SLR Consulting (Canada) Ltd.
300 Town Centre Blvd., Suite 200, Markham, ON L3R 5Z6

May 15, 2026

Attention: Shawn Postma, MCIP RPP

Manager of Community Planning – Planning Services

Town of The Blue Mountains
32 Mill Street
Thornbury, ON N0H 2P0

SLR Project No.: 209.40019

RE: Home Farm Development

Dear Mr. Postma:

MacPherson Builders (Blue Mountains) Limited is planning to develop a new phase at the northwest portion of the Home Farm subdivision located on Grey Road 19, in the Town of The Blue Mountains, Ontario, and has requested SLR Consulting to undertake a desktop review regarding natural heritage features sensitivities, mitigation, and protection. The new phase of development consists of purpose-built rental townhomes and is located within Block 238 of the Draft Approved Plan of Subdivision and is adjacent to the Town-owned lands directly west of the proposed residential block. The Town-owned lands are currently being developed with the Craigleith Fire Hall (under construction) and a proposed Long-Term Care home to the north of the Fire Hall.

We based our assessment on:

- Home Farm Environmental Impact Study (referred to as the EIS), January 2016
- Draft Approved Plan of Subdivision, June 2020
- Preliminary Concept Plan, May 2026

The EIS outlines the policy context relevant to the proposed development including:

- The Provincial Policy Statement;
- Town of Blue Mountains Official Plan;
- Town of Blue Mountains Tree Preservation By-Law 2010-68;
- Ontario Regulation 151/06 – Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (GSCA);
- Ontario's Endangered Species Act (2007);
- Migratory Birds Convention Act (1994);
- The Niagara Escarpment Plan (1973); and,
- Fisheries Act (2012).

A combination of site investigations and existing information indicated some sensitive species and features including: a tree species at risk (Butternut), mature forest, groundwater indicators and seeps, wetland, area sensitive birds, a bird species of conservation concern, ravine features with intermittently flowing drainage features, and the Nipissing Ridge. This list

represents a relatively comprehensive list of features; some may not apply to the proposed location of the proposed purpose-built rental development and adjacent Town-owned lands.

An analysis of potential impacts reported in the EIS recommended buffers and setbacks to protect sensitive features:

- Petun Plater-Marten archeological site – 30 m
- Butternut trees – 15 m
- Wetlands and watercourses – 30 m

Based on this review, the proposed concept plan is consistent with the Home Farm Environmental Impact Study if the summarized setbacks and buffers are applied.

Statement of Limitations

This report has been prepared by SLR Consulting (Canada) Ltd. (SLR) for MacPherson Builders (Client) in accordance with the scope of work and all other terms and conditions of the agreement between such parties. SLR acknowledges and agrees that the Client may provide this report to government agencies, interest holders, and/or Indigenous communities as part of project planning or regulatory approval processes. Copying or distribution of this report, in whole or in part, for any other purpose other than as aforementioned is not permitted without the prior written consent of SLR.

Any findings, conclusions, recommendations, or designs provided in this report are based on conditions and criteria that existed at the time work was completed and the assumptions and qualifications set forth herein. SLR may have used AI in the preparation of this document.

This report may contain data or information provided by third party sources on which SLR is entitled to rely without verification and SLR does not warranty the accuracy of any such data or information.

Nothing in this report constitutes a legal opinion nor does SLR make any representation as to compliance with any laws, rules, regulations, or policies established by federal, provincial, territorial, or local government bodies, other than as specifically set forth in this report. Revisions to legislative or regulatory standards referred to in this report may be expected over time and, as a result, modifications to the findings, conclusions, or recommendations may be necessary.

Closure

Regards,

SLR Consulting (Canada) Ltd.

Gord Wichert, Ph.D., RP BIO.

