

SCHEDULE 'F'

CITY STAFF & AGENCY COMMENTS

- 1) CS Viamonde – June 29, 2023
- 2) Environmental Services Division – June 29, 2023
- 3) Building Division – June 29, 2023
- 4) Fire Prevention Division – July 5, 2023
- 5) Historic Saugeen Metis – July 6, 2023
- 6) Grey County Planning and Development – July 7, 2023
- 7) Engineering Services Division – July 13, 2023
- 8) Grey Sauble Conservation Authority – July 14, 2023

From: [planification](#)
To: [Jacklyn Iezzi](#)
Subject: RE: [COURRIEL EXTERNE] - Request for Comment - Zoning By-law Amendment (ZBA 50) - 15820 20th St E (Wakeford)
Date: Thursday, June 29, 2023 3:23:30 PM
Attachments: [image001.png](#)
[image006.png](#)

Good afternoon,

The CS Viamonde has no comment on this application.

Best regards,

Service de la planification | Planning department
Planification@csviamonde.ca
116 Cornelius Parkway | Toronto, On. | M6L 2K5
Visitez notre site web à www.csviamonde.ca

<!--[if !vml]-->   <!--[endif]-->

De : Jacklyn Iezzi <jiezzi@owensound.ca>

Envoyé : jeudi 29 juin 2023 10:19

À : Planning Act Prescribed Persons/Bodies <planningnotices@owensound.ca>

Objet : [COURRIEL EXTERNE] - Request for Comment - Zoning By-law Amendment (ZBA 50) - 15820 20th St E (Wakeford)

[COURRIEL EXTERNE]

Good morning,

Attached please find a request for comment on a Zoning By-law Amendment application (ZBA 50) to permit a rock-climbing bouldering gym having approximately 569 sq. m. of gross floor area to be located within the existing Industrial Mall.

Supporting plans and studies submitted with the application can be access via the link below:

<https://we.tl/t-IEfc4jTDIT>

Please provide comments by **Thursday, July 13, 2023**, to planning@owensound.ca. If you are unable to access the link provided or are unable to provide a response by the requested date, please do not hesitate to contact me.

Sincerely,

Jacklyn Iezzi, BES.
Senior Planner

City of Owen Sound
808 2nd Ave. E., Owen Sound, ON N4K 2H4
519-376-4440 ext. 1261
jiezzi@owensound.ca
www.owensound.ca



The City of Owen Sound respectfully acknowledges the Territory of the Anishinabek Nation, the traditional keepers of this land.

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Externe : Ce courriel provient d'une source à l'externe du conseil. S'il vous plait, faire preuve de prudence avec des pièces jointes, des liens ou des demandes d'information. Si vous avez des questions concernant la validité du courriel en question, veuillez communiquer avec aideinfo à aideinfo@csviamonde.ca.

AVIS IMPORTANT: Les renseignements contenus ou joints à ce courriel sont pour l'usage exclusif du destinataire ou de l'institution à qui ce courriel s'adresse et peuvent contenir des renseignements privilégiés, confidentiels et exempts de divulgation conformément à la Loi sur l'accès à l'information municipale et la protection de la vie privée. Dans l'éventualité que le récepteur du présent courriel n'est pas le destinataire concerné ou la personne autorisée à acheminer le message au destinataire concerné, vous êtes, par la présente, avisé(e), que toute divulgation, diffusion, distribution ou reproduction de la présente communication est

From: [Dana Goetz](#)
To: [Heidi Jennen](#); [Chris Webb](#)
Cc: [Jacklyn Iezzi](#)
Subject: RE: Request for Comments - Zoning By-law Amendment (ZBA 50) - 1580 20th Street East (Wakeford)
Date: Thursday, June 29, 2023 8:30:59 AM
Attachments: [image007.png](#)
[image008.png](#)
[image013.png](#)

I think that is appropriate. It has always been a commercial plaza.

