

July 11, 2023

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

**Attention: Greg Kirton, Director of Community Services**

Dear Mr. Kirton,

**RE:           Application for Consent – 100032815 Ontario Inc  
Pt Lot 14, Con 13, Pt. 1 of Plan NR-83, Pcl. 7250 W/F  
Centennial Crescent & Highway 17E  
Township of East Ferris  
Our File Nos.: PC14-EF-23 and PC15-EF-23  
Your File Nos.: B-2023-14 and B-2023-15**

The North Bay-Mattawa Conservation Authority has received and reviewed the above-mentioned application for consent to allow for the creation of one new lot (5.6684ha) for commercial purposes as well as to establish a mutually shared access easement that would allow both the severed and retained lands to be served by the existing driveway on Centennial Crescent. The proposed severed lot and retained lands (4.7086ha) are currently vacant. 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.

This property lies within the La Vase River subwatershed. There are small pockets of wetland found on this property, on both the retained and severed lands. These wetland features are regulated by the Conservation Authority as per Ontario Regulation 177/06. Any work in the Approximate Regulated Area (ARA) requires a DIA permit from the Conservation Authority. See attached map. It appears that there is sufficient room for development outside of the ARA on both the severed and retained lands.

Both the retained and severed lands have sufficient room to accommodate an initial and a replacement Class 4F septic system. The size of the sewage system will be dependent on the commercial use of the property. 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. Approval from the Ministry of Transportation regarding minimum setbacks for the sewage system from the highway will also be required.

continued on page 2.....

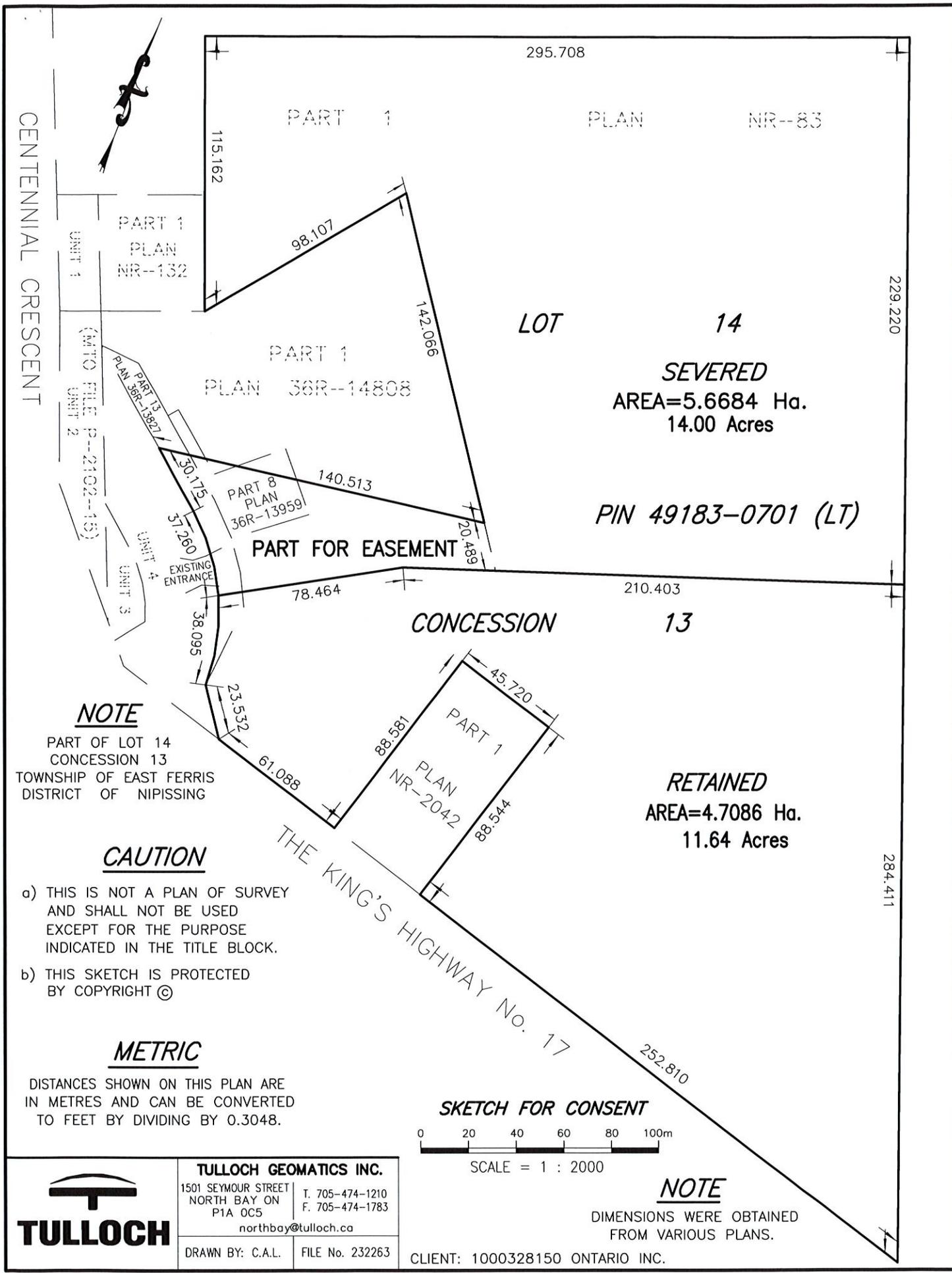
Should you have any questions, or require further information regarding the application, please do not hesitate to contact this office at (705) 471-7636. For administrative purposes, please forward any decisions and resolutions regarding this matter. Thank you for the opportunity to comment.

