



# Bruce Trail CONSERVANCY

July 20, 2022

Township of Georgian Bluffs  
177964 Grey Road 18  
Owen Sound, Ontario  
N4K 5N5

**Attention: Jenn Burnett, Senior Planner, Secretary-Treasurer, Committee of Adjustment**  
**RE: Consent applications for two lot additions**

**Subject property (Taylor):** LT 37-38 CON 22 KEPPEL; PT LT 39 CON 22 KEPPEL AS IN R545376; GEORGIAN BLUFFS, being part of PIN 37025-0095 (LT)

**Subject property (Bruce Trail Conservancy):** LT 36 CON 22 KEPPEL; GEORGIAN BLUFFS, being part of PIN 37025-0094 (LT)

The Bruce Trail Conservancy (BTC) and Mark & Sarah Taylor have entered into agreements to sell each other land as lot additions to their respective properties as described above. We respectfully submit the enclosed consent applications and sketches for the severances. The fees have already been submitted as of last month.

## Proposal

The properties are located between the unopened portion of Coles Road and GSCA owned Kemble Mountain Management Area in the former Keppel Township (map attached). They lie within the development control of the Niagara Escarpment Plan and designated Escarpment Natural Area and Escarpment Protection Area.

BTC property is vacant land comprising approximately 103.3 acres. The BTC wishes to sell  $\pm$  4 acres to the Taylor's to allow them to secure access for their cattle to their adjacent northern pastures. The BTC will retain more or less 99.3 acres after severance.

The Taylor's property is vacant land comprising approximately 255 acres. They are selling  $\pm$  25.3 acres to the BTC to secure 1.6 kilometres of Bruce Trail Optimum Route. The Taylor's will retain approximately 230.6 acres after severance.

Closing dates for the purchase and sales are September 2022.

The Niagara Escarpment Commission (NEC) will provide formal comments on the application. However, a preliminary discussion with the NEC confirmed that the applications are consistent with lot enlargement policies under of the Niagara Escarpment Plan (NEP) and that Development Permits are not required. The proposal is consistent with the Lot Creation policies of the NEP, s. 1.4.4, and with policies in s. 2.4.12 that permit a severance for Bruce Trail and Conservation purposes.

The proposal is also consistent with policies under NEP s. 3 Niagara Escarpment Parks and Open Spaces System (NEPOSS). The Bruce Trail is the common link that connects or will connect the approximately 163 parks and open spaces of NEPOSS into one system.

## **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 BTC has brought about expansive and lasting benefits for the people of Ontario. The BTC has been responsible for conserving more than 14,000 acres and to date has secured more than 70 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 25.3 acres to NEPOSS and secure 1.6 kilometres of Bruce Trail Optimum Route.

We thank you for your consideration of this matter and look forward to hearing from you soon. You can reach me at [adiamond@brucetrail.org](mailto:adiamond@brucetrail.org) if you require any further information.

Best regards,



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

On behalf of:

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