

June 13, 2023

Municipality of East Ferris
25 Taillefer Road
CORBEIL, Ontario P0H 1K0

Attention: Greg Kirton, Director of Community Services

**RE: Application for Minor Variance – Taillefer and Gaudreault
 Con. 10, Pt. Lot 10, Pt. 2 of 36R-11676
 352 Taillefer Road
 Township of East Ferris
 Our File No.: PMV06-EF-23
 Your File No.: A-2023-06**

The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the above-mentioned application for a minor variance to reduce the side yard setback from the required 8m to 4.9m for the purpose of constructing an addition to the existing dwelling. It is our understanding that the addition is for a 2-bay garage, mudroom and a master bedroom. The following comments are based on a review of the application with respect to our delegated responsibility from the province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020); our regulatory authority under Ontario Regulation 177/06 Development, Interference with Wetlands & Alteration to Shorelines & Watercourses (DIA) and Part 8 (Sewage Systems) of the Ontario Building Code (OBC). The Conservation Authority has no objection to this application subject to a File Review of the existing sewage system.

This property is found within the La Vase River subwatershed. The property does not have any natural hazard features associated with it and therefore does not fall within an area regulated by the Conservation Authority.

According to our records, Sewage System Permit #16-EF-07 was issued for this property. Since the proposed addition includes an additional bedroom, a *File Review* is necessary, prior to a building permit being issued. This process is required to ensure that the additional sewage system flows will not exceed the original design capacity of the system currently servicing the property. Minimum setbacks as prescribed in the Ontario Building Code must be adhered to from the structure to the bed and tank.

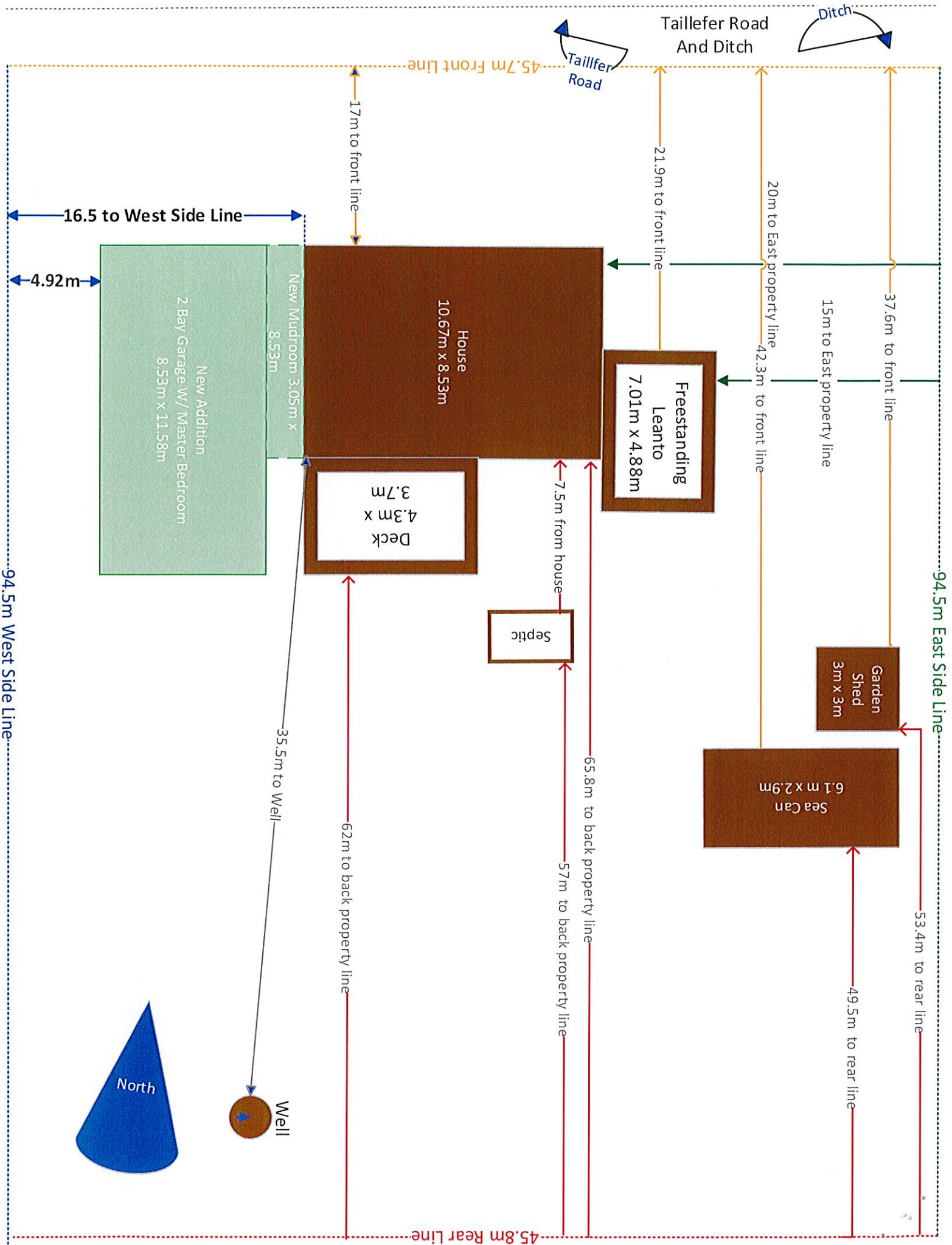
Should you have any questions, or require further information regarding the application, please do not hesitate to contact this office at (705) 471-7636. For administrative purposes, please forward any decisions and resolutions regarding this matter. Thank you for the opportunity to comment.

