

March 6, 2025

The Municipality of East Ferris
Committee of Adjustment
25 Taillefer Road
Corbeil, ON P0H 1K0

Attention: Greg Kirton, Director of Community Services

RE: Application for Consent and Minor Variance – Marie Lynn & Daniel Savage
688 Quae Quae Road, Corbeil
NBMCA File: PC01-EF-25 & PMV01-EF-25

The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the proposed consent to sever one new lot with frontage on Waukegan Rd and a minor variance to allow for a reduction in lot size from 0.81ha (2.0ac) to 0.73ha (1.8ac). The following comments are based on a review of the application with respect to Section 5.2 of the 2024 Provincial Planning Statement, O. Reg. 41/24 Prohibited Activities, Exemptions, and Permits, as per Section 28.1 of the *Conservation Authorities Act*, and as a Source Protection Authority under the *Clean Water Act (CWA)*.

NBMCA regulates development in and adjacent hazardous lands, wetlands, and watercourses under O. Reg 41/24. Based on NBMCA's Approximate Regulated Area (ARA) mapping, there is an unnamed watercourse that flows through the existing property along the proposed severance boundary and another tributary that flows through the northeastern corner of the proposed retained lands (see enclosed map). It is recommended that all development on the proposed severed lot, including any on-site sewage systems, fill placement and/or removal, placement of structures, etc., be located a minimum of 15 meters from the banks of the watercourse. Where development is proposed closer than 15m from the stable top of bank of the watercourse, a Section 28.1 permit from our office will likely be required.

The subject lands are located within an area of Highly Vulnerable Aquifers (HVA), one of four types of vulnerable areas identified in the CWA. The policies in NBMCA's Source Protection Plan (SPP) that apply to highly vulnerable aquifers rely on education and outreach to reduce risk to drinking water sources. Municipalities, implementing bodies, and landowners should have regard for these policies. A copy of the SPP can be found here: <https://bit.ly/41mWDYG>.

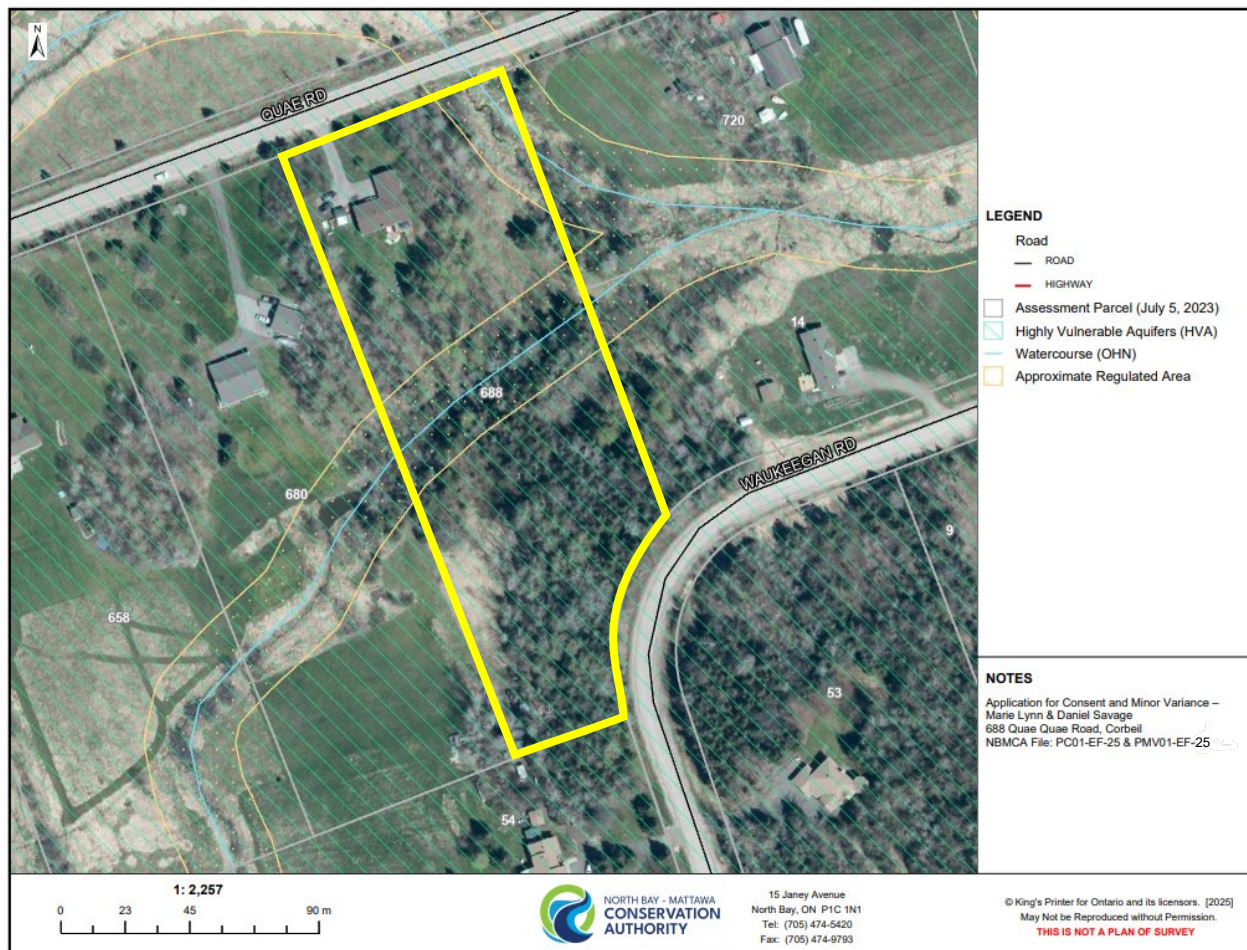
NBMCA's On-Site Sewage (OSS) program can review, for a fee, whether the proposed lot can accommodate a septic system. The application form can be found here: <https://bit.ly/3D4NHZ4>.

In consideration of the comments above, NBMCA is satisfied that the applications are consistent with the policies as set out in Section 5.2 of the PPS. Should you have any questions, please do not hesitate to contact me directly at (705) 474-5420 x 2004.

Respectfully submitted,



Hannah Wolfram
Planning and Regulations Officer



688 Quae Quae Rd existing boundary outlined in yellow