Dana Goetz, C.E.T. (he/him)
Engineering Technologist III
Engineering Services Division
City of Owen Sound
808 2nd Ave East, Owen Sound, ON N4K 2H4
519-376-4440 ext. 3308
dgoetz@owensound.ca
www.owensound.ca



From: Heidi Jennen <hjennen@owensound.ca>
Sent: Wednesday, June 28, 2023 10:06 PM
To: Chris Webb <cwebb@owensound.ca>; Heidi Jennen <hjennen@owensound.ca>; Dana Goetz <dgoetz@owensound.ca>
Subject: Fwd: Request for Comments - Zoning By-law Amendment (ZBA 50) - 1580 20th Street East (Wakeford)

As this is a change in business name and type of business (and providing this is not an area that currently has curb side garbage pickup - I will confirm), is it fair to respond with the standard new development response:

The City will not collect garbage and blue box materials from the unit. The Developer must make arrangements with a private waste management contractor for the on-site deposition, collection, and disposal of these materials.

Please be advised that the Province of Ontario is transitioning to a producer responsibility funded blue box collection program to be fully implemented by January 1, 2026. Who is eligible under this program may change after the program is fully implemented. Further information can be found at [Blue Box Regulation - RPRA](#).

Waste management contracts should be negotiated accordingly.

Get [Outlook for iOS](#)

From: Jacklyn Iezzi <jiezzi@owensound.ca>

Sent: Wednesday, June 28, 2023 3:30 PM

To: Planning Act Prescribed Persons/Bodies <planningnotices@owensound.ca>

Subject: Request for Comments - Zoning By-law Amendment (ZBA 50) - 1580 20th Street East (Wakeford)

Good Afternoon,

Attached please find a request for comment on a Zoning By-law Amendment application proposing a re-zoning to permit a rock-climbing bouldering gym having approximately 569 sq. m. of gross floor area to be located within the existing Industrial Mall.

Please provide comments by **Wednesday, July 12, 2023**, to planning@owensound.ca

Thank you,

Jacklyn Iezzi, BES.
Senior Planner

City of Owen Sound
808 2nd Ave. E., Owen Sound, ON N4K 2H4
519-376-4440 ext. 1261
jiezzi@owensound.ca
www.owensound.ca



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Staff Report

Building Division

ROLL NO.: 4259 010 006 23910

DATE: June 29, 2023

TO: JACKLYN IEZI, SENIOR PLANNER

FROM: NIELS JENSEN, BUILDING OFFICIAL

SUBJECT: ZONING BY-LAW AMENDMENT FOR 1580 20TH ST EAST

PLANNING FILE: ZBA 50

MUNICIPAL ADDRESS: 1580 20TH ST EAST

**LEGAL DESCRIPTION: RANGE 8 EGR PT PARK PT LOT 5 RP 16R3041
PARTS 1 & 2 RP 16R6691 PARTS 4 5 & 6 SUBJ
TO EASEMENT & ROW**

APPLICANT: ALBERT WAKEFORD

BACKGROUND: The applicant, 845377 Ontario Limited (c/o Albert Wakeford), has submitted an application for a Zoning By-law Amendment to the City's Zoning By-law (2010- 078, as amended) for 1580 20th Street East. The purpose of the application is to permit a rock-climbing bouldering gym, having approximately 569 m2 of gross floor area, to be located within the Existing Industrial Mall.

The effect of the application is to amend the zone category applying to the subject lands from 'Heavy Industrial' (M2) and 'Hazards Lands' (ZH) to 'General Industrial' (M1) and 'Hazard Lands' (ZH) to permit the proposed use and to apply a site-specific zoning provision (14.XXX) pertaining to required off-street parking for the existing Industrial Mall.

ANALYSIS: This document incorporates comments from the Building Division of the Community Service Department.

The above noted site plan has been reviewed using the requirements from the Ontario Building Code and related City and County By-laws. The following comments reflect the results of the review:

- All construction to be in accordance with either the Ontario Building Code or successor legislation in place at the time of building permit application.
- The payment of permit fees, City, County and site specific Development Charges will be due upon the issuance of a building permit.

