

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, flowing style.

Paula Scott
Director, Planning & Development/Deputy CAO

Encl. (2)

CENTENNIAL CRESCENT

UNIT 1

(MTO FILE P-2102-15)
UNIT 2

PART 1
PLAN
NR-132

PART 1
PLAN 36R-14808

PART 13
PLAN 36R-13821

UNIT 4

UNIT 3

EXISTING
ENTRANCE

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.



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

SKETCH FOR CONSENT



SCALE = 1 : 2000

NOTE

DIMENSIONS WERE OBTAINED
FROM VARIOUS PLANS.

CLIENT: 1000328150 ONTARIO INC.

295.708

PART 1

PLAN

NR--83

115.162

98.107

142.066

LOT

14

SEVERED

AREA=5.6684 Ha.
14.00 Acres

PIN 49183-0701 (LT)

PART FOR EASEMENT

78.464

CONCESSION

13

210.403

RETAINED

AREA=4.7086 Ha.
11.64 Acres

THE KING'S HIGHWAY No. 17

88.581

PART 1

PLAN
NR-2042

88.544

45.720

61.088

23.532

38.095

37.260

30.175

140.513

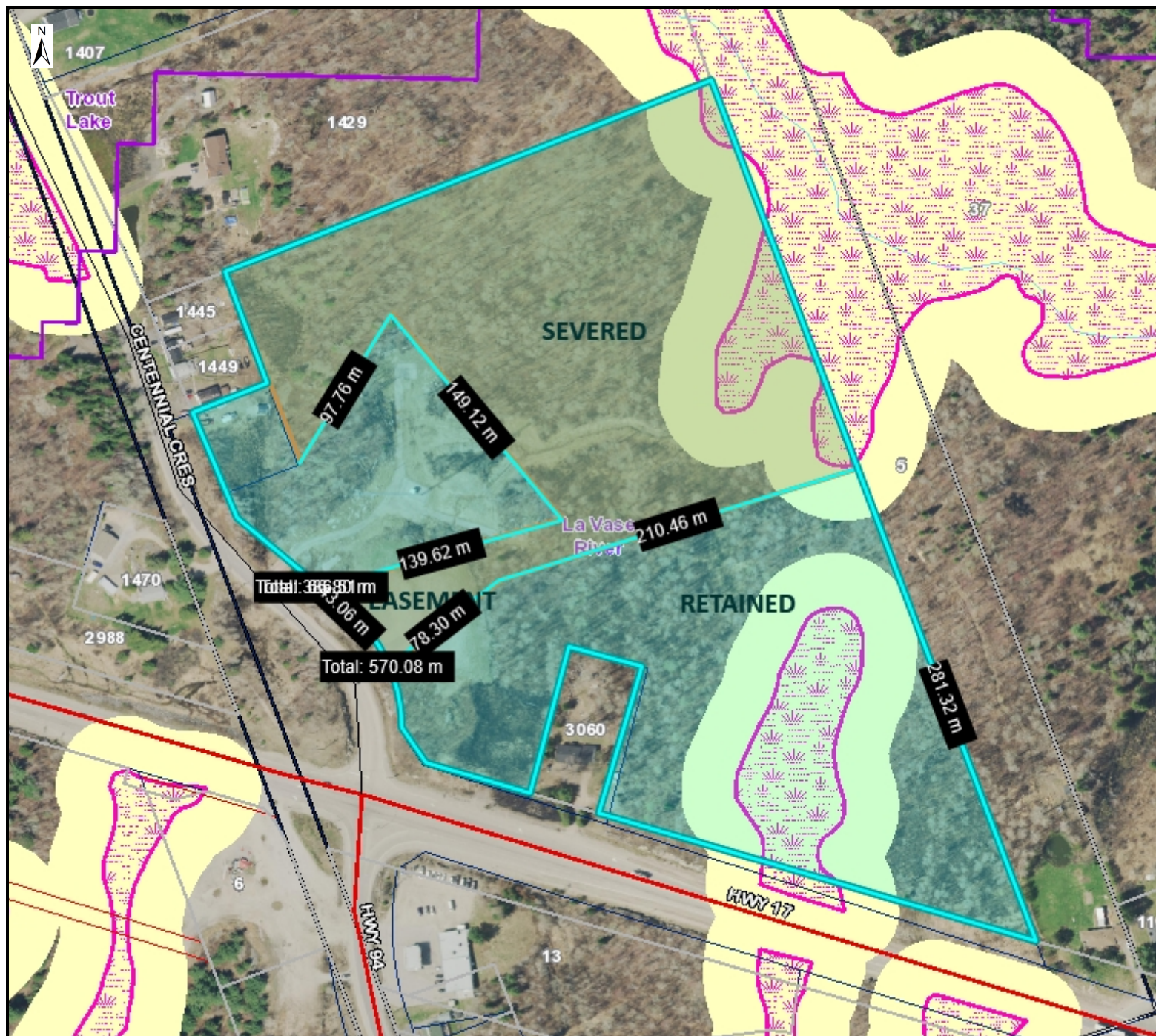
PART 8
PLAN
36R-139591

20.489

229.220

284.411

252.810



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