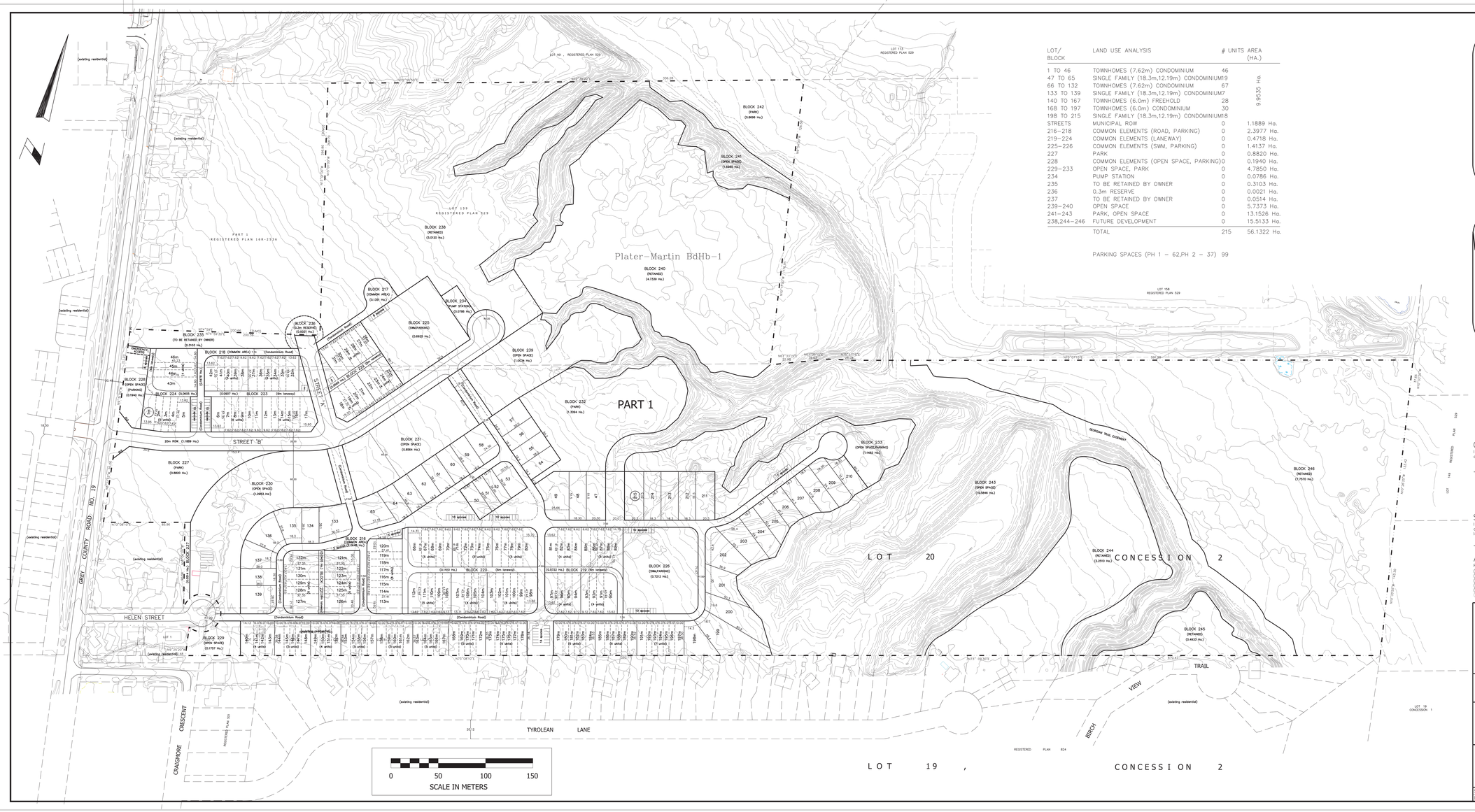
Principal Ecologist
Technical Director, Aquatic Ecology
gwichert@slrconsulting.com

Attachments:

Draft Approved Plan of Subdivision, June 2020

Preliminary Concept Plan, May 2026

SCHEDULE B-1
PL180356

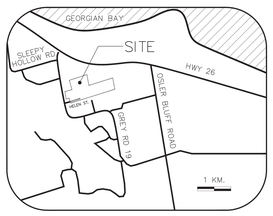


LOT/ BLOCK	LAND USE ANALYSIS	# UNITS	AREA (HA.)
1 TO 46	TOWNHOMES (7.62m) CONDOMINIUM	46	9.9535 Ha.
47 TO 65	SINGLE FAMILY (18.3m,12.19m) CONDOMINIUM	19	
66 TO 132	TOWNHOMES (7.62m) CONDOMINIUM	67	
133 TO 139	SINGLE FAMILY (18.3m,12.19m) CONDOMINIUM	7	
140 TO 167	TOWNHOMES (6.0m) FREEHOLD	28	
168 TO 197	TOWNHOMES (6.0m) CONDOMINIUM	30	
198 TO 215	SINGLE FAMILY (18.3m,12.19m) CONDOMINIUM	18	
STREETS	MUNICIPAL ROW	0	1.1889 Ha.
216–218	COMMON ELEMENTS (ROAD, PARKING)	0	2.3977 Ha.
219–224	COMMON ELEMENTS (LANEWAY)	0	0.4718 Ha.
225–226	COMMON ELEMENTS (SWM, PARKING)	0	1.4137 Ha.
227	PARK	0	0.8820 Ha.
228	COMMON ELEMENTS (OPEN SPACE, PARKING)	0	0.1940 Ha.
229–233	OPEN SPACE, PARK	0	4.7850 Ha.
234	PUMP STATION	0	0.0786 Ha.
235	TO BE RETAINED BY OWNER	0	0.3103 Ha.
236	0.3m RESERVE	0	0.0021 Ha.
237	TO BE RETAINED BY OWNER	0	0.0514 Ha.
239–240	OPEN SPACE	0	5.7373 Ha.
241–243	PARK, OPEN SPACE	0	13.1526 Ha.
238,244–246	FUTURE DEVELOPMENT	0	15.5133 Ha.
	TOTAL	215	56.1322 Ha.