Yours truly,

A handwritten signature in blue ink that reads "Paula Scott". The signature is written in a cursive style with a large initial 'P'.

Paula Scott  
Director, Planning & Development/Deputy CAO

Encl. (2)



**SEVERED**  
 AREA=5.6684 Ha.  
 14.00 Acres

**PIN 49183-0701 (LT)**

**RETAINED**  
 AREA=4.7086 Ha.  
 11.64 Acres

**NOTE**  
 PART OF LOT 14  
 CONCESSION 13  
 TOWNSHIP OF EAST FERRIS  
 DISTRICT OF NIPISSING

**CAUTION**

- a) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- b) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SKETCH FOR CONSENT**



SCALE = 1 : 2000

**NOTE**

DIMENSIONS WERE OBTAINED FROM VARIOUS PLANS.

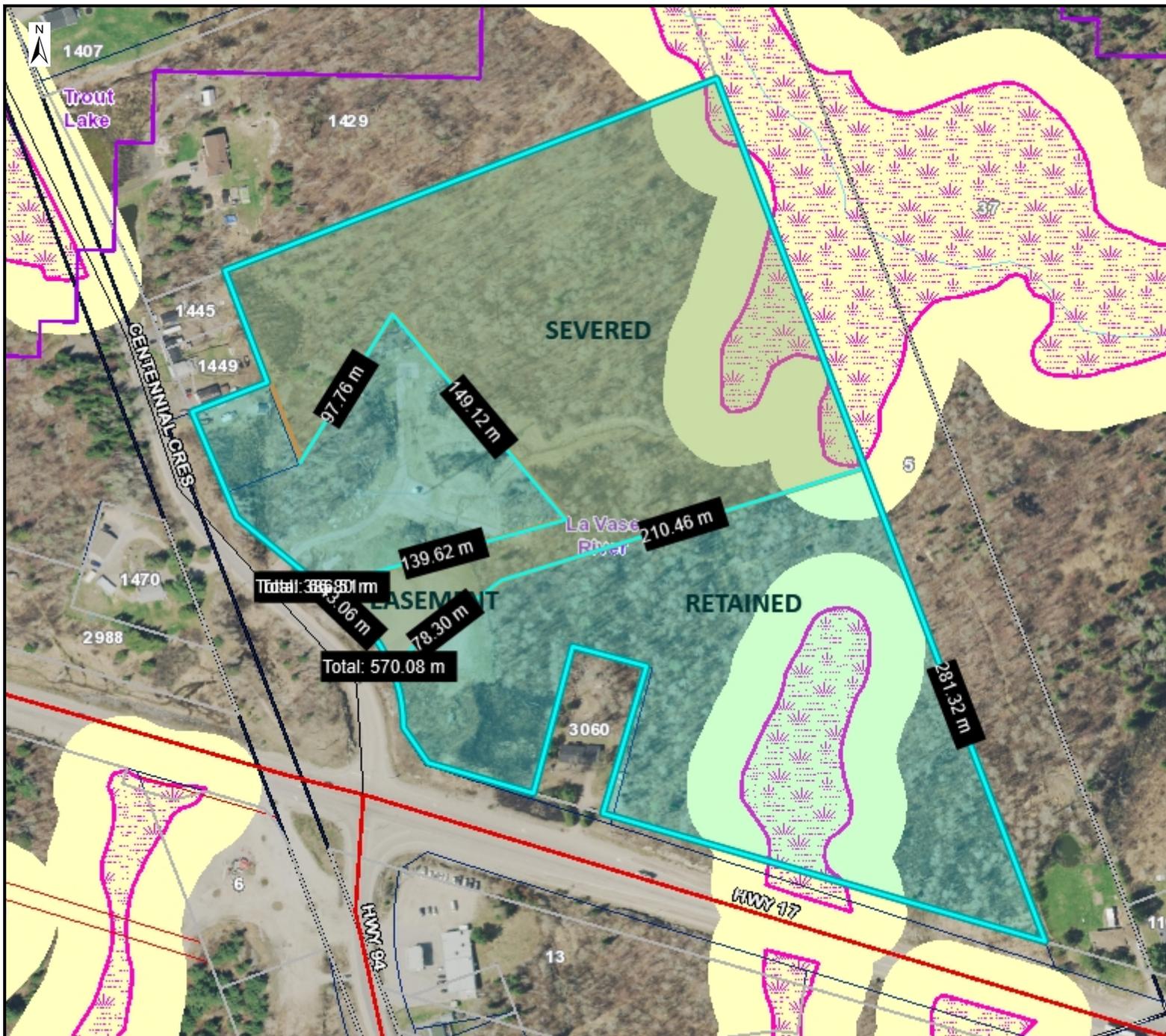


**TULLOCH GEOMATICS INC.**  
 1501 SEYMOUR STREET  
 NORTH BAY ON P1A 0C5  
 T. 705-474-1210  
 F. 705-474-1783  
 northbay@tulloch.ca

DRAWN BY: C.A.L. FILE No. 232263

CLIENT: 1000328150 ONTARIO INC.

# CENTENNIAL CRESCENT AND HIGHWAY 17



## LEGEND

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

## NOTES

