



Bruce Trail CONSERVANCY

April 22, 2021

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



Attention: Tracey Atkinson, CAO/Clerk/Planner

RE: Consent to sever conservation land from property described as East Part Lot 22, Concession 2 West, Township of Mulmur, County of Dufferin (ARN: 22160000060890000000)

Bruce Trail Conservancy (BTC) owns the subject property described above. 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 the existing building lot from the subject property and to secure approx. 33.51 hectares for the Bruce Trail Optimum Route and conservation corridor. The BTC plans to sell the reduced size building lot in order to recoup funds for conserving these lands.

Subject Property & Proposal

The subject property comprises more or less 41.6 hectares (102.8 acres) located on Prince of Wales Road north of 20th Sideroad, in the Township of Mulmur. The property is designated mostly Escarpment Protection, with the south-west corner of the property being designated Escarpment Natural under the Niagara Escarpment Plan.

BTC is seeking consent to sever and sell approximately 8.09 hectares (20.0 acres) subject to a survey, from the subject lands, allowing the BTC to recoup funds to secure a portion of the Bruce Trail Optimum Route and protect over 80 acres of Niagara Escarpment lands for conservation in perpetuity.

Our application is consistent with the Lot Creation policies under 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 this instance, approx. 620 metres of Bruce Trail Optimum Route will be secured.

Permitted uses within the Escarpment Natural and Escarpment Protection areas include single dwellings, and the Bruce Trail. The proposed lot creation will allow for these uses to continue on separate lots of record. It is also important to note that existing agricultural practices will be allowed to continue on the conservation lands. Agricultural policies are designed to protect agricultural land from incompatible development. These lands are marginal, used mainly for pasture, something the BTC has committed to maintaining via a land use agreement with the farmer (Carl Cosack). Mr. Cosack has and will continue to use these lands to pasture cattle, which will support his businesses, Peace Valley Ranch and Raw Hides

Adventures. In return, Mr. Cosack will continue to permit the Bruce Trail to cross his adjacent lands. The BTC has a letter of intent with Mr. Cosack committing to maintain this relationship.

To ensure we maintain the existing community and open landscape character of the Escarpment, as well as preserve existing natural heritage, agricultural and hydrologic features and functions, we have proposed the following lot sizes and configurations for each parcel:

- **Conservation Lot (Retained by BTC):** +/- 82.8 acres – to be preserved and protected as part of the Bruce Trail conservation corridor. More than 600 metres of Bruce Trail Optimum Route will cross this part of the property, securing public access to the Niagara Escarpment, protecting and enhancing habitat for species at risk, and enhancing hiker safety.
- **Building Lot (To be severed):** +/- 20.0 acres – hypothetical 2 storey dwelling consisting of an area of 464.5 square metres and having a maximum height of 8 metres, and an attached garage consisting of an area of approximately 47.5 square metres, private sewage disposal system and a driveway.

Please note that Bruce Trail Conservancy will not be developing the building lot. The proposed development is hypothetical only and is intended to support the severance of this lot for a single dwelling.

The Niagara Escarpment recently issued a Notice of Decision for conditional approval of our Development Permit application (File No. M/L/2020-2021/374). In order to satisfy Condition #3 of the approval, we are pursuing consent to sever the proposed lot.

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).

The Bruce Trail Conservancy has completed more than 90 conservation severances in other jurisdictions, such as the Town of Halton Hills, Town of Caledon, Municipality of Meaford, Town of Blue Mountains, City of Burlington, Town of Mono, amongst others, to secure the Bruce Trail corridor.

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 82.8 acres to NEPOSS and secure 620 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. 235 or adiamond@brucetrail.org you have any questions or require any further information.

Best regards,

A handwritten signature in black ink, appearing to read 'Antoin Diamond', with a stylized flourish at the end.

Antoin Diamond, MCIP, RPP
Vice President of Land Acquisition
The Bruce Trail Conservancy

