

**Appendix VII  
Funding Request for Bruce Trail Conservancy  
Project Proposal, November 2025, Town of Caledon, Ward 4**

**Detailed Cost Breakdown and Project Eligibility**

The Bruce Trail Conservancy (“BTC”) Meltwater Moraine property acquisition has been reviewed for funding eligibility in accordance with the Greenlands Securement Program Implementation Guidelines 2024 and is eligible for funding.

**REGIONAL STAFF REVIEW OF THE GREENLANDS SECUREMENT PROJECT**

**1. Eligibility of the Project for Funding**

**Ecological Significance**

The Meltwater Moraine property is situated on the Niagara Escarpment in the Town of Caledon. The property is designated as Escarpment Protection Area with a small portion designated as Escarpment Natural Area in the Niagara Escarpment Plan. The ecological communities on the greenlands portion of the property are deciduous forest, cultural woodland, cultural meadow, cultural hedgerow, and cultural savannah. The deciduous forest communities found on the property are recognized as Core Woodland, Core Environmentally Significant Area, and Non-Core Woodland in the Peel Region Greenlands System. The sugar maple forest, shrub thickets and hedgerows found on the property provide important habitat for many species. Bruce Trail Conservancy ecologists have noted the presence of endangered Butternut trees in the hedgerows found on the property. The agricultural lands found outside of the greenlands provide habitat for Bobolink (threatened) and Eastern Meadowlark (threatened) species. The greenlands portion of the property is also designated as the Mono Mills-Caledon Meltwater Channels Provincially Significant Earth Science ANSI and contains an area designated as part of the Caledon Hills Complex Environmentally Sensitive Area for escarpment recharge.

**Public Access**

Acquisition of the Meltwater Moraine property provides the Bruce Trail Conservancy with a new nature reserve and development of Optimum Route of the Bruce Trail through the Meltwater Moraine portion of the Niagara Escarpment. With frontage on Airport Road, the property provides securement of 853 metres of the Bruce Trail Optimum Route, as well as removing approximately 1800 metres of the Bruce Trail from Airport Road. The property also provides a linkage to a corridor of protected lands along the Niagara Escarpment. The BTC Songbird Nature Reserve and TRCA Glen Haffy Conservation Area are in the vicinity of the Meltwater Moraine property. The property is a key acquisition priority for BTC as it achieves a number of BTC objectives and provide a number of opportunities, including:

- Bruce Trail Optimum Route securement and removal of Bruce Trail from a road;
- Future connection to Bruce Trail Conservancy’s Songbird Nature Reserve;
- Protection of Core Woodland and Environmental Significant Area (Core); and
- Protection of Niagara Escarpment Plan Escarpment Protection and Escarpment Natural Area.

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**2. Summary of Eligible Costs**

The total project and eligible securement costs are outlined below in Table 2. Payout of eligible costs will be based on submitted actual receipts.

**Table 1 – Meltwater Moraine property Project Eligible Costs**

	<b>Estimated Project Costs</b>	<b>Total Region Funding Requested (70% of Eligible Project Costs)</b>
<b><u>Project Costs</u></b>		
Purchase Price	\$450,000.00	See below
Securement Costs	<u>\$58,148.01</u>	
<b><u>Total Project Costs</u></b>	<b>\$508,148.01</b>	
<b><u>Leveraged Funding</u></b>		
Bruce Trail Conservancy	<u>\$152,444.41</u>	See below
<b><u>Total Leveraged Funding (BTC)</u></b>	<b>\$152,444.41</b>	
<b><u>Total Eligible Project Costs (See below)</u></b>	<b><u>(\$355,703.61)</u></b>	
<b><u>Total Required Funding from Region</u></b>	<b>\$355,703.61</b>	
<b><u>Eligible Land Value Costs</u></b>		
Purchase price	\$450,000.00	\$315,000.00
<b><u>Estimated Eligible Securement Costs</u></b>		
Land Transfer Tax	\$36,786.75	\$25,750.73
Survey	\$14,533.18	\$10,173.22
Legal Fees and Registration	\$2,067.22	\$1,447.05
Phase 1 ESA Cost	<u>\$4,760.87</u>	<u>\$3,332.61</u>
<b><u>Total Eligible Costs</u></b>	<b>\$508,148.02</b>	<b>\$355,703.61</b>
<b>Total Requested Funding from Region (70% of total Estimated Project Costs)</b>	<b>\$355,703.61</b>	
<b>Total Required Funding from BTC (30% of total Estimated Project Costs)</b>	<b>\$152,444.41</b>	