PARKING SPACES (PH 1 – 62,PH 2 – 37) 99

DRAFT PLAN

OF PROPOSED SUBDIVISION
LOTS 2, 3, 4, 5, 6 AND 7,
REGISTERED PLAN 555 AND
PART OF LOT 20
CONCESSION 2
PART OF HELEN STREET ROW
R.P. 555
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY



KEY PLAN

OWNER'S AUTHORIZATION

I hereby authorize Higgins Engineering Limited, Consulting Engineers and Planners, to prepare and submit this proposed plan of subdivision

MACPHERSON BUILDERS (BLUE MOUNTAINS) LIMITED DATE
RUSSELL HIGGINS (AUTHORIZED SIGNING OFFICER)

SURVEYOR'S CERTIFICATE

I hereby certify that the boundary of the lands to be subdivided as shown on this plan and their relationship to the adjacent lands are accurately and correctly shown

ZUBEK, EMO PATTEN & THOMSEN LTD. DATE

ADDITIONAL INFORMATION

Required under Section 50(2) of the Planning Act

(a) as shown
(b) as shown
(c) as shown on key plan
(d) residential / open space
(e) as shown
(f) as shown
(g) as shown
(h) municipal / private water
(i) till over bedrock
(j) as shown
(k) municipal / private sewers
(l) as shown

HIGGINS ENGINEERING LIMITED
CONSULTING ENGINEERS AND PLANNERS
416 MOORE AVENUE, SUITE 306, TORONTO, (416) 443-8001

TOWN OF THE BLUE MOUNTAINS

PLANNING DEPARTMENT

PLAN OF PROPOSED SUBDIVISION
PART LOT 20, CONCESSION 2,
TOWN OF THE BLUE MOUNTAINS
COUNTY OF GREY

SCALE 1:1000
DATE JUNE 11, 2020
DRAWING No. 1410-210-S

THESE DRAWINGS ARE NOT TO BE SCALED:

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO ARCHITECT.

PROJECT CONSULTANTS:

LEGEND

FSE	FINISHED SECOND FLOOR ELEVATION
FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SOLE FOOTING
USFR	UNDER SOLE FOOTING @ REAR
USFG	UNDER SOLE FOOTING @ GARAGE
X	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
WUB	WALK UP BASEMENT
REV	REVISED PLAN
STD	STANDARD PLAN
	DOOR
	WINDOW
	BELL PEDESTAL
	CABLE PEDESTAL
	CATCH BASIN
	DBL. CATCH BASIN
	ENGINEERED FILL
	HYDRO CONNECTION
	FIRE HYDRANT
	STREET LIGHT
	MAIL BOX
	TRANSFORMER
	SEWER CONNECTIONS (2 LOTS)
	SEWER CONNECTIONS (1 LOT)
	AIR CONDITIONING
	DOWN SPOUT TO SPLASH PAD
	SWALE DIRECTION
	SUMP PUMP
	WATER CONNECTION
	WATER VALVE CHAMBER
	HYDRANT AND VALVE
	HYDRO METER
	GAS METER
	DOWN LIGHT
	1-# POLE LIGHTING
	1-2 POLE LIGHTING
	BOLLARD LIGHTING
	STOP SIGN
	NO PARKING
	NO PARKING IN LANEWAY
	FIRE ROUTE
	3MIS PARKING (RIGHT)
	3MIS PARKING (LEFT)
100.00	PROPOSED SPOT GRADE
100.00	EXISTING SPOT GRADE
	EXISTING TREE (TO BE REMOVED)
	EXISTING TREE (TO BE RETAINED)
##	MUNICIPAL ADDRESS
	RETAINING WALL BY OTHERS OR RETAINING WALL
	SNOW STORAGE AREAS
	CHAINLINK FENCE
	PRIVACY FENCE
XXX	SOUND BARRIER
	FOOTING TO BE EXTENDED TO STEP DOWN TO GARAGE
	FIRE FIGHTER TRAVEL PATH
	REVERSE CHECK FOUNDATION

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	ISSUED FOR REVIEW	18-FEB-26	RP	RP
2	REVISED PER COMMENTS	25-FEB-26	RP	RP
3	ADDED ZONING STATS	04-MAY-26	RP	RP
4	REVISED ROADS	12-MAY-26	RP	RP

RN DESIGN
WWW.RNDESIGN.COM
T:905-738-3177
WWW.THEPLUSGROUP.CA

CLIENT
Macpherson

PROJECT/LOCATION
PROJECT

DRAWING

DATE MMM DD/YY	SCALE 1:250
DRAWN BY XX	CHECKED BY XX
PROJECT NUMBER 23051	DRAWING NUMBER CON-3