3. Purpose of this Application										
Proposed transaction (check appropriate box)										
<input type="checkbox"/> Transfer		<input checked="" type="checkbox"/> Creation of a new lot		<input type="checkbox"/> Addition to a lot		<input type="checkbox"/> An easement				
<input type="checkbox"/> A charge		<input type="checkbox"/> A lease		<input type="checkbox"/> A correction of title		<input type="checkbox"/> Other				
Specify Purpose, ie. Building lot, farm severance, lot addition, etc.										
Conservation severance of +/- 33.5 ha for the protection of Niagara Escarpment lands and the Bruce Trail										
Name of person(s) to whom land or interest in land is to be transferred, leased or charged										
+/- 8.1 ha building lot to be severed and transferred to a buyer TBD										
4. Description of Subject Land and Servicing Information										
Frontage (m)		Severed +/- 215.1				Retained +/- 392.1				
Depth (m)		+/- 413.9				+/- 685.6				
Area (m)		+/- 8.1 ha / 80,937 sq.m.				+/- 33.5 ha / 335,080 sq.m.				
5. Land Use										
Date Property Acquired January 28, 2021										
Existing Use						Proposed Use				
Agriculture, Bruce Trail						Conservation/Bruce Trail, Agriculture, Single Dwelling				
Existing and Proposed buildings and Structures										
Type of Building or Structure		Set Backs (m)				Height (m)	Dimensions (m x m)	Area (m2)	Date of Construction / Proposed Construction	Time use has continued (for existing buildings & structures)
		Front	Rear	Side	Side					
Single Dwelling	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	+/- 292	+/- 100	+/- 25	+/- 156	+/- 8m	+/- 20 x 11.6	+/- 464	TBD	
Garage	<input type="checkbox"/> Existing <input checked="" type="checkbox"/> Proposed	+/- 285	+/- 140	+/- 32	+/- 175	+/- 4	+/- 6.6 x 7.2	+/- 47.5	TBD	
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed	NOTE: BTC is not developing the building lot. These figures are hypothetical for the purposes of establishing a building envelope for the NEC.								
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
	<input type="checkbox"/> Existing <input type="checkbox"/> Proposed									
Water		Sewage Disposal				Storm Drainage		Tile Drainage		
<input checked="" type="checkbox"/> Private Well		<input checked="" type="checkbox"/> Private Septic				<input type="checkbox"/> Sewer		<input checked="" type="checkbox"/> No		
<input type="checkbox"/> Communal Well		<input type="checkbox"/> Communal Septic				<input checked="" type="checkbox"/> Ditches		<input type="checkbox"/> Yes, please mark on site plan location of tile runs		
<input type="checkbox"/> Municipal Water		<input type="checkbox"/> Other: _____				<input type="checkbox"/> Swales				
<input type="checkbox"/> Other: _____						<input type="checkbox"/> Other: _____				

6. Zoning and Official Plan Information		
Current Zoning	Current Official Plan	
Niagara Escarpment Commission	Agriculture, Niagara Escarpment Plan Area	
Related Applications under the Planning Act, if any including Official Plan, Official Plan Amendment, Zoning By-law Amendment, Minister's Zoning Order (amendment), Consent or Plan of Subdivision:	Has subject lands even been subject of an application under the Planning Act?	
	File #:	Status:
<p>Provide an explanation of how the application conforms to the Official Plan</p> <p>Sec. 6.4.5.4: lot may be severed from an original half township lot for permitted use</p> <p>Sec. 6.4.8.6: Bruce Trail is an essential component of NEPOSS linking parks, open space areas and natural areas through a trail corridor</p> <p>Part 2.4.12 of NEP permits severances for conservation and Bruce Trail purposes.</p> <p>BTC is a recognized "public body" within the NEP</p>		
Are any of the following uses or features on the subject land or within 500 metres of the subject land, unless otherwise specified? Please check the appropriate boxes, if any apply.		
Use or Feature	On the Subject Land	Within 500 metres of Subject Land, unless otherwise specific (indicate approximate distance)
Agricultural buildings/structure or manure storage facilities		285 m (northeast)
A Landfill		
A provincially significant wetland (Class 1, 2 or 3 wetland)		
A locally significant wetland		410 m (east)
Flood Plain		
A rehabilitated mine site		
A non-operating mine site within 1 kilometre of the subject land		
An active mine site		
An industrial or commercial use (specify uses)		
<p>Does the proposed development produce greater than 4500 litres of effluent per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, attach a servicing options report and hydro geological report</p>		
<p>Are the lands part of a Nutrient Management Plan? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Please provide plan number _____ and date approved by OMAFRA _____</p>		
<p>Are there any livestock facilities within 500 metres of the subject lands? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide a Farm Data Sheet completed by each livestock facility owner for each of the livestock facilities. http://mulmur.ca/departments/planning</p>		

7. Consistency with Policy Documents

Does this application:

Alter the boundary of a settlement area?

☐ Yes

☒ No

Create a new settlement area?

☐ Yes

☒ No

Remove lands from an employment area?

