



**Planners | Surveyors | Biologists | Engineers**

**June 12, 2024  
Job No. 233246**

**Greg Kirton, RPP, MCIP**  
Director of Community Services  
Municipality of East Ferris  
25 Taillefer Road  
Corbeil, ON P0H 1K0

Re: Lavigne Road Severances – Hydrogeology Report Clarification

Dear Greg,

It is understood that clarification is being requested regarding application of the following report "Hydrogeology Study for Proposed Estate Lots On and Around Corbeil Road East Ferris, Ontario" prepared for Degagne Group of Companies completed by Tulloch in March of 2024. The reason for requesting this clarification is due to the recent submission to sever 8 lots ranging in size from 0.827 to 1.103 Ha on the north end of Lots 13 and 14 Concession 8 (see attached Figure 1 Sketch for Consent). The following provides clarification of the applicability of the above noted report for this and future submissions.

As noted on page 4 under Section 1.1, the report applies to proposed rural lot development of the following subject properties within the township of East Ferris.

- Lots 13, 14 and 15 of Concession 7
- Lots 13 and 14 of Concession 8
- Lot 13 of Concession 10

Therefore, it is clear that the proposed lots to be severed by consent are part of the properties covered under the report.

As noted in the report on page 4 in Section 1.1, at the time of writing the report it was being proposed to sever the subject properties into rural estate lots ranging in size from 0.8 hectares and higher. All proposed lots in the proposed severance by consent are larger than 0.8 hectares

initial proposed sizing established at the start of the report. The proposed lots to be severed meet the initial 0.8 size criteria established.

In terms of the minimum lot size that is recommended as result of the work done for the report, please refer to the end of Section 6.3 and Section 7 on page 22 where it states that the minimum lot size of 0.5 hectares should be maintained. The proposed lots to be severed have a minimum size of 0.827 Ha and are therefore exceed the minimum lot size recommended at the conclusion of the report.

In summary moving forward, the report is applicable to any proposed lots on the subject properties that are larger than the minimum recommended lot size of 0.5 Ha.

Sincerely yours,



Matthew Parfitt, P.Eng.  
Senior Geological Engineer



