

July 10, 2023

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

Attention: Greg Kirton, Director of Community Services

**RE: Lakeshore Road Closure – Burlington
Plan NR-558 Part 6 PCL 10715 W/F
966 Hemlock Island
Township of East Ferris
Our File No.: PLSR03-EF-23**

The North Bay-Mattawa Conservation Authority has received and reviewed the above-mentioned application to close the lakeshore road allowance adjacent to the above-noted, developed property. 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. The Conservation Authority has no objection to this application.

For your information, the regulatory flood elevation for Trout Lake is 202.69 metres Canadian Geodetic Datum (CGD). Development is not permitted below this elevation. This elevation is found along the shoreline on the property and will not affect development of the property. The lakeshore road allowance is regulated by the North Bay-Mattawa Conservation Authority under Ontario Regulation 177/06. Any future work within the Approximate Regulated Area (ARA) requires a DIA permit from this office. See attached sketch.

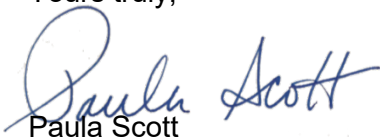
There are no concerns with respect to the sewage system currently servicing the property and the acquisition of the lakeshore road lands.

It is recommended that the existing natural vegetation along the shoreline be maintained.

The applicant should be advised that any future work in or near Trout Lake may require a permit from the Conservation Authority, the Ministry of Natural Resources and Forestry (MNRF) and/or authorization from the Department of Fisheries and Oceans (DFO).

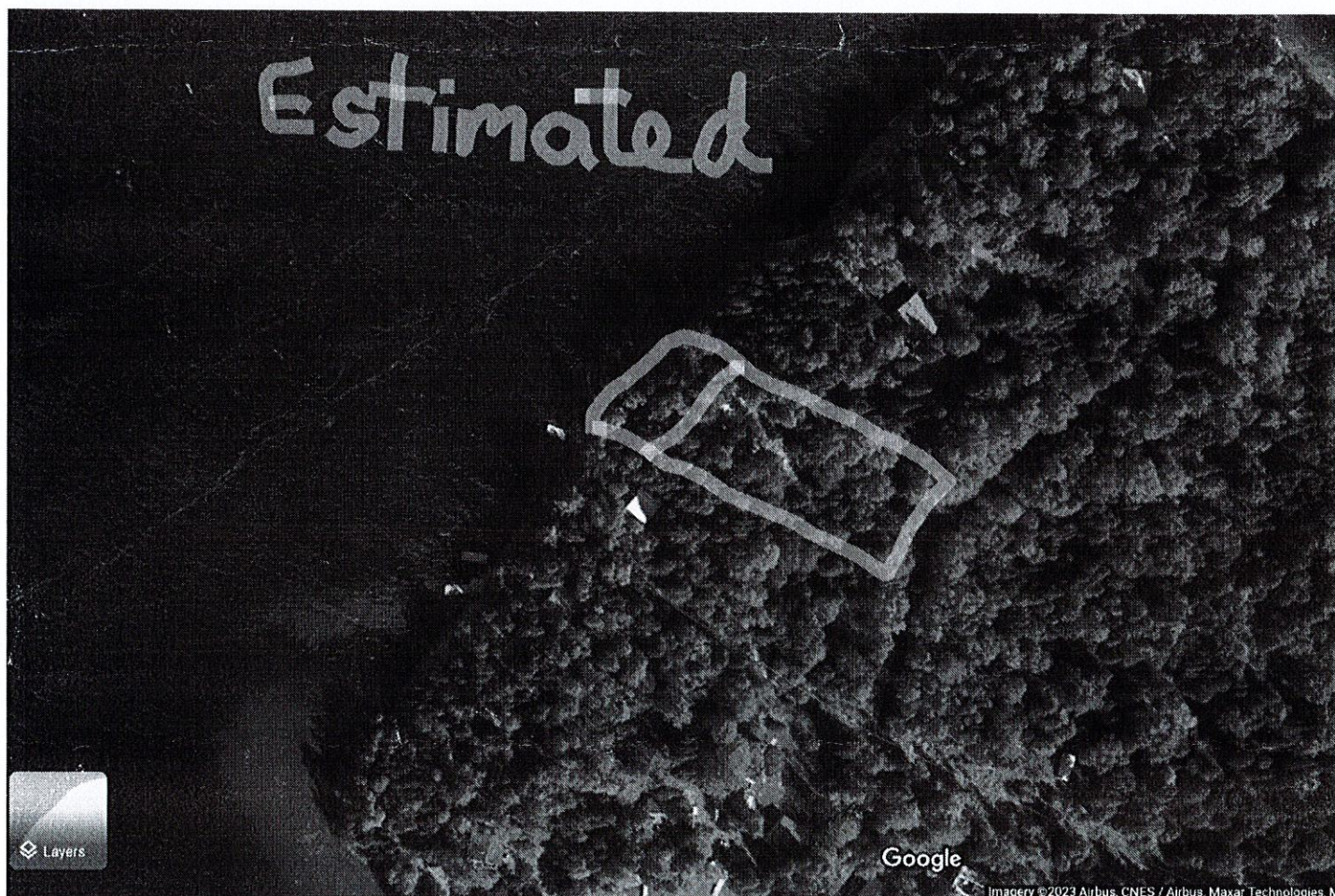
Should you have any questions, please do not hesitate to contact me at (705) 471-7636. For administrative purposes, please forward any decisions and resolutions regarding this matter. Thank you for the opportunity to comment.