DETAILED REVIEW: Documents reviewed in conjunction with this application are:

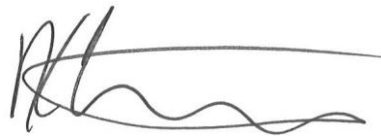
- *Ontario Building Code 2012*
 - *A, D/E & F*
- *City of Owen Sound Development Charges By-law*
- *County of Grey Development Charges By-laws*
- Design to meet the requirements of Barrier Free Design as per 3.8 OBC
- Ensure backflow prevention installed on potable water lines
- Sanitary sewers to be protected by a back water valve
- Renovation to building to be designed by an Architect and Professional Engineer.
- Provide detailed plans showing fire separations between units, floors, exits and occupancies meeting the requirements of the OBC
- Permitted uses in combination with Community Lifestyle Facility to exclude those classified as High Hazard Industrial Occupancy (Group F, Division 1) per OBC (ex Automotive Repair/Body Shop, Alcohol Beverage Production, Laboratory, etc)
- Building permit(s) may be revoked if construction not started within 6 months of permit issuance or if construction is substantially halted, suspended or discontinued for a period of over one year
- Fees and charges are to be paid at the rate current at time of building permit issuance. The following estimated rates would apply if permit applied for in **2023**
 - Renovation permit \$11.00 per m² of GFA plus \$100 Admin Fee.
 - City of Owen Sound Development Charges if applicable

- County of Grey Development Charges if applicable

Submitted by: Niels Jensen



Reviewed by: Kevin Linthorne, CBO



Staff Report

Fire Prevention

DATE: July 5, 2023

TO: Jacklyn Iezzi, Senior Planner

FROM: Greg Nicol, Fire Prevention Officer

SUBJECT: Zoning By-law Amendment – 1580 20th Street East (Wakeford)

PLANNING FILE: ZBA 50

MUNICIPAL ADDRESS: 1580 20th St E

APPLICANT: 845377 Ontario Limited (c/o Albert Wakeford),

BACKGROUND: The proponent has submitted a proposal for:

The applicant, has submitted an application for a Zoning By-law Amendment to the City's Zoning By-law (2010- 078, as amended) for 1580 20th Street East.

The purpose of the application is to permit a rock-climbing bouldering gym, having approximately 569 m² of gross floor area, to be located within the existing Industrial Mall.

The effect of the application is to amend the zone category applying to the subject lands from 'Heavy Industrial' (M2) and 'Hazards Lands' (ZH) to 'General Industrial' (M1) and 'Hazard Lands' (ZH) to permit the proposed use and to apply a site-specific zoning provision (14.XXX) pertaining to required off-street parking for the existing Industrial Mall.

ASSUMPTIONS: The recommendations below are based on the following assumptions:

- The comments are from the site drawings in the email from Jacklyn Iezzi dated June 29, 2023

DETAILED REVIEW: Documents reviewed in conjunction with this application are:

- Ontario Building Code
- City of Owen Sound Fire Route By-Law 2009-086
- Ontario Fire Code

REQUIREMENTS:

- 1) The following will be required in order to achieve compliance with the Ontario Building Code and other referenced documents:
 - a. No issue with the Zoning Bylaw Ammendment. A building permit may be required for the change of use in the building

RECOMMENDATIONS:

- 2) The following should be considered by the proponent as they finalize their plans to enhance the fire prevention at the site:
 - a. None

Submitted by: Greg Nicol, Fire Prevention Officer _____

From: Coordinator LRC HSM <hsmlrcc@bmts.com>

Sent: July 6, 2023 10:52 AM

To: OS Planning <osplanning@owensound.ca>

Subject: Request for Comments - Owen Sound (Wakeford) - proposed Zoning By-law Amendment

Owen Sound Municipality

RE: ZBA-50

The Historic Saugeen Métis (HSM) Lands, Resources and Consultation Department has reviewed the relevant documents and have no objection or opposition to the proposed Zoning By-law Amendment as presented.

Thank you for the opportunity to review this matter.

Regards, _____

Chris Hachey

Coordinator, Lands, Resources & Consultation
Historic Saugeen Métis
204 High Street
Southampton, ON
saugeenmetis.com
519.483.4000



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Planning and Development

595 9th Avenue East, Owen Sound Ontario N4K 3E3
519-372-0219 / 1-800-567-GREY / Fax: 519-376-7970

July 7th, 2023

Jacklyn Iezzi
City of Owen Sound
808 2nd Avenue East
Owen Sound, ON
N4K 2H4

**RE: Zoning By-law Amendment ZBA 50
RANGE 8 EGR PT PARK PT LOT 5 (1580 20th Street East)
City of Owen Sound
Roll: 425901000623910
Owner/Applicant: 845377 Ontario Limited c/o Albert Wakeford**

Dear Ms. Iezzi,

This correspondence is in response to the above noted application. We have had an opportunity to review the application in relation to the Provincial Policy Statement (PPS) and the County of Grey Official Plan (OP). We offer the following comments.

