Official Plan (**Figure 11**). Other developments in the area, such as those along Timber Leif Ridge, Clearwater Court, and Stone Zack Lane, exist adjacent to the Georgian Bay Club Golf Course, building on the residential and recreational nature of the Official Plan.

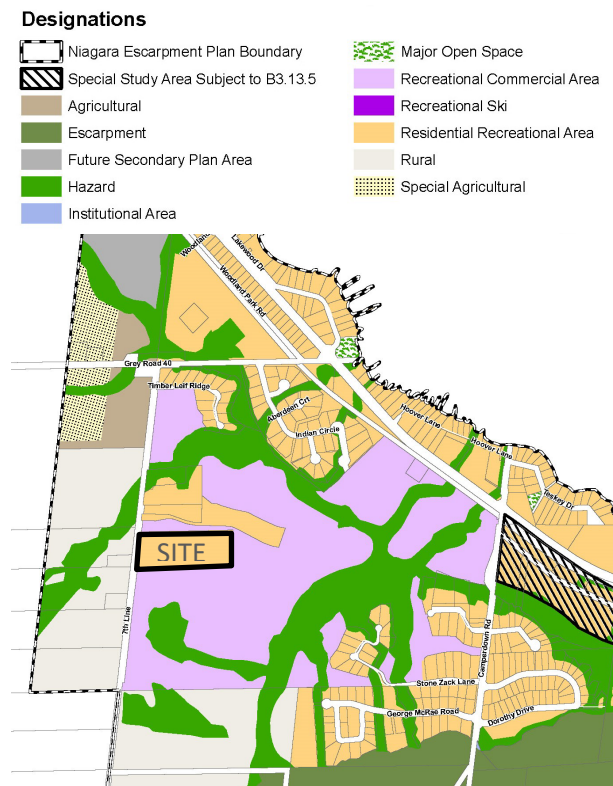


Figure 11: Residential Recreational Area (Official Plan Schedule A-3 Camperdown, 2016).

Historically, there has been a plan in place to develop the property. In previous agreements such as the Georgian Bay Club Golf Course Agreement, and the Private Residences at Georgian Bay Club Site Plan Agreement, the site

has been identified for future residential development. To this end, utilities and services have been established at the proposed entrance to the subdivision.

Based on the EIS prepared by Cambium (June 2023), proposed development of the property is in conformity with the Provincial Policy Statement regarding natural heritage and hydrogeological features. The report also confirms no negative impacts to natural features and their ecological functions, as required by The Blue Mountains Official Plan.

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

3.2 Visual and Physical Complexities of the Site

The site itself is heavily disturbed by several out-buildings, debris, and an extensive trail network, which is not apparent in aerial imagery. The trails vary in width from 3m to 6m and several sit close to the property boundary, creating a gap in vegetation. Also, due to a crowded canopy of Eastern White Cedar on much of the site, the forest understory is sparse and offers little species diversity.

Visually, the property is not particularly prominent along 7th Line and the vegetated frontage is similar to that of neighboring properties. The existing residence and outbuildings are not visible from the roadway.

The proposed development is expected to be similar to the existing condominium developments along Georgian Bay Lane (**Figure 12**). The property frontage will therefore be consistent with the 7th Line frontage north of Club Drive.



Figure 12. Condominium along Georgian Bay Lane.

The Georgian Bay Club has established a prominent entrance to the golf course along Club Drive, which would also serve the proposed development (Figure 13).



Figure 13. Entrance to the Georgian Bay Club.

The topography of the site is fairly level and does not offer any notable views to or from the site.

Based on the above, the proposed development would not greatly impact the character of 7th Line.

3.3 Protection 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

An area of land around lots 1-6 has been allocated for tree preservation. Maintaining this vegetated buffer has several benefits:

- provides visual and physical separation between residential properties and the

existing green/ sand trap and asphalt trail at the east end of the property (Figure 14);

- buffers the proposed development from Club Drive where there are no existing trees in the Club Drive road allowance; and
- allows for sufficient setbacks for the Butternut trees that are south of the property (as discussed in the Environmental Impact Assessment by Cambium, 2023).



Figure 14. Vegetation to remain at the east boundary.

To fortify this buffer, where clearings exist (e.g., existing trail), we recommend that it be planted with native tree species.

3.3.2 Mitigation Measures

Along 7th Line, the allocation of land for future road widening provides an area of tree preservation until the Town widens the road. Following development, there may be an opportunity to plant the rear yards of the adjacent lots (12 to 15) to allow a new buffer to establish, prior to clearing for road improvements. This planting would enhance the natural heritage of the site, help mitigate views into the site from on-coming traffic, close the gap in vegetation where the driveway will be removed, and maintain the existing treed frontage. The planted buffer would be consistent with other properties along 7th Line (Figure 15).



Figure 15. Existing landscape buffer at 516654 7th Line.

3.3.3 *Enhancement Measures*

Interior to the site, boulevard trees may be planted along the proposed private roadway (**Figure 16**) 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.



Figure 16. Boulevard trees enhance the streetscape.

Foundation planting that is consistent with the existing condominium on Georgian Bay Lane is also recommended (**Figure 17**). Adding foundation planting to the proposed development would help create a cohesive landscape throughout the Georgian Bay Club.



Figure 17. Existing foundation planting for lots along Georgian Bay Lane.

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,

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