Yours truly,

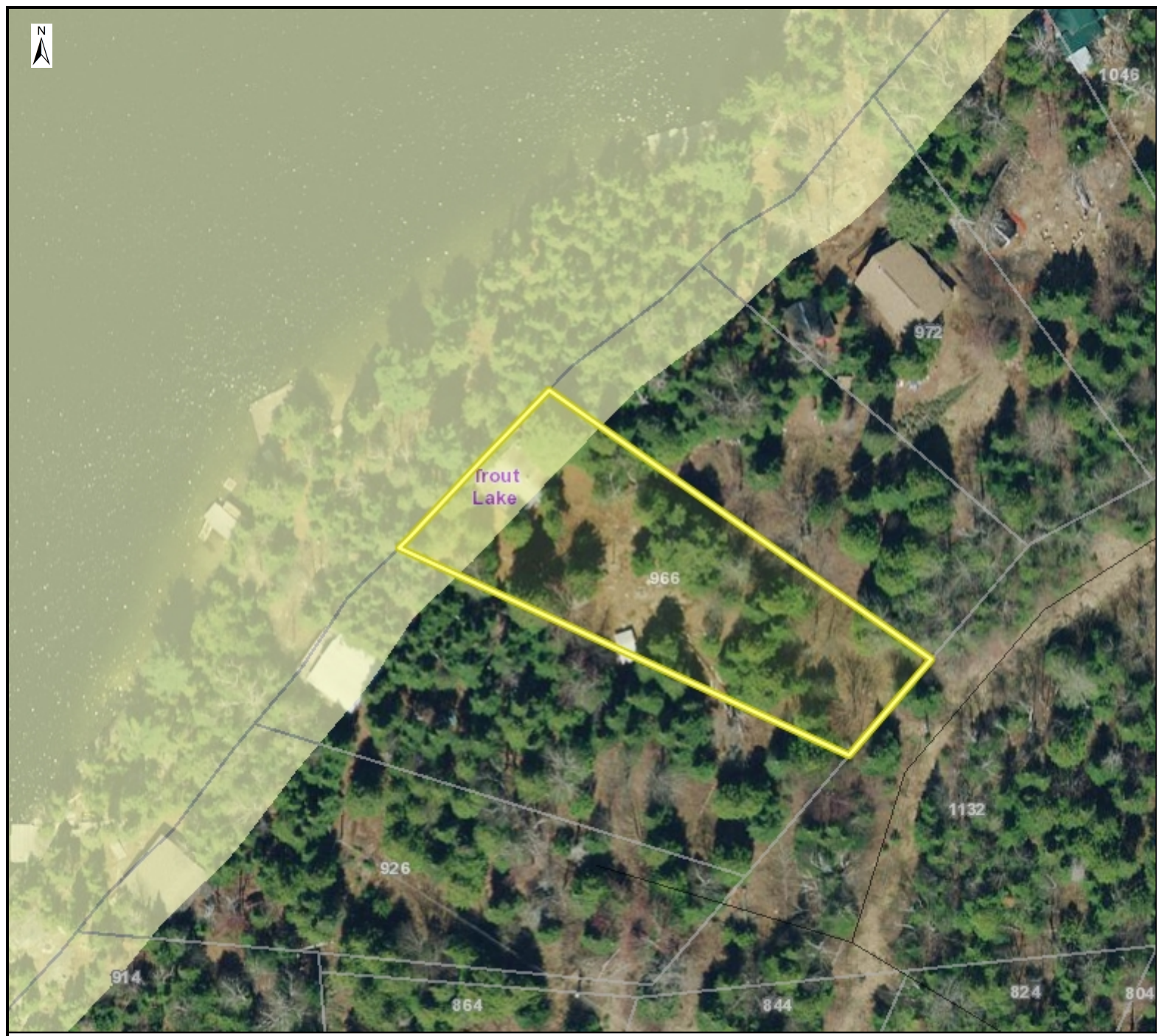


Paula Scott
Director, Planning & Development/Deputy CAO

(2)



Estimated sketch from Google maps of subject land
shore allowance purchase at 966 Hemlock Island.



966 Hemlock Island

LEGEND

- NBMCA
- DWSP
- On-Site Sewage System Program
 - Nipissing
 - East Parry Sound
 - West Parry Sound
- Subwatershed (IWMS)
- Road
 - Road
 - Highway
- Assessment Parcel
- Lot & Concession
- Municipal Boundary
- Geographic Township
- Wetland (LIO)
 - Non Evaluated
 - Evaluated
 - Evaluated Provincially Significant
- Approximate Regulated Area

NOTES