The purpose and effect of the subject application is to amend the zone category applying to the subject lands from 'Heavy Industrial' (M2) and 'Hazards Lands' (ZH) to 'General Industrial' (M1) and 'Hazard Lands' (ZH) to permit the proposed use and to apply a site-specific zoning provision (14.XXX) pertaining to required off-street parking for the existing Industrial Mall. This would permit a rock-climbing bouldering gym, having approximately 569 m² of gross floor area, to be located within the existing Industrial Mall.

Provided our comments relating to Pre-Consultation application PC2023-003 have been addressed; County Planning staff have no concerns with the subject application.

The County requests notice of any decision rendered with respect to this file.

If you wish to discuss this matter further, please contact me.

Yours truly,

A handwritten signature in cursive script that reads "Derek McMurrian".

Page 2
July 7th, 2023

Derek McMurdie
Planner
(519) 372 0219 ext. 1239
Derek.McMurdie@grey.ca
www.grey.ca

Staff Report

Engineering Services Division



DATE: 2023 July 13

ENG. FILE: 1580 20th Street East
4259 01000 623910

TO: Jacklyn Iezzi, Senior Planner
Sabine Robart, Manager of Planning & Heritage
Pam Coulter, Director of Community Services
Lara Widdifield, Director of Public Works & Engineering

FROM: Dana Goetz, C.E.T., Engineering Technologist

SUBJECT: ZONING BY-LAW AMENDMENT ENGINEERING REVIEW

PLANNING FILE: ZBA50

MUNICIPAL ADDRESS: 1580 20th Street East

LEGAL DESCRIPTION: RANGE 8 EGR PT PARK PT LOT 5

APPLICANT: Albert Wakeford

RECOMMENDATIONS: Further to our review of the above noted application, the Public Works & Engineering Department has no objection to this application.

BACKGROUND:

The applicant, 845377 Ontario Limited (c/o Albert Wakeford), has submitted an application for a Zoning By-law Amendment to the City's Zoning By-law (2010-078, as amended) for 1580 20th Street East.

The purpose of the application is to permit a rock-climbing bouldering gym, having approximately 569 m² of gross floor area, to be located within the existing Industrial Mall.

The effect of the application is to amend the zone category applying to the subject lands from 'Heavy Industrial' (M2) and 'Hazards Lands' (ZH) to 'General Industrial' (M1) and 'Hazard Lands' (ZH) to permit the proposed use and to apply a site-specific zoning provision (14.XXX) pertaining to required off-street parking for the existing Industrial Mall.

ANALYSIS:

This document incorporates comments from all divisions of the Public Works & Engineering Department.

The following comments reflect the results of this review:

DETAILED REVIEW: Documents reviewed in conjunction with this application are:

- *City of Owen Sound Site Development Engineering Standards, 1st Edition*
https://www.owensound.ca/en/city-hall/resources/Documents/Planning/Site-Plan-Eng-Standards_Full---2021-03-24-Rev.pdf
- *City of Owen Sound Official Plan, as amended*
<https://www.owensound.ca/en/city-hall/official-plan-update.aspx>
- *Stormwater Management Planning and Design Manual, March 2003; Province of Ontario Ministry of the Environment – published by: Queen’s Printer for Ontario*
<https://www.ontario.ca/document/stormwater-management-planning-and-design-manual-0>
- *Accessibility for Ontarians with Disabilities Act (AODA), 2005, S.O. 2005 c.11*
- *Reference drawings: Sketch supplied by applicant*
- *Parking Analysis Report prepared by Bert Wakeford, dated 2023-06-27*

STORMWATER MANAGEMENT (SWM):

Stormwater is routed to the East Bluffs Drainage Channel via roadside ditches. The subject property sheet flows surface water to the ditches on 16th Avenue East, 20th Street East, and the shared ditches along the north and west property lines along with parking lot catch basins located in the parking lot.

There are no anticipated changes to the existing stormwater management system.

GRADING & DRAINAGE:

There are no anticipated changes to the existing site grading.

The existing grading plan conforms to the previously approved overall grading plan for the development.

The site grading and drainage conforms to Section 2.2.2 of the City’s Property Standards By-law 1999-030.

SITE SERVICING:

SERVICING FEASIBILITY STUDY (SFS): A Servicing Feasibility Study is not required for the proposed change in use.