☐ Yes

☒ No

If yes, provide details of any Official Plan or Official Plan Amendment on a separate submission

Are the subject lands in an area where conditional zoning may apply?

☐ Yes

☒ No

If yes, provide details of how this application conforms to Official Plan conditional zoning policies on a separate submission

Is the proposed application consistent with the Provincial Policy Statement and any other Policy Statements issued under subsection 3(1) of the Planning Act:

☐ Yes

☒ No

Joel Swagerman, MCIP RPP


Signature

Name of individual having knowledge of the policy statements. A report may be required to accompany this application and support the above statement of consistency.

Are the subject lands within the Niagara Escarpment Greenbelt Plan area?

☒ Yes

☐ No

Are the subject lands within the Greater Golden Horseshoe Growth Plan area?

☐ Yes

☒ No

Does the proposed application conform to or does not conflict with the Provincial Plans, including the Greenbelt Plan and Growth Plan:

☒ Yes

☐ No

Joel Swagerman, MCIP RPP


Signature

Name of individual having knowledge of the policy statements. A report may be required to accompany this application and support the above statement of consistency.

8. History of the Subject Land

Has the subject land ever been the subject of an application for approval of a plan of subdivision or consent under the Planning Act?

☐ Yes

☒ No

☐ Unknown

If yes, and if known, provide the file number and the decision made on the application: _____

If this application is a re-submission of a previous consent application, describe how it has been changed from the original application

Has any land been severed from the parcel originally acquired by the owner of the subject land?

☐ Yes

☒ No

If yes, provide for each parcel severed, the date of transfer, the name of transferee and the land use:

Has any land been severed from the original, 40 hectare (approx..) parcel

☐ Yes

☒ No

If yes, provide details:

9. Other Information

Please provide any other information that may be useful to the Council or other agencies in reviewing this application, ie. health department, conservation authority, etc.

10. Sketch (please use metric units)

The application shall be accompanied by a sketch showing the following:

- ☐ The boundaries and dimensions of the subject land, the part that is to be severed and the part that is to be retained
- ☐ The boundaries and dimensions of any land owned by the owner of the subject land and that abuts the subject land
- ☐ The distance between the subject land and the nearest Township lot line or landmark, such as a railway crossing or bridge
- ☐ The location of all land previously severed from the original approximate 40 hectare parcel
- ☐ The approximate location of all natural and artificial features on the subject land and adjacent lands that in the opinion of the applicant may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks
- ☐ The existing uses on adjacent lands
- ☐ The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or right of way
- ☐ The location and nature of any easement affecting the subject land

① PROPERTY DIRECTLY EAST OF SUBJECT



FARM DATA SHEET

Minimum Distance Separation I (MDSI)

NOTE TO THE FACILITY OWNER:

Your cooperation in filling out this sheet will help to ensure that new land uses will be located a suitable distance from your operation.

Owner of Livestock Facility PEACE VALLEY RANCH LIMITED
 Telephone (519) 925-6628 Civic Address 658135 PRINCE OF WALES
 Municipality MULMUR Lot 22/23 Concession 1 WPS DIV
 Tillable Hectares/Acres* on the lot where the livestock facility is located 256 hectares ✓ acres
 Closest distance from the livestock facility to the new lot and/or land use 75 metres ✓ feet
 Closest distance from the manure storage system to the new lot and/or land use 75 metres ✓ feet
 Size of the Livestock Facility (Barn): 25000 sq.m.
 Signature of Livestock Facility Owner Carl Cosack Date Jan 8, 2021
CARL COSACK

Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more
 Liquid Manure: Less than 18% dry matter
 Digestate: Less than 18% dry matter

- D No storage required (manure/material stored for less than 14 days)
- V1 Solid, inside, bedded pack
- V2 Solid, outside, covered
- V3 Solid, outside, no cover, greater than or equal 30% dry matter
- V4 Solid, outside, no cover, 18% to less than 30% dry matter, with covered liquid runoff storage
- L1 Solid, outside, no cover, 18% to less than 30% dry matter, with uncovered liquid runoff storage
- V6 Liquid, inside, underneath slatted floor
- V7 Liquid, outside, with a permanent, tight fitting cover
- L2 Liquid, (digestate), outside, no cover
- M1 Liquid, outside, with a permanent floating cover
- M2 Liquid, outside, no cover, straight-sided storage
- H1 Liquid, outside, roof, but with open sides
- H2 Liquid, outside, no cover, sloped-sided storage

