

September 11, 2023

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

Attention: Greg Kirton, Director of Community Services

**RE: Application for a Zoning By-law Amendment – Degagne Carpentry
Corner of Corbeil Road, Taillefer Road and Meadow Drive
Township of East Ferris
Our File No.: PZB04-EF-23
Your File No.: C-2023-04**

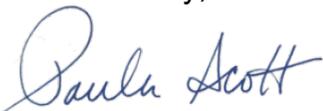
The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the above-mentioned application to rezone the subject lands (0.4ha) from a Hamlet Residential Zone (RH) to a General Commercial (C1) zone. The following comments are based on a review of the application with respect to our 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 the proposed zoning change for this property.

This property lies within the La Vase River subwatershed. According to our mapping, the property does not have any natural hazard features and is therefore not regulated by NBMCA as per Ontario Regulation 177/06. See attached.

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.

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)

SCHEDULE A

LANDS TO BE REZONED FROM RH TO C1

PART 2
PLAN 36R-3363
FILE P-2102-27

PLAN AP-12 (L.T.C.)
(M.T.C. FILE P-2102-2)

604.80'
328.80'
N20°41'30"W
210.00'

PART 2
PLAN 36R-3440
PART 1
PLAN NR-1870

FD. 5/8" SQ. I.B.
(AS SHOWN ON 36R-3440)

CONC

ROAD ALLOW

442.00'

N69°26'30"E
250.25'

89-36
6

N.W. CORNER
LOT 14, CON. 10
FD. S.I.B.
(NR-2270)

BLOCK 'A'

119.59.60
93.50.55
86

8
90-3859

MEA
N69°26'30"E

N21°29'40"W
N24°32'25"W
216.13'

R=66.00'
A=66.67'
C=63.87'
N49°29'49"W

R=66.00'
A=37.00'
C=36.52'
N85°30'06"E

14 AND 15

PART 1
NR-1904

9
77-116

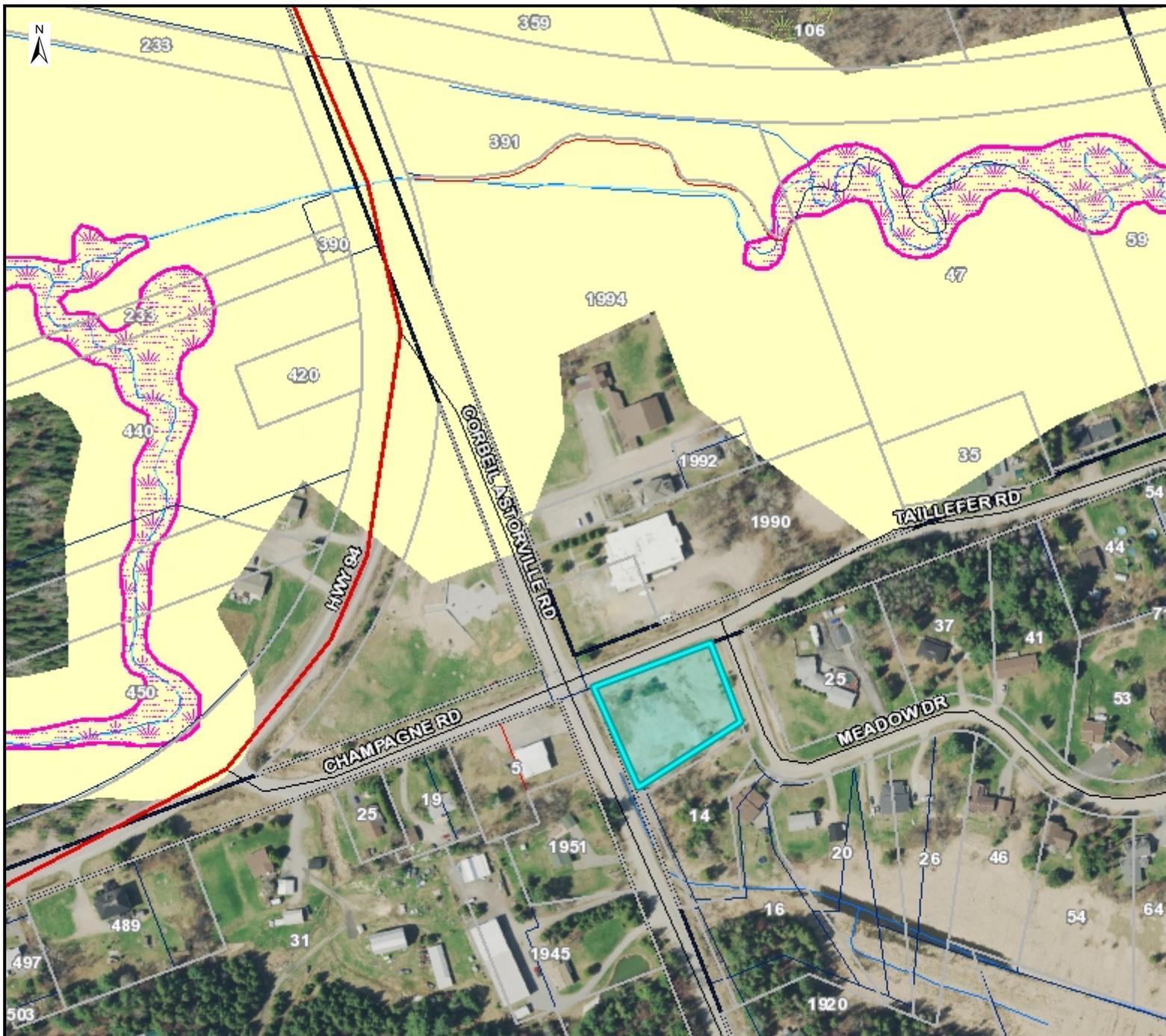
N88°40'20"E
285.42'
310.00'

10
90-3859

N88°40'20"E
24.58'

N8°12'40"E
269.29'

PLT. I.B. (WIT.)



Degagne Carpentry

LEGEND

- NBMCA
- DWSP
- On-Site Sewage System Program
 - Nipissing
 - East Parry Sound
 - West Parry Sound
- Road
 - Road
 - Highway
- Assessment Parcel
- Ownership Parcel
- CONFIDENTIAL DO NOT PRINT - MF 2009
- Lot & Concession
- Municipal Boundary
- Geographic Township
- Wetland (NBMCA)
- Wetland (LIO)
- Non Evaluated

NOTES

