

July 10, 2023

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

Attention: Greg Kirton, Director of Community Services

**RE: Application for Minor Variance – Chatarpaul
 Lot 17, Con 2; Lot 3 of Plan M-455; Rem. Pcl. 12094 W/F
 16 Pargeter Drive
 Township of East Ferris
 Our File No.: PMV07-EF-23
 Your File No.: A-2023-07**

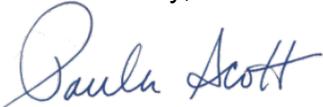
The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the above-mentioned application for a minor variance to increase in accessory structure height to 6.6m from the permitted 6.0m. It is our understanding that the additional height is to accommodate two dormers that will be added onto the currently framed garage. 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.

As you are aware, this property has a 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. For your information, DIA permit 113-22 has been issued for this detached garage.

According to our records, Sewage System Permit #02-EF-05 was issued for this property. According to the permit, the sewage system is in the south-east corner of the property and is away from the proposed garage. There are no concerns here.

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.

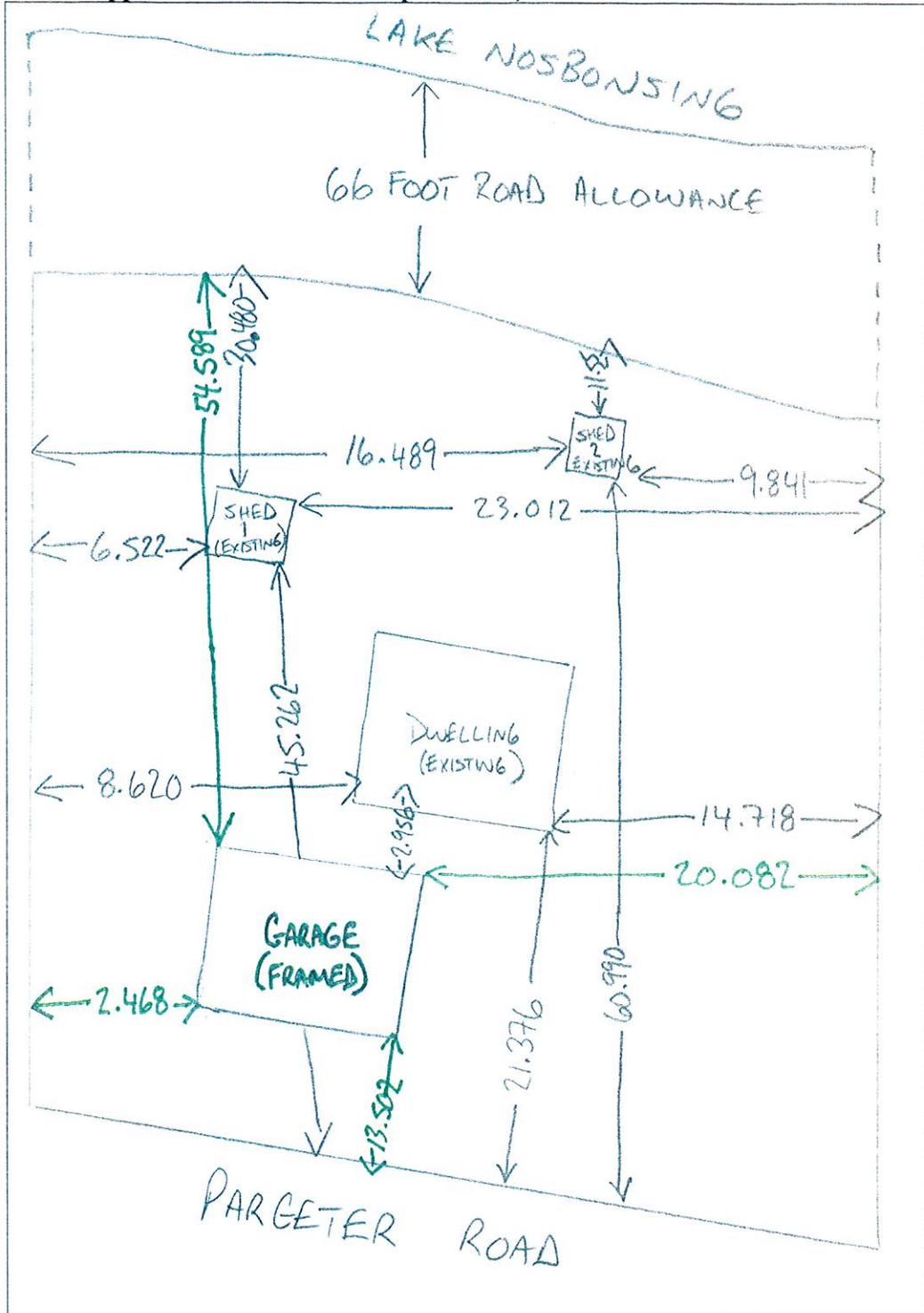
Yours truly,



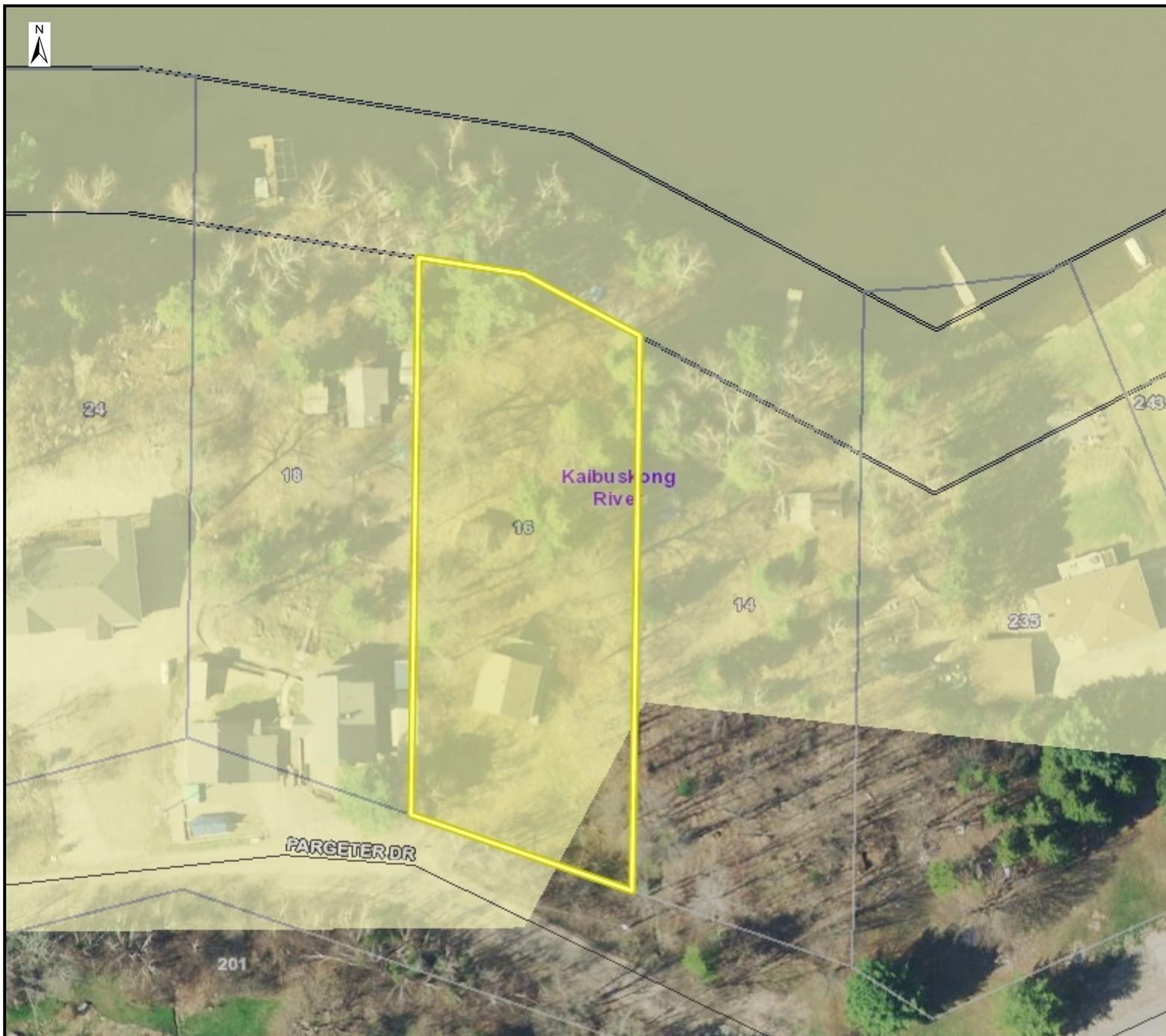
Paula Scott
Director, Planning & Development/Deputy CAO

Encl. (2)

26. REQUIRED SKETCH (Return this sketch with the application form. Without a sketch, an application form cannot be processed.)



SKETCH 1/2

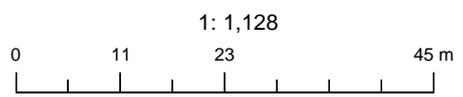


16 Pargeter Drive

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



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

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