



Bruce Trail CONSERVANCY

May 26, 2021

Township of Mulmur
758070 2nd Line East
Mulum, ON
L9V 0G8

Attention: Tracey Atkinson, CAO/Clerk/Planner

RE: Consent to sever conservation land as lot addition from property described as West Part Lot 21, Concession 2 West, Township of Mulmur, County of Dufferin (ARN: 22160000061675000000)

Bruce Trail Conservancy (BTC) is acting as agent for the owners of the property described above, Sue, Christopher, and Martha Sales. We respectfully submit the attached Consent application and associated sketches for your review and consideration. The purpose and effect of this application is to support the severance of approximately 0.5 hectares to add to the adjacent lands to be severed from land owned by Paul Cohen, also subject to a consent application submitted concurrently. In order to secure the Bruce Trail Optimum Route and conservation corridor, the owners have generously agreed to donate these lands to BTC to further our mission.

Subject Property & Proposal

The subject property comprises more or less 16.0 hectares (39.5 acres) located on 2nd Line West north of 20th Sideroad, in the Township of Mulmur. The property is designated approximately half Escarpment Protection and half Escarpment Natural under the Niagara Escarpment Plan.

BTC is seeking consent to sever approximately 0.5 hectares (1.3 acres) subject to a survey, from the subject lands, allowing BTC to secure a portion of the Bruce Trail with approximately 20 metres of frontage on the unimproved portion of 20 Sideroad. The corridor will be a lot addition to the adjacent 1.3 hectares owned by Paul Cohen to be conveyed to the BTC, which is the subject of a consent application for conservation and Bruce Trail purposes to be submitted concurrently. (Please see accompanying Cohen property consent application.) A third consent application (File No. B7-2021) has been submitted for the purpose of a conservation severance of approx. 82 acres from Part of Lot 22, Concession 2 West In total, these conservation severances will secure a kilometre of Bruce Trail Optimum Route and protect approx. 88 acres of sensitive Niagara Escarpment lands for conservation in perpetuity.

We have confirmed with the NEC that the subject application, as well as the Cohen application, are consistent with the Lot Creation policies of the Niagara Escarpment Plan (NEP), including policies under Part 2.4.12 that permit a severance for conservation and Bruce Trail purposes, which is also consistent with policies under Part 3 (Niagara Escarpment Parks and Open Space System). BTC is a recognized *public body* within the NEP, and is able to sever land for conservation and Bruce Trail purposes. In both

instances no new lots are being created, in that both are lot additions that will secure the Bruce Trail Optimum Route.

The Township of Mulmur has approved a number of conservation severances in the past for this area. Examples include; FILE NO. B01/2010 (Toronto District School Board), FILE NO. B04/2014 (Chisholm).

Background

The Bruce Trail is Canada's oldest and longest footpath. It was founded in the early 1960s as a way of raising awareness for the need to protect the Niagara Escarpment. Today, the Bruce Trail stretches 895 kilometres from Queenston on the Niagara River to the tip of the Bruce Peninsula. Including side trails, it is more than 1,300 kilometres long, and it is recognized as one of Canada's premier natural recreational opportunities and one of the world's great hiking trails. It forms an integral part of the Southern Ontario landscape, allowing people to explore the beautiful Niagara Escarpment, and become more aware of the need for its preservation.

Over the past 50 years, the Bruce Trail and the work of the Bruce Trail Conservancy has brought about expansive and lasting benefits for the people of Ontario. The Bruce Trail Conservancy has been responsible for conserving more than 16,000 acres and to date has secured 69 percent of the Bruce Trail's Optimum Route. The work continues, however, to secure the remaining links within the NEPOSS consisting of over 163 parks and open spaces, the majority of which are connected by the Bruce Trail. Preserving this property will add a further 1.3 acres to NEPOSS and secure 225 metres of Bruce Trail Optimum Route (broad overview map attached).

We thank you for your consideration of this matter and look forward to hearing from you soon. You can reach me at 800-665-4453 ext. 231 or jswagerman@brucetrail.org you have any questions or require any further information.

Best regards,



Joel Swagerman, MCIP, RPP
Land Acquisition Planner
The Bruce Trail Conservancy