Animal Type or Material	Description	Housing Capacity* (head)	Manure Storage Type* (select from list above)
Beef Cattle	Cows, including calves to weaning (all breeds)	HEAD 115	V3
	Feeders (7 - 16 months)	HEAD 17	V3
	Backgrounders (7 - 12.5 months)		
Dairy Cattle	Shortkeepers (12.5 - 17.5 months)		
	Milking-age cows (dry or milking)		
	Large-framed, 545 kg - 636 kg (for example - Holsteins)		
	Medium-framed, 455 kg - 545 kg (for example - Guernseys)		
	Small-framed, 364 kg - 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed, 182 kg - 545 kg (for example - Holsteins)		
	Medium-framed, 148 kg - 455 kg (for example - Guernseys)		
	Small-framed, 125 kg - 364 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
Swine	Large-framed, 45 kg - 182 kg (for example - Holsteins)		
	Medium-framed, 39 kg - 148 kg (for example - Guernseys)		
	Small-framed, 30 kg - 125 kg (for example - Jerseys)		
	Sows with litter, dry sows/boars, Segregated Early Weaning (SEW)		
	Sows with litter, dry sows or boars (non-SEW)		
Horses	Breeder gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg - 27 kg)		
	Feeders (27 kg - 105 kg)		
Sheep	Large-framed, mature, >681 kg (including unweaned offspring)		
	Medium-framed, mature, 227 kg - 680 kg (including unweaned offspring)		
	Small-framed, mature, <227 kg (including unweaned offspring)		
	Ewes & rams (for meat lamb; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

Housing Capacity & Manure Storage: shall be provided in square metres

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type* (select from list above)
Goats	Does & bucks (for meat kids; includes unweaned offspring & replacements)		
	Does & bucks (for dairy; includes unweaned offspring & replacements)		
Chickens	Kids (dairy or feeder kids)		
	Layer hens (for eating eggs; after transfer from pullet barn)		
	Layer pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
Turkeys	Turkey pullets (day old until transferred to layer turkey barn)		
	Turkey breeder layers (males/ females transferred in from grower barn)		
	Breeder toms		
	Broilers (day olds to 6.2 kg)		
Veal	Hens (day olds up to 6.2 kg to 10.8 kg; 7.5 kg is typical)		
	Toms (day olds to over 10.8 kg to 20 kg; 14.5 kg is typical)		
	Turkeys at any other weights, or unknown		
	Milk-fed		
Other	Grain-fed		
Manure imported to a lot not generating manure	Maximum capacity of permanent storages at any time: solid or liquid capacity		
Anaerobic Digester	Maximum capacity of permanent storages at any time: solid or liquid capacity		

Livestock Facility (Barn):

One or more barns or permanent structures with livestock occupied portions, intended for keeping or housing of livestock.
 A livestock facility also includes all manure or material storages and anaerobic digesters.

② PROPERTY DIRECTLY NORTH OF SUBJECT.



FARM DATA SHEET

Minimum Distance Separation (MDSI)

NOTE TO THE FACILITY OWNER:

Your cooperation in filling out this sheet will help to ensure that new land uses will be located a suitable distance from your operation.

Owner of Livestock Facility PEACE VALLEY RANCH LIMITED
 Telephone 519 925 6628 Civic Address 638162 PRINCE OF WALES
 Municipality MULMUR Lot 23 Concession 2015 DIV 97.5
 Tillable Hectares/Acres* on the lot where the livestock facility is located 500 hectares 97.5 acres
 Closest distance from the livestock facility to the new lot and/or land use 500 metres 500 feet
 Closest distance from the manure storage system to the new lot and/or land use 500 metres 500 feet
 Size of the Livestock Facility (Barn): 540 sq.m.
 Signature of Livestock Facility Owner CARL COSACK Date JAN 8, 2021