**3. Market Value Appraisal**

An external appraisal report was recently completed for a similar property and was submitted to Peel Region staff for review and acceptance at a market value of \$10,000 per acre. Staff

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reviewed and approved that appraisal and are satisfied that it also represents the same market value for the Meltwater Moraine greenlands acquisition. The area of the eligible greenlands on the property for funding is approximately 45 acres, and therefore the total eligible purchase price for the Meltwater Moraine property is \$450,000. This amount is acceptable to staff in accordance with the Greenlands Securement Guidelines.

**Table 2 – Program Funding Eligibility**

The following is the eligibility criteria table submitted by BTC with their Greenlands Securement Program application.

<p><b>a) PRIMARY CRITERIA</b> The property must meet at least <b>ONE</b> of the following criteria to be eligible.</p>
<p> <input checked="" type="checkbox"/> Core Area of the Region of Peel Greenlands System*  <input type="checkbox"/> Area identified for securement in CVC’s Greenlands Securement Strategy  <input type="checkbox"/> Area identified for securement in TRCA’s Greenlands Acquisition Project  <input type="checkbox"/> Lands that provide the opportunity to protect, restore or enhance natural heritage systems as identified in an approved conservation authority or municipal natural heritage system plan or strategy. The Conservation Partner must be able to demonstrate how securement will establish essential linkages and corridors between natural heritage features. If acquiring lands to be restored, the Conservation Partner must be able to demonstrate, through a restoration plan, or concept for the project, that there is strong potential for restoration or habitat enhancement, and that the securement of lands offers opportunities to buffer or create connections between natural habitats.  <input type="checkbox"/> Locally Significant Wetland(s)         </p> <p>*If any portion of the property is not located with a Core Area of the Region of Peel Greenlands System, provide justification for securing that portion of land:</p>
<p><b>b) SECONDARY CRITERIA</b> Additional preference may be given to properties that also meet any of the following criteria.</p>
<p> <input type="checkbox"/> Town of Caledon Environmental Policy Area (EPA)  <input type="checkbox"/> City of Brampton Official Plan “Natural Heritage Features and Areas”  <input type="checkbox"/> City of Mississauga Official Plan “Environmental Areas”  <input checked="" type="checkbox"/> Niagara Escarpment Plan “Escarpment Natural Area” or “Escarpment Protection Area”  <input type="checkbox"/> Oak Ridges Moraine Conservation Plan “Natural Core Area” or “Natural Linkage Area”  <input type="checkbox"/> Oak Ridges Moraine Conservation Plan “Key Natural Heritage Features” or “Hydrologically Sensitive Features”  <input type="checkbox"/> Designated Wellhead Protection Area  <input type="checkbox"/> Priority Area for protection and/or restoration as identified within a Watershed or Subwatershed Study  <input checked="" type="checkbox"/> Lands that secure a planned trail corridor such as the Bruce Trail or Credit Valley Trail         </p>
<p><b>c) TERTIARY CRITERIA</b> Additional preference may be given to properties that also meet any of the following criteria.</p>
<p> <input type="checkbox"/> Significant cultural/historical resource (e.g. Ossuary)  <input checked="" type="checkbox"/> Significant habitat for species of conservation concern  <input checked="" type="checkbox"/> Significant vegetation/forest cover  <input checked="" type="checkbox"/> Significant wildlife habitat  <input type="checkbox"/> Critical fish habitat (e.g. spawning area)  <input type="checkbox"/> Regionally rare communities  <input checked="" type="checkbox"/> Significant water resources (e.g. floodplain, streams, headwater area, source water area, non-evaluated wetland, estuaries)  <input type="checkbox"/> Other trail corridor/linkage  <input type="checkbox"/> Hazard Lands as identified by Local Municipal Zoning By-Law  <input type="checkbox"/> Contiguous to an existing land holding         </p>