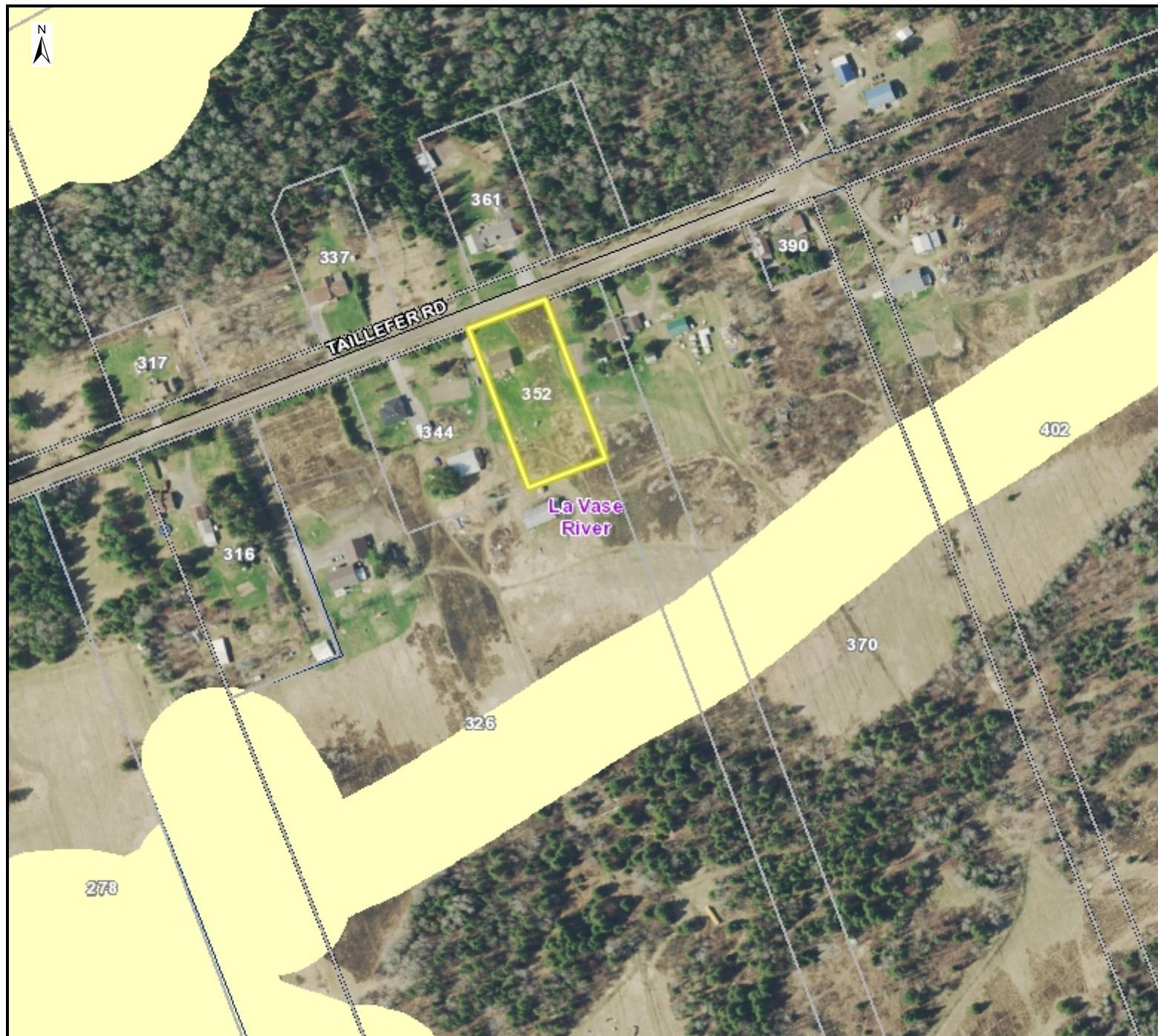
Yours truly,



Paula Scott
Director, Planning & Development/Deputy CAO

Encl. (2)





352 TAILLEFER ROAD

LEGEND

- NBMCA
- Subwatershed (IWMS)
- Road
 - Road
 - Highway
- Assessment Parcel
- Ownership Parcel
- CONFIDENTIAL DO NOT PRINT - MF 2009
- Lot & Concession
- Municipal Boundary
- Geographic Township
- Approximate Regulated Area

NOTES

