

June 13, 2023

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

Attention: Greg Kirton, Director of Community Services

Dear Mr. Kirton,

**RE: Application for Consent - Levasseur
Pt. Lot 7 & 8, Con. 4 & 5; Pcls. 9949,9998,9883 W/F Pcl. 13484 NIP, Pcl. 9999
W/F, Rem. Pcl. 3094, Pcl. 9883 W/F
581 Big Moose Road
Township of East Ferris
Our File Nos.: PC10-EF-23 and PC11-EF-23
Your File Nos.: B-2023-10 and B-2023-11**

The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the above-mentioned application for consent to allow for the creation of:

- one new vacant, residential lot (6.07ha) with approximately 38m of frontage/access to Lake Nosbonsing, and
- for the purpose of a lot addition. A severance of approximately 275m² of vacant land added to the adjacent property at 171 Morgan Road.

The retained lands are approximately 8.7ha and consist of cottages known as Big Moose Camp. 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 these applications.

As you are aware, this property has frontage on Lake Nosbonsing. The floodplain elevation of Lake Nosbonsing is 237.6 m.a.s.l. C.G.D. This floodplain area, found along the shoreline of the lake, is regulated by the Conservation Authority as per Ontario Regulation 177/06. See attached sketch. Any work within the Approximate Regulated Area (ARA) will require a DIA permit from this office. Only the shoreline of the severed lands falls within the ARA. It is anticipated that any future dwelling will be outside the ARA and not require a DIA permit.

According to our information the retained lands, known as Big Moose Camp, generate over 10,000 liters of effluent per day. The sewage services, therefore, fall under the jurisdiction of the Ministry of Environment, Conservation and Parks (MECP).

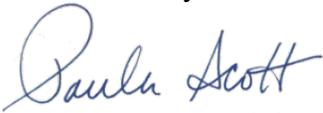
Due to the size of the severed lands (6.07ha) for residential use, there are no concerns with respect to servicing the property with an initial and a replacement Class 4F sewage system based on a 3-bedroom single-family dwelling. Please be advised that prior to any development on the

above-mentioned property a Sewage System Permit is required under Ontario Regulation 332/12 of the Ontario Building Code.

There are no concerns with respect to the addition of approximately 275m² of vacant land to the adjacent property at 171 Morgan Road. See attached sketch.

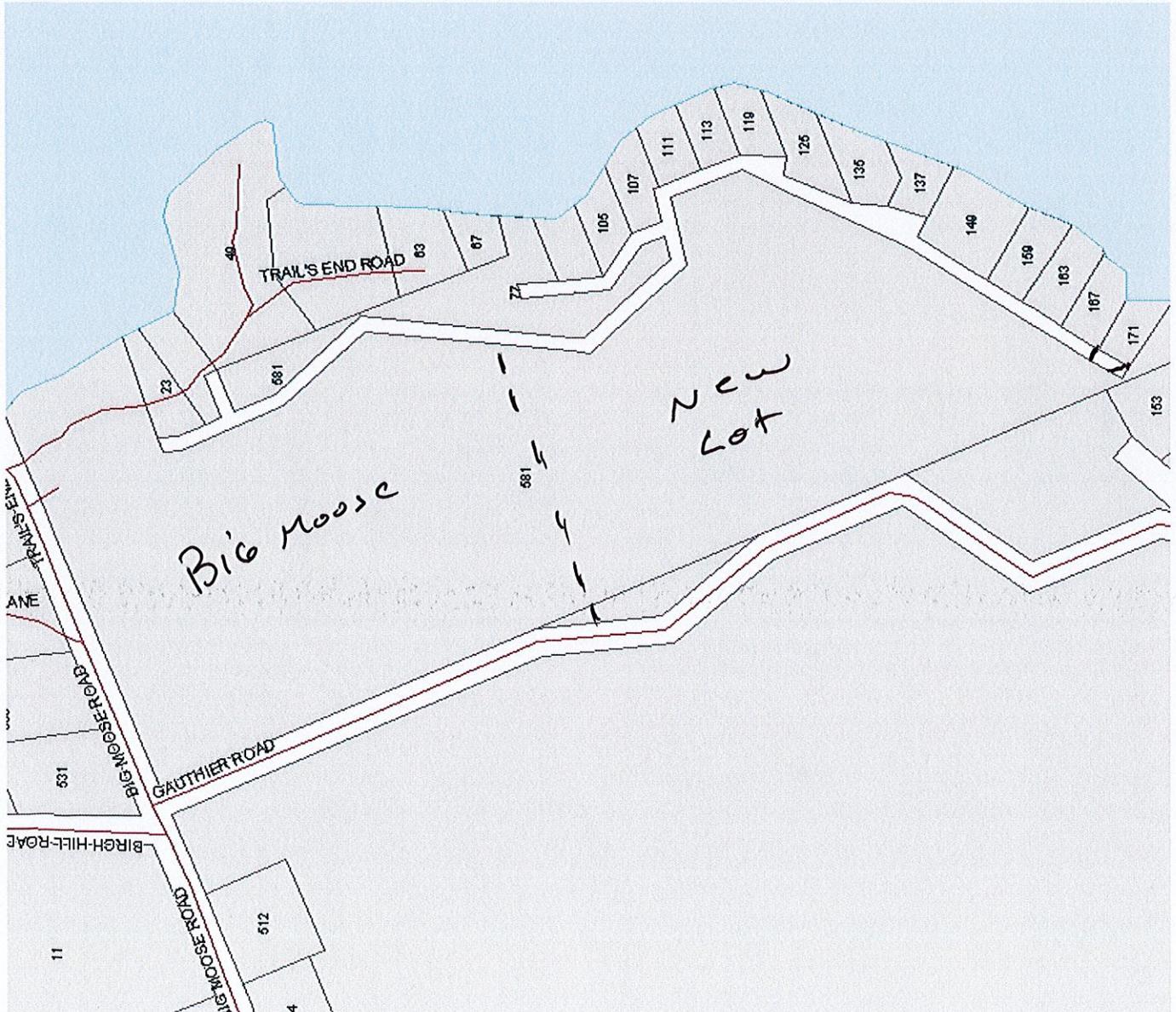
Should you have any questions, or require further information regarding the application, please do not hesitate to contact this office at (705) 471-7636. For administrative purposes, please forward any decisions and resolutions regarding this matter. Thank you for the opportunity to comment.

Yours truly,



Paula Scott
Director, Planning & Development/Deputy CAO

Encl. (3)



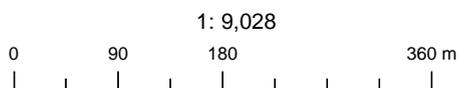


581 BIG MOOSE ROAD

LEGEND

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

NOTES



15 Janey Avenue
 North Bay, ON P1C 1N1
 Tel: (705) 474-5420
 Fax: (705) 474-9793

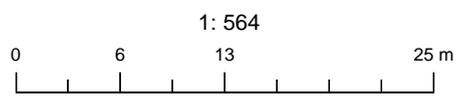
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GENERAL USE MAP

- LEGEND
- NBMCA
 - Subwatershed (IWMS)
 - Road
 - Road
 - Highway
 - Assessment Parcel
 - Ownership Parcel
 - Lot & Concession
 - Municipal Boundary
 - Geographic Township
 - Approximate Regulated Area

NOTES



15 Janey Avenue
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