



TECHNICAL MEMORANDUM

Subject: Executive Summary – Environmental Impact Study for 796060 Grey Road 19, Town of Blue Mountains

File No.: Birks NHC 03-016-2026

To: Bydem Blue Mountain Inc.

From: Melissa Fuller, H.B.Sc, Ecologist, Birks Natural Heritage Consultants, Inc.

Date: June 19, 2026

Birks NHC was retained to prepare an Environmental Impact Study (EIS, Birks NHC 2026)) to support a proposed Minister's Zoning Order (MZO) for purpose-built rental housing on an approximately 9.8 ha property located 796060 Grey Road 19 in the Town of the Blue Mountains (Town). The study was requested due to the presence of mapped wetland and Significant Woodlands as identified by the County of Grey and Town of The Blue Mountains. The EIS addresses requirements under the Provincial Planning Statement (2024), the Endangered Species Act (2007), the Conservation Authorities Act (1990), the Niagara Escarpment Plan (2025), and the County and Town Official Plans. Findings are based on a desktop background review combined with on-site field surveys conducted in 2023, 2024 and 2026, including vegetation and Ecological Land Classification mapping, wetland delineation with Nottawasaga Valley Conservation Authority (NVCA), breeding bird surveys, amphibian call surveys, wildlife surveys, a fish habitat assessment, and a bat snag-density survey.

SITE CONDITIONS

The property comprises a mix of woodlands, wetlands (swamp and marsh), and cultural meadow, bisected by a small drainage feature that is a tributary of Silver Creek. Vegetation communities range from mixed and deciduous forest to ash, poplar, and willow swamp, and Reed-canary Grass meadow marsh.

The results of the field surveys and review of background information indicate both confirmed and candidate Key Natural Heritage Features (KNHFs), Key Hydrologic Features (KHF) and functions associated within the Study Area as summarized in Table 1, below.



Table 1: Key Natural Heritage Features, Key Hydrologic Features and Functions Summary

Feature	Within the Property	Within 120 m of the Property	Actions Required
Provincially Significant Wetland	None	None	No further consideration required.
Other Wetland	Deciduous Swamp, Thicket Swamp and Meadow Marsh communities mapped on the property.	Unevaluated wetlands mapped by MNR.	Further consideration required for potential impacts.
Significant Woodlands	Mapped by the Grey County Official Plan and confirmed by Birks NHC	Mapped by the Grey County Official Plan	Further consideration required for potential impacts.
Significant Valleylands	None	None	No further consideration required.
Significant Wildlife Habitat	<u>Candidate</u> - Bat Maternity Colonies - Reptile Hibernaculum - Habitat for Species of Conservation Concern (Snapping Turtle, Wood Thrush, Golden-winged Warbler) <u>Confirmed</u> - Terrestrial Crayfish - Barn Swallow (Special Concern species) nesting habitat	<u>Candidate</u> - Bat Maternity Colonies - Reptile Hibernaculum - Habitat for Species of Conservation Concern (Snapping Turtle, Wood Thrush, Golden-winged Warbler, Barn Swallow)	Further consideration required for potential impacts.
Provincial Areas of Natural and Scientific Interest	None	None	No further consideration required.

PROPOSED DEVELOPMENT AND IMPACTS

The applicant proposes a low- to medium-density rental development of eight buildings (three 3-storey and five 5-storey), totaling 603 units, with improvement of an existing crossing of the drainage feature and an underground stormwater management system. Development would remove approximately 1.8 ha of the 18.4 ha Significant Woodland, reducing it to 16.6 ha, which would continue to meet the County's significance



threshold. Some disturbed woodland in the northern portion of the property and one small, unprotected wetland inclusion would also be removed. A 15 m naturalized setback has been applied to all retained natural heritage features (Significant Woodland, Unevaluated Wetland, seasonal Fish Habitat). The EIS concludes that the identified impacts are mitigable provided the recommended mitigation measures are followed.

RECOMMENDED MITIGATION MEASURES

To support the implementation of local policies, mitigation and compensation measures have been proposed to avoid disturbance to the identified KNFs/KHFs and functions and provide additional protection. The following mitigation measures from the EIS have been recommended to minimize the potential natural heritage impacts identified within this report.

- Should a considerable length of time and/or sudden change in policy occur prior site alteration, it is recommended that a review of the species at risk assessment and habitat assessment be undertaken by a qualified ecologist to ensure compliance with the *Species Conservation Act*, 2025 at that time.
- Refer the proposed crossing and fish-barrier removal to Fisheries and Oceans Canada (DFO) for review, and limit in-water works to the permitted window of July 15 to October 1 and follow mitigation measures provided within the EIS.
- Complete a Tree Inventory and Protection Plan, including a compensation plan for trees greater than 10 cm DBH to be removed during development, per Town of The Blue Mountains requirements.
- Apply invasive species and equipment-cleaning protocols to prevent the spread of non-native plant species into retained natural areas.
- Install naturalized buffer plantings of native species around retained Key Natural Heritage Features and Key Hydrologic Features setback areas.

CONCLUSION

Through the EIS assessment, it was determined that the property and adjacent lands contain KNHFs, KHFs and functions relating to the presence of fish habitat, woodlands and wetlands. The intent of the EIS was to identify and characterize the pertinent natural heritage features and functions present within and adjacent to the proposed development and to determine if potential ecological impacts to those features and functions could arise.

Mitigation measures recommended within the EIS have been developed to avoid and mitigate potential negative ecological impacts associated with the proposed development. Overall, potential ecological impacts are mitigable provided the listed mitigation measures within the EIS are applied accordingly.

