

# **Municipality of East Ferris**

## **Report to Council**

Report No.: PLAN-2021-06 Date: March 23, 2021  
Originator: Greg Kirton, Manager of Planning and Economic Development  
Subject: Lake Assessment Study – Lake Nosbonsing

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### **RECOMMENDATION**

1. That Council accept the Lake Assessment Study Report for Lake Nosbonsing that was prepared by Hutchinson Environmental Sciences Ltd. and that Council direct staff to explore options for ongoing monitoring and additional data collection, as recommended by the report.
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### **BACKGROUND**

In September 2020, staff engaged Neil Hutchinson from Hutchinson Environmental Services Ltd. to do a Lake Assessment Study on Lake Nosbonsing to explore water quality, development pressures, and help us consider whether changes to our development policies would be warranted. The desire to have this study done was the result of a number of factors including reports of blue-green algae blooms around the lake in past years, increasing development pressures on Lake Nosbonsing, and the increasing age of the most recent study available for the lake.

East Ferris currently has a development moratorium for lot creation on all parts of the lake to the west of Shields Point. This applies where septic systems cannot be located 300m or further from the shoreline of Lake Nosbonsing. One of the key questions we wanted to look at was twofold:

1. Should this development restriction be amended or removed if lake health has significantly improved?
2. Should this moratorium on lot creation be extended to the East Basin of Lake Nosbonsing, which has been seeing more development and lot creation proposals in recent years?

This question is addressed on page iv and v of the executive summary of the report as well as sections 5.2 to 5.5 of the main report.

To summarize the conclusions of the report:

1. The freeze on development in the Astorville Basin is warranted and no change should be made to policies related to this part of the lake.
2. The West Basin could accommodate 3 new lots without an impact to water quality based on evaluating the 3 main capacity criteria that were used, despite the Total Phosphorus numbers.
3. The East Basin continues to have capacity for development and no restrictions on lot development or additional restrictions are warranted at this time.

The Lake Assessment Study does make other recommendations related to ongoing monitoring and data collection to address gaps in data and what would represent more complete data sets. These recommendations are on page iii of the executive summary. It would be best for staff to work with the North Bay-Mattawa Conservation Authority (NBMCA) to discuss these recommendations and report back to Council at a future meeting with a plan to address them. It is possible that we may be able to combine efforts with the NBMCA to more effectively and efficiently achieve these monitoring goals.

Finally, section 6 of the Lake Assessment Study outlines "Best Management Practices". Staff will use this report for guidance when implementing site plan control agreements for lakefront properties on Lake Nosbonsing. Currently vegetative buffers are required for development proposals on Lake Nosbonsing; however, the recommendation for a 30m deep vegetative buffer exceeds our current standard. This recommendation is also consistent with the site specific recommendation made by FRI Ecological on subdivision application SB-2018-03 for Nosbonsing Park Limited in their 2018 report.

Neil Hutchinson will be present for the Council meeting in order to answer any specific technical questions that Council may have with regards to the report or the recommendations contained within. Staff support the recommendations in the report and would like to thank Hutchinson Environmental Services Ltd. for their work on this project. Further, staff would like to acknowledge the support of the NBMCA staff in this project. They provided the municipality and Hutchinson Environmental Services Ltd. with invaluable data and support that greatly accelerated the speed of this project as well as significantly reduced the overall cost of the project.

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## OPTIONS

### 1. Option 1

That Council accept the Lake Assessment Study Report for Lake Nosbonsing that was prepared by Hutchinson Environmental Sciences Ltd. and that Council direct staff to explore options for ongoing monitoring and additional data collection, as recommended by the report.

2. Option 2

That Council accept the Lake Assessment Study Report for Lake Nosbonsing that was prepared by Hutchinson Environmental Sciences Ltd. and that no further action be taken with regards to follow up monitoring or data collection.

3. Option 3

That Council not accept the Lake Assessment Study Report for Lake Nosbonsing that was prepared by Hutchinson Environmental Sciences Ltd.

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**FINANCIAL IMPLICATIONS**

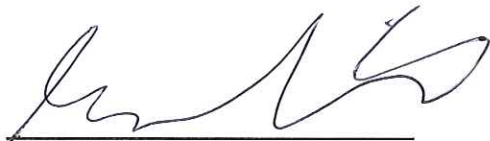
There are no financial implications at this time as a result of accepting this report. There may be future financial implications depending on the recommendations associated with ongoing data collection and monitoring, but this will be highlighted in a future report to Council once staff are able to explore the possible options further.

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**RECOMMENDATION**

It is recommended that Council accept the Lake Assessment Study Report for Lake Nosbonsing that was prepared by Hutchinson Environmental Sciences Ltd. and that Council direct staff to explore options for ongoing monitoring and additional data collection, as recommended by the report.

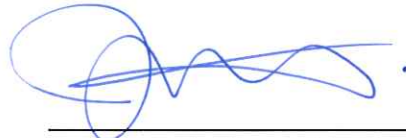
Respectfully Submitted,



Greg Kirton

Manager of Planning and  
Economic Development

I concur with this report,  
and recommendation



Jason H. Trottier, BBA, CPA, CMA

CAO/Treasurer

Enc. Lake Assessment Study – Lake Nosbonsing  
Prepared by Hutchinson Environmental Sciences Ltd.