Housing Capacity & Manure Storage: shall be provided in square metres

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type*
Beef Cattle	Cows, including calves to weaning (all breeds)	33	HLD
	Feeders (7 - 16 months)		
	Backgrounders (7 - 12.5 months)		
	Shortkeepers (12.5 - 17.5 months)		
Dairy Cattle	Milking-age cows (dry or milking)		
	Large-framed; 545 kg - 636 kg (for example - Holsteins)		
	Medium-framed; 455 kg - 545 kg (for example - Guernseys)		
	Small-framed; 364 kg - 455 kg (for example - Jerseys)		
	Heifers (5 months to freshening)		
	Large-framed; 182 kg - 545 kg (for example - Holsteins)		
	Medium-framed; 148 kg - 455 kg (for example - Guernseys)		
	Small-framed; 125 kg - 364 kg (for example - Jerseys)		
	Calves (0 - 5 months)		
	Large-framed; 45 kg - 182 kg (for example - Holsteins)		
	Medium-framed; 39 kg - 148 kg (for example - Guernseys)		
	Small-framed; 30 kg - 125 kg (for example - Jerseys)		
Swine	Sows with litter, dry sows/boars; Segregated Early Weaning (SEW)		
	Sows with litter, dry sows or boars (non-SEW)		
	Broader gilts (entire barn designed specifically for this purpose)		
	Weaners (7 kg - 27 kg)		
Horses	Feeders (27 kg - 105 kg)		
	Large-framed, mature; >681 kg (including unweaned offspring)		
	Medium-framed, mature; 227 kg - 680 kg (including unweaned offspring)		
	Small-framed, mature; <227 kg (including unweaned offspring)		
Sheep	Ewes & rams (for meat lambs; includes unweaned offspring & replacements)		
	Ewes & rams (dairy operation; includes unweaned offspring & replacements)		
	Lambs (dairy or feeder lambs)		

Permanent Manure or Material Storage Types

Solid Manure: 18% dry matter, or more
 Liquid Manure: Less than 18% dry matter
 Digestate: Less than 18% dry matter

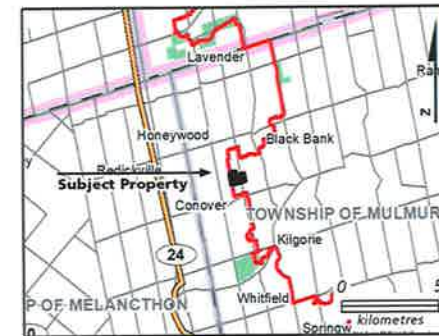
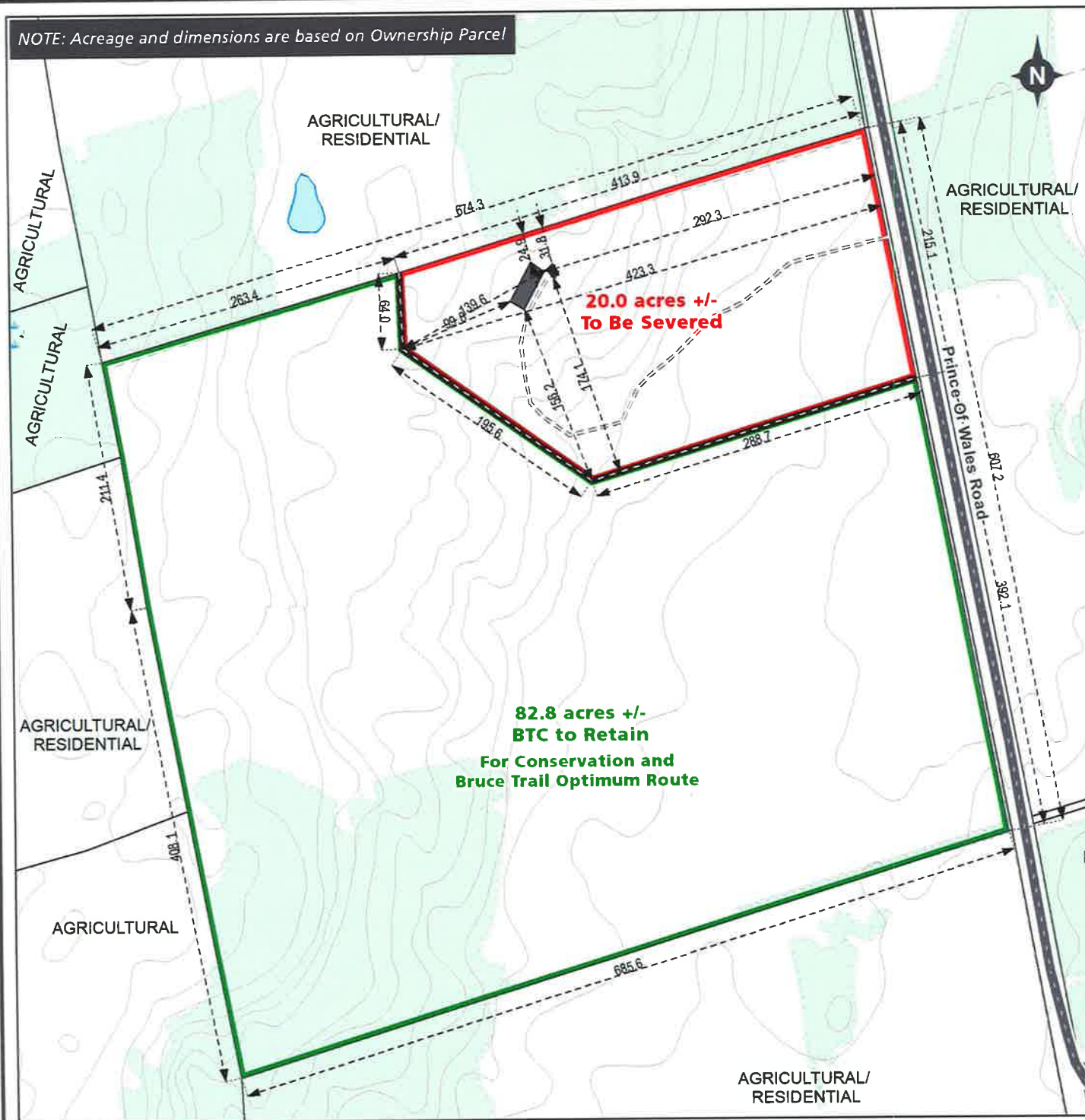
- V1 No storage required (manure/material stored for less than 14 days)
- V2 Solid, inside, bedded pack
- V3 Solid, outside, covered
- V4 Solid, outside, no cover, greater than or equal 30% dry matter
- L1 Solid, outside, no cover, 16% to less than 30% dry matter, with covered liquid runoff storage
- V5 Solid, outside, no cover, 16% to less than 30% dry matter, with uncovered liquid runoff storage
- V6 Liquid, inside, underneath slatted floor
- V7 Liquid, outside, with a permanent, tight fitting cover
- L2 Liquid, (digestate), outside, no cover
- M1 Liquid, outside, with a permanent floating cover
- M2 Liquid, outside, no cover, straight-walled storage
- H1 Liquid, outside, roof, but with open sides
- H2 Liquid, outside, no cover, sloped-sided storage