WASTEWATER SEWER: The internal wastewater collection system connects to a wastewater lateral connected to the 250mm Ø CP collector on 16th Avenue East.

There are no anticipated changes to the existing wastewater sewer lateral.

WATER SERVICE: The internal water distribution system connects to a water meter in line with a service lateral connected to the existing 300mm Ø DI watermain located on 16th Avenue East.

There are no anticipated changes to the existing water service lateral.

PARKING, SITE ACCESS & TRAFFIC CIRCULATION:

TRANSPORTATION PLAN (TP)/TRAFFIC IMPACT STUDY (TIS):

A Transportation Plan is not required.

A Traffic Impact Study is not required for this development as it does not meet the minimum requirements under Section 5.8 of the Site Development Engineering Standards and the impact on the adjacent street system will be negligible.

PEDESTRIAN ACCESS: Pedestrian walkways, sidewalks and connections to City streets are provided although they are not AODA compliant or delineated and require crossing the vehicle parking areas.

COMMUNITY MAIL BOXES (CMB): Community mail box locations, when required, must be shown on the site plan. The locations must be approved by Canada Post Corporation (CPC) and the CMBs' installed with respect to the guidelines and specifications of CPC. In addition, the City requires the following:

1. CMBs' must be located on a designated pedestrian path of travel.
2. CMBs' must not be located within the sight triangle of any intersection, near SWM facilities or in areas designated for snow storage.
3. CMBs' must be properly illuminated.

SITE ACCESS & TRAFFIC CIRCULATION:

Vehicular access to the site is from both 20th Street East and 16th Avenue East.

PARKING & SNOW STORAGE: The standard parking stalls and aisle widths meet the requirements of Zoning By-law 2010-078, as amended and the City's Site Development Engineering Standards. The proposed barrier-free parking stalls must meet the requirements for design and signage as detailed in the City's Standard Drawings E1a, E1b, E4a, E4b, AODA and OBC requirements.

Owen Sound receives significant snowfall (approx. 3.3 m each season).

Snow storage areas:

- are to be shown on the site plan
- must drain to the internal SWM system
- cannot occupy parking areas required for zoning compliance
- cannot be located on City-owned property.

There is provision for snow storage shown on the site plan.

No parking stalls, signage, snow storage areas or building envelopes are to be located within the 5.0 metres by 5.0 metres sight triangles required at the access points or street intersections.

TRANSIT ACCESS: There are City transit stops along 20th Street East and 16th Avenue East (Core Route) with proximity to this site.

Transit access is not required for this site.

ROAD ALLOWANCE WIDENING: The City's Official Plan classifies this portion of 20th Street East as a Minor Arterial road and 16th Avenue East as a Future Collector road. A road widening is not required along either frontage of the property. A 5.0m x 5.0m sight triangle will be required at the intersection with 16th Avenue East as a component of site Plan Approval.

LANDSCAPING:

No landscaping features, or vegetation with a mature height greater than 0.6 metre are to be located within the 5.0 metres by 5.0 metres sight triangles required at the access points or street intersections.

ENVIRONMENTAL:

There are no known environmental concerns associated with this property.

This property is within 500 metres of former landfill sites. There are no known issues with the proximity of this property to the existing, closed landfill sites. The County may require a D-4 Study.

SOURCE WATER PROTECTION (SWP): The Drinking Water Source Protection Plan, approved under Part IV of The Clean Water Act, 2006, indicates that this property is within "Intake Protection Zone 2" (IPZ-2), an Events Based Threat area concerned with fuel storage exceeding 50,000 litres.

A SWP Risk Management Plan is not required as fuel storage is not a component of this development.

GARBAGE AND RECYCLING COLLECTION SERVICES: The City will not collect garbage and blue box materials from individual units in this development. The Developer must make arrangements with a private waste management contractor for the on-site deposition, collection, and disposal of these materials.

Please be advised that the Province of Ontario is transitioning to a producer responsibility funded blue box collection program to be fully implemented by January 1, 2026. Who is eligible under this program may change after the program is fully implemented. Further information can be found at [Blue Box Regulation - RPRA](#).

Waste management contracts should be negotiated accordingly.

FEES AND CHARGES:

The Engineering Review Fee will be \$356.00.

