

# Draft Plan of Subdivision – Lavigne, Corbeil and Quae Quae Roads

File No. SB 2026-01

**Subject Property:** Part of Lots 13 & 14 Concession 7 and  
Part of lots 13 & 14 Concession 8

**Prepared For:** The Planning Advisory Committee/Council.

**Author Information:** Philip Koning, Treadlightly Dr. Corbeil, ON

## Concerns

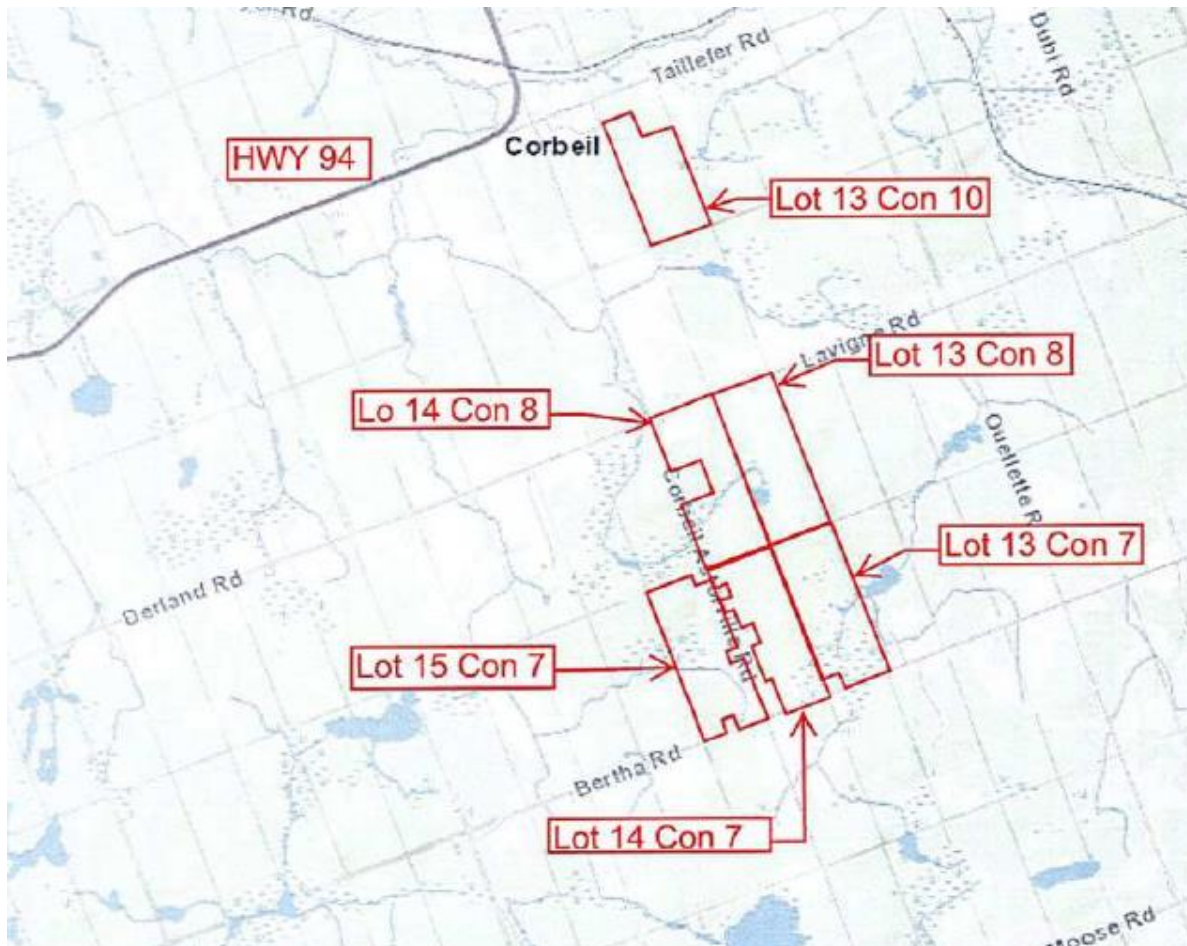
I have three concerns regarding this subdivision application

1. While there appears to be sufficient water supply in East Ferris currently, using private wells for water supply offers little definitive information about the volume of water ultimately available for residential expansion.
2. I support growth for the Municipality, but it must be environmentally sustainable and economically beneficial while meeting the current demand.
3. The Official Plan is the guideline for growth in East Ferris.

## Water Supply

### Hydrogeology Report

The hydrogeology report submitted with this subdivision application appears to be presented as site specific yet it was used in 2024 when consents were approved to sever 13 lots along Corbeil and Bertha road, is being used for this 41 lot subdivision and appears to include a future development partly in the village of Corbeil.



## Groundwater Intrinsic Susceptibility

It is my understanding from the [2006 NBMCA Groundwater Study Report](#) that most wells in East Ferris are in fractured bedrock due to the thin overburden that exists in the area.

Fractured bedrock wells face the following risks for supply

- **Low-Yield and Unpredictable Supply (Water Quantity)**
- **Inconsistent Yields:** Fractured bedrock aquifers are highly heterogeneous, making it difficult to guarantee a high production well. It is common for 10% or more of wells in these areas to be dry.
- **Low Storage Volume:** Unlike sand/gravel aquifers, groundwater in fractured rock is only stored within the fractures. Even if a fracture is 1mm wide, it may hold very little water.
- **Dry Wells/Low Supply:** If expansion efforts (such as deeper drilling or hydrofracturing) fail to intersect new, open, and well-connected fractures, the additional, required water volume may not be found.
- **Connected Fracture Networks:** When a well is deepened or hydraulically fractured (fracked) to increase yield, new channels can connect with existing fractures, potentially robbing nearby homes of their water supply.
- **Reduced Water Levels:** Increased pumping from the expanded well can lower the static water level in the broader area, particularly if the fractures are highly connected

Given these risks, studies supporting the development of subdivisions in these regions should go above and beyond the minimum requirements for proof.

