

November 25, 2024

Municipality of East Ferris  
25 Taillefer Road  
CORBEIL, Ontario P0H 1KO

**Attention: Greg Kirton, Director of Community Services**

**RE: Application for Consent – Champagne-Best  
Lot 14, Con 10, PI 36R, Corbeil  
1852 Corbeil Rd, Municipality of East Ferris  
Roll No.: 4834-000-004-02601-00000  
Our File No.: PC10-EF-24  
Your File No.: B-2024-37**

This office has received and reviewed a consent to sever application for property located at 1852 Corbeil Road. The proposed severance would allow for a lot addition to the adjacent lands at 1808 Corbeil Rd. The Conservation Authority has no objection to this application and offers the following comments.

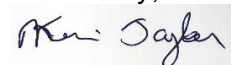
The following comments are based on a review of the application with respect to our delegated responsibility from the province to represent provincial interests regarding natural hazards identified in Section 3.1 of the Provincial Policy Statement (PPS, 2020), our regulatory authority under Ontario Regulation 41/24, Sect. 28 and the Clean Water Act 2006.

The subject property is located within the LaVase River subwatershed. The proposed severance contains wetlands and falls within the Approximate Regulate Area (ARA). Attached map. These areas are considered hazards and no development is recommended within the wetlands. The other portions of the proposed severance outside the ARA appear to have room for some development. A Section 28 permit would be required for any development within the ARA. Development would include the removal or displacement of soils, aggregates and vegetation.

It is recommended that the owner and their agent continue to work with NBMCA to ensure that future development and site alterations are consistent with O. Reg. 41/24. The property is not located within an Intake Protection Zone or Well Head Protection Area so there are no concerns with the Clean Water Act.

Should you have any questions, please do not hesitate to contact this office at (705) 474-5420. Thank you for allowing us to comment on this proposal.

Yours truly,



Kevin Taylor: Senior Manager Planning & Water Resources  
North Bay-Mattawa Conservation Authority

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