A Street Occupation Permit will be required prior to commencement of any work on City owned property. The permit is available from the Engineering Services Division for a fee of \$68.

Prepared By: Dana Goetz, C.E.T.



Reviewed By: Chris Webb, P.Eng.



July 14, 2023
GSCA File: P23-241

City of Owen Sound
808 2nd Ave E
Owen Sound, ON
N4K 2H4

Sent via email: planning@owensound.ca

Re: Application Zoning By-law Amendment 50
Address: 1580 20th Street E
Roll No: 425901000623910
City of Owen Sound
Applicant: 845377 Ont. Ltd. c/o Albert Wakeford

Grey Sauble Conservation Authority (GSCA) has reviewed the subject application in accordance with our mandate and policies for Natural Hazards and relative to our policies for the implementation of Ontario Regulation 151/06. We offer the following comments.

Subject Proposal

The purpose of the application is to permit a rock-climbing bouldering gym, having approximately 569 square metres of floor area, to be located within an existing Industrial Mall.

Site Description

The property is located on the northwest corner of 20th Street E and 16th Avenue E in the City of Owen Sound industrial area. The property is largely development and consists of an light industrial building and impervious parking areas. Grades trend gradually to the northwest.

GSCA Regulations

A portion of the subject property is regulated under Ontario Regulation 151/06: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourses. The regulated area is associated with a channelized watercourse is immediately adjacent to the westerly property boundary and a channelized watercourse adjacent to the east of 16th Avenue E.

Under this regulation a permit is required from this office prior to the construction, reconstruction, erection or placing of a building or structure of any kind; any change to a building or structure that would have the effect of altering the use or potential use of the building or structures, increasing the size of the building or structure, or increasing the number of dwelling units in the building or structure; site grading; or, the temporary or permanent placing, dumping or removal of any material originating on the site or elsewhere, if occurring within the regulated area. Also, a permit is required for interference with a wetland, and/or the

Member Municipalities

Municipality of Arran-Elderslie, Town of the Blue Mountains, Township of Chatsworth, Township of Georgian Bluffs, Municipality of Grey Highlands, Municipality of Meaford, City of Owen Sound, Town of South Bruce Peninsula

straightening, changing, diverting or in any way interfering with an existing channel of a river, lake, creek stream or watercourse.

The existing structure falls partially within the regulated area. However, the proposed change of use is not of concern to GSCA given the existing uses of the site and a permit is not required from GSCA for the subject proposal.

Provincial Policy Statement 2020

3.1 Natural Hazards

Natural hazards are associated with the flood and erosion potential of the unnamed channelized watercourses. The hazard allowance associated with the westerly watercourse captures a portion of the subject property as shown on the enclosed map. This area is zoned ZH in the City of Owen Sound's Comprehensive Zoning By-law and should remain. The existing structure is not within the hazard zone. As such, we are of the opinion that the proposal is consistent with the Section 3.1 PPS Policies.

Saugeen, Grey Sauble, Northern Bruce Peninsula Source Protection Plan

The subject property is located within an area that is subject to the Source Protection Plan.

Recommendations

GSCA generally has no objections to the proposed zoning by-law amendment as it will not impact any areas regulated by Ontario Regulation 151/06 and/or natural hazards.

Regards,







Mac Plewes
Manager of Environmental Planning





Encl. GSCA Map

c.c. Scott Greig, GSCA Director, City of Owen Sound
John Farmer, GSCA Director, City of Owen Sound

GSCA: Regulation of Development, Interference with Wetlands and Alterations to Shorelines and Watercourse (Ontario Regulation 151/06)

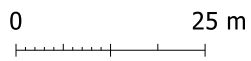
 Subject Property (Approx.)
 ON Reg 151/06
 Streams
 Natural Hazards



 Subject Property (Approx.)
 ON Reg 151/06
 Streams
 Natural Hazards



Scale = 1:1000



1580 20th Street E
 Roll No. 425901000623910
 City of Owen Sound

 Friday, July 14, 2023

The included mapping has been compiled from various sources and is for information purposes only. Grey Sauble Conservation is not responsible for, and cannot guarantee, the accuracy of all the information contained within the map. Regulation lines were created by Grey Sauble Conservation (GSC) using 1 metre contours interpolated from the Provincial (10 metre) Digital Elevation Model Version 1 & 2 & 1:10000 scale mapping.

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