## Compliance with Official Plan

### Tulloch Hydrogeology Report

I do not have the expertise necessary to evaluate the Tulloch report, but I expect the planning committee and the Municipality to ensure that “conducted in general accordance” complies with the requirement in the Official Plan that the report “will be based on” Guideline D-5-4, Guideline D-5-5 and any other relevant standard.

The Planning Act provides legal authority to ensure the following objectives are met as outlined in Guideline D-5-5.

- Future residents must be provided with water for domestic consumption that is of acceptable quality and of adequate quantity.
- Appropriate well construction techniques must be followed in order to minimise the possibility of well water quality degradation.
- There must be minimal adverse effects on well water in the development from sources of contamination on the site or on adjoining lands.
- Developments must not result in water quantity interference conflicts between users in the development and users on the adjoining lands.

Although all four points are important, my main concern is with the fourth one, since the 173 well records listed include some on Treadlightly. If my well record is relevant to the water supply of this phased development, the project has the potential to affect my available water quantity.

There is no doubt the development in East Ferris over the past 20 years has been beneficial to the residents here, but unfettered growth can have dire consequences. The situation in the [Mannheim Service Area](#) demonstrates that water supply capacity can become limiting if not properly managed. As part of that management, compliance with existing regulations becomes critical. The anecdotal reports of wells drying up over last summer should be investigated and if the well owner surveys contemplated by D-5-5 were done, we may get an early indication of some problems cropping up.

I was only able to find the NBMCA Groundwater Study from 2006 and the 173 well records go back to 2002, so I question if more recent data is available that takes into account the pressure 20 years of growth has put on the water supply capacity in East Ferris.

I leave it up to the Committee to decide if a professional opinion that concludes sufficient water supply for the development is “highly likely” with water that is “generally acceptable” in quality satisfies the obligations conferred by the Planning Act.

## **Housing Supply**

There have been calls for diversity in the supply of housing to accommodate the needs of seniors wanting to downsize and first-time home buyers looking to enter the housing market. These needs cannot be met by expanding the market with estate residential homes or more three-bedroom rural single family homes. Efforts in the past such as Seniors Villa, the commercial/rental building on Champagne, and the four-unit townhouse built in Astorville are good examples of where the focus matches the Official Plan but they are overwhelmed by the provision of large, high-priced, single family dwellings in East Ferris.

### **Housing Affordability Task Force**

*Although the municipality has experienced steady growth, we're building mainly single-family homes. With housing prices rising across the province, and single-family homes becoming less and less affordable for the average family, East Ferris needs to diversify its housing supply. According to 2021 census data, the distribution of housing types currently present in East Ferris is as follows: Single-family home 95.8% Semi-detached home 1.06% Townhouse 1.59% Apartment in a duplex 0.79% Apartment in a building with fewer than 5 storeys 0.53% Mobile home 0.26% The overwhelming number of single family homes means that it's difficult for residents looking for different types of housing to find what's right for them. In particular, young families attracted by the community's low property tax rate, good schools and outstanding recreational facilities and seniors looking to downsize and age in place in their community.*

### **DNSSAB Housing Needs and Supply Study**

*Provide diverse housing forms/options throughout Nipissing for all stages of life.*

*Success Criteria We know we are on the right track if...*

- *Increased proportion of housing stock are higher density/diverse housing types*
- *Increased number of younger households staying/coming to the District*
- *Increased number of seniors able to afford homes in their communities*

*Households at a variety of life stages in Nipissing are in need of supports and diverse and affordable housing options to address their specific needs. As the population across Nipissing ages, senior households were more likely to be facing housing affordability issues relative to other age cohorts (20.2%). While homeownership is more common among this age cohort, many of these households may find housing costs unaffordable or lack appropriate supports to age-in-place. Young households, maintained by those aged 25 and younger, were the most likely to be considered low-income in Nipissing (48.3%). Young households, which have decreased in number in recent years (-2.9%), are moving away due a lack of affordable housing options in their communities, demonstrating a need for appropriate housing across the District to retain younger households.*

### **Official Plan**

The Official Plan states the objectives of the plan, one of which is:

*To develop a strong community in which the focus of growth will be a strategic balance between the Villages of Corbeil, Astorville and Derland and the rural area. The policies of this Plan will continue to encourage development in the Villages and a mix of residential living environments through limited low density rural development in the rural area in the form of one and two unit detached dwellings and rural estate subdivisions.*

Recent subdivision agreements and vacant rural lots for sale still provide near term capacity for this mix of residential living environments so perhaps rather than have the Phase 3 development which is partially in the village of Corbeil be the last property to be developed, maybe it should be the first.

I can appreciate the contributions made by developers in providing the infrastructure that has produced such an outstanding community like East Ferris and believe they will continue to stimulate growth in the years ahead. To ensure that growth is sustainable, economically beneficial and meeting demand, I appreciate the opportunity to contribute to a discussion about how that is best achieved.

Philip Koning  
Corbeil, ON