Animal Type or Material	Description	Housing Capacity*	Manure Storage Type*
Goats	Dons & bucks (for meat kids; includes unweaned offspring & replacements)		
	Dons & bucks (for dairy; includes unweaned offspring & replacements)		
	Kids (dairy or feeder kids)		
Chickens	Laying hens (for eating eggs; after transfer from pullet barn)		
	Laying pullets (day olds until transferred into layer barn)		
	Broiler breeder growers (males/ females transferred out to layer barn)		
	Broiler breeder layers (males/ females transferred in from grower barn)		
	Broilers on an 8 week cycle		
	Broilers on a 9 week cycle		
	Broilers on a 10 week cycle		
	Broilers on a 12 week cycle		
	Broilers on any other cycle, or unknown		
	Turkey pullets (day old until transferred to layer turkey barn)		
Turkeys	Turkey brooder layers (males/ females transferred in from grower barn)		
	Breeder toms		
	Broilers (day olds to 6.2 kg)		
	Hens (day olds up to 6.2 kg to 10.6 kg; 7.5 kg is typical)		
	Toms (day olds to over 10.6 kg to 20 kg; 14.6 kg is typical)		
Veal	Milk-fed		
	Grain-fed		
Other			
Manure imported to a lot not generating manure			
Anaerobic Digester			

Livestock Facility (Barn):

One or more barns or permanent structures with livestock occupied portions, intended for keeping or housing of livestock.
 A livestock facility also includes all manure or material storages and anaerobic digesters.

NOTE: Acreage and dimensions are based on Ownership Parcel



Bruce Trail Conservancy 81-106

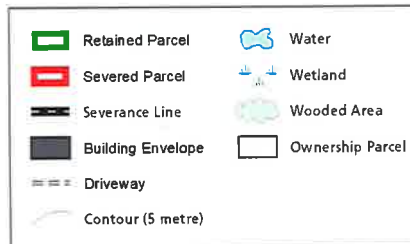
Legal Description

Address: PRINCE OF WALES RD
E Pt Lt 22 ; Con 2 W
Former Township of Mulmur
Township of Mulmur
County of Dufferin
ARN: 22160000060890000000
Ownership Parcel Acreage: 102.8



**Bruce Trail
CONSERVANCY**

scale in metres
0 100 200
1 : 5,000
1 inch equals 127 metres



NAD_1983_UTM_Zone_17N, Transverse Mercator projection.
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Map Author: Joel Swagerman

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