

April 10, 2026

Municipality of East Ferris
Planning Advisory Committee
25 Taillefer Road
Corbeil, ON P0H 1K0
greg.kirton@eastferris.ca

Attention: Greg Kirton, Director of Community Services

**RE: Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law
Amendment – 1000328150 Ontario Inc. (SB-2026-01 / OPA-2026-03 / C-2026-03)**
0 Lavigne (4834-000-003-06000)
NBMCA File: PPOS01-EF-26, POPA01-EF-26, & PZB01-EF-26

The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the application for a Draft Plan of Subdivision, Official Plan Amendment, and Zoning By-law Amendment seeking to create a 41-lot residential estate subdivision accessed via Lavigne Rd in the Municipality of East Ferris, hereby referred to as the subject lands. It is our understanding that the property is currently vacant.

The following comments are based on a review of the application with respect to Section 5.2 of the 2024 Provincial Planning Statement (PPS), Ontario Regulation 41/24 (Prohibited Activities, Exemptions, and Permits) as per Section 28.1 of the Conservation Authorities Act, Part 8 of the Ontario Building Code (OBC): Sewage Systems, and as a Source Protection Authority under the Clean Water Act (CWA).

NBMCA regulates development in and adjacent natural hazard lands such as wetlands, floodplains, and watercourses under O. Reg 41/24. Based on the wetland mapping undertaken as part of the Environmental Impact Study for the property in 2024, swamps, marshes, and open water wetlands are present on the subject lands. Any development, including the placement or removal of fill, driveway or road construction, construction of a dwelling or accessory structures, etc., within 30m of a wetland or watercourse may require a Section 28 permit. It is strongly recommended that the landowner or their agent consult with NBMCA prior to commencing work on the property.

Some of the proposed lots (e.g., Lots 5, 6, and 32) do not appear to have feasible driveway access to their developable areas without crossing wetlands, which are considered natural hazard lands under Section 5.2 of the PPS.

For new development, safety risks related to property access should be minimized. Therefore, NBMCA does not support the creation of lots that rely on access through natural hazard lands to reach their developable areas. For NBMCA to assess whether access can be provided outside of natural hazard lands, the wetland boundary must be accurately depicted on the lot sketch.


With respect to Part 8 of the OBC, all proposed lots appear to each have sufficient space for a septic system. Please note that zoning by-laws apply in this area, and increased setback requirements may be applicable. All comments are based on Ontario Regulation 203/24 of the OBC for a 3-bedroom dwelling (less than 20 fixture units and less than 200 m², 4F filter bed of 21.3 m² and a 3600 L tank), soil percolation of T-50 min/cm, and a daily design sewage flow of 1600 L/day. Please be advised that prior to any development on the above-mentioned properties a Sewage System Permit will be required.

With respect to the CWA, the subject lands are wholly located within an area of Highly Vulnerable Aquifers (HVA). Municipalities, implementing bodies, and landowners within these areas should have regard for the relevant Source Protection Plan (SPP) policies.

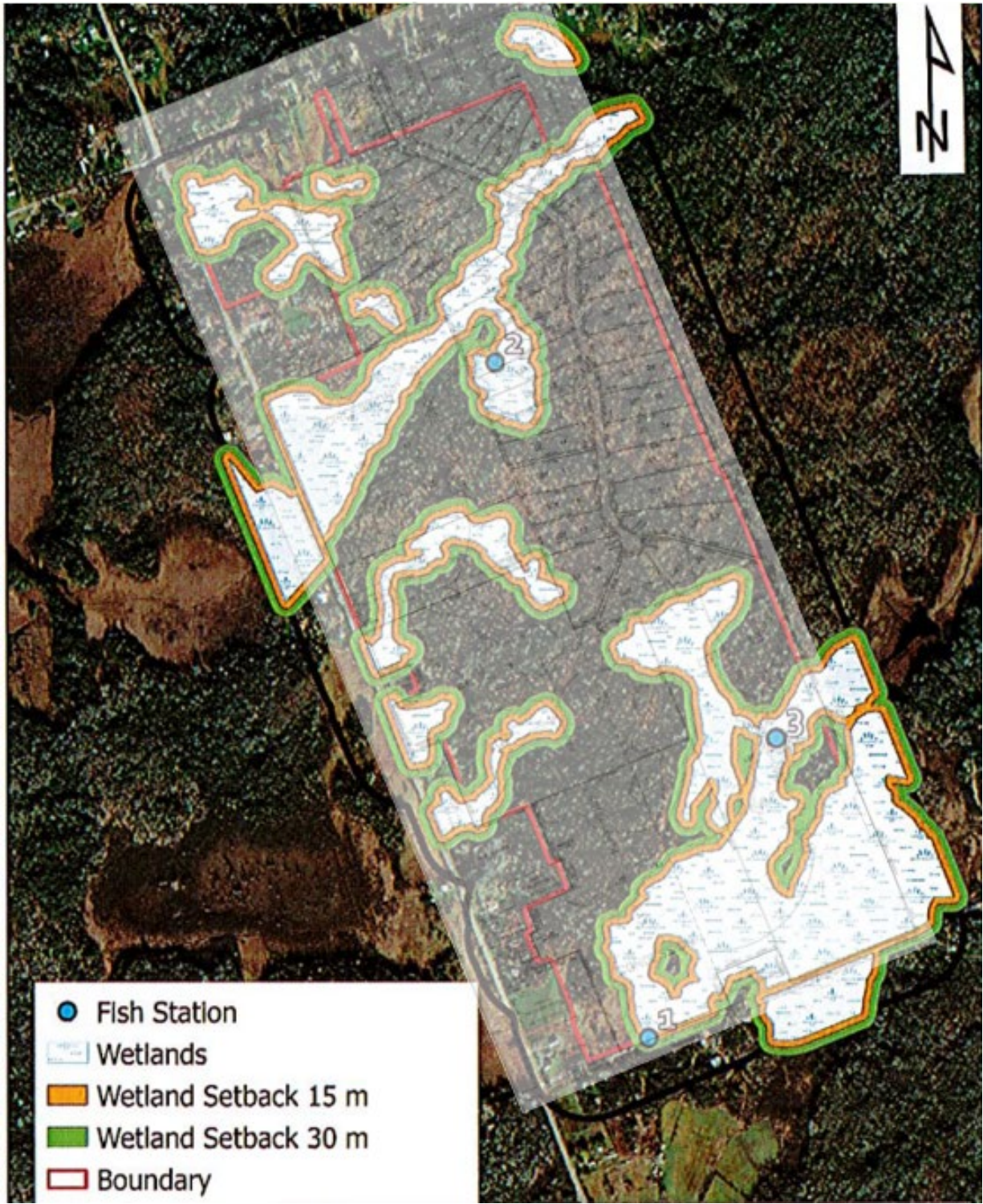
In consideration of the comments above, NBMCA finds that most of the proposed lots are consistent with Section 5.2 of the PPS. However, based on the wetland delineation provided, some lots may not be accessible outside of natural hazard lands. Additional confirmation, supported by detailed wetland mapping shown on the sketch, is needed to demonstrate that safe access (ingress and egress) can be achieved for each lot outside of natural hazard lands.

Should you have any questions, please do not hesitate to contact me directly at (705) 474-5420 x 2004. For administrative purposes, please forward any decisions and resolutions regarding this matter.

Respectfully submitted,



Hannah Wolfram
Planning and Development Officer



Wetland mapping from Environmental Impact Study (2024) and lot layout sketch