

July 11, 2023

The Municipality of East Ferris
25 Taillefer Road
CORBEIL, Ontario P0H 1K0

Attention: Greg Kirton, Director of Community Services

**RE: Application for Consent for the purpose of a lot addition – 2723394 Ontario Inc.
 1063 Highway 94
 Pt. Lot 22, Con 10; Rem. Pcl. 510 W/F
 Municipality of East Ferris
 Our File No.: PC16-EF-23
 Your File No.: B-2023-16**

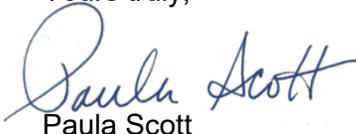
The North Bay-Mattawa Conservation Authority has received and reviewed the above-mentioned application for consent to sever for the purpose of a lot addition of approximately 1.5ha of vacant land to the adjacent property on Highway 94. The adjacent property is currently vacant, with plans for residential development in the future. The retained portion consists of the business North Bay Plastics Modules Ltd. and is approximately 33ha. 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 177/06 Development, Interference with Wetlands & Alteration to Shorelines & Watercourses (DIA) and Part 8 (Sewage Systems) of the Ontario Building Code. The Conservation Authority has no objection to this application.

For your information, this property lies within the La Vase River subwatershed. According to our mapping, there is a pond, tributary and other wetland areas found on this property. The severed portion appears to contain a wetland area. See attached sketch. These features are regulated by the Conservation Authority as per Ontario Regulation 177/06. A DIA permit is required for any work within the Approximate Regulated Area (ARA).

There are no concerns with the addition of the severed lands to the vacant land, with respect to sewage systems. The severance of approximately 1.5ha from the retained lands will not impact existing development on that lot.

Should you have any questions, or require further information regarding the application, please do not hesitate to contact this office at (705) 474-5420. For administrative purposes, please forward any decisions and resolutions regarding this matter. Thank you for the opportunity to comment.

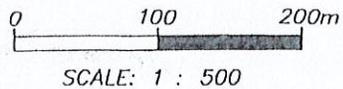
Yours truly,



Paula Scott
Director, Planning & Development/Deputy CAO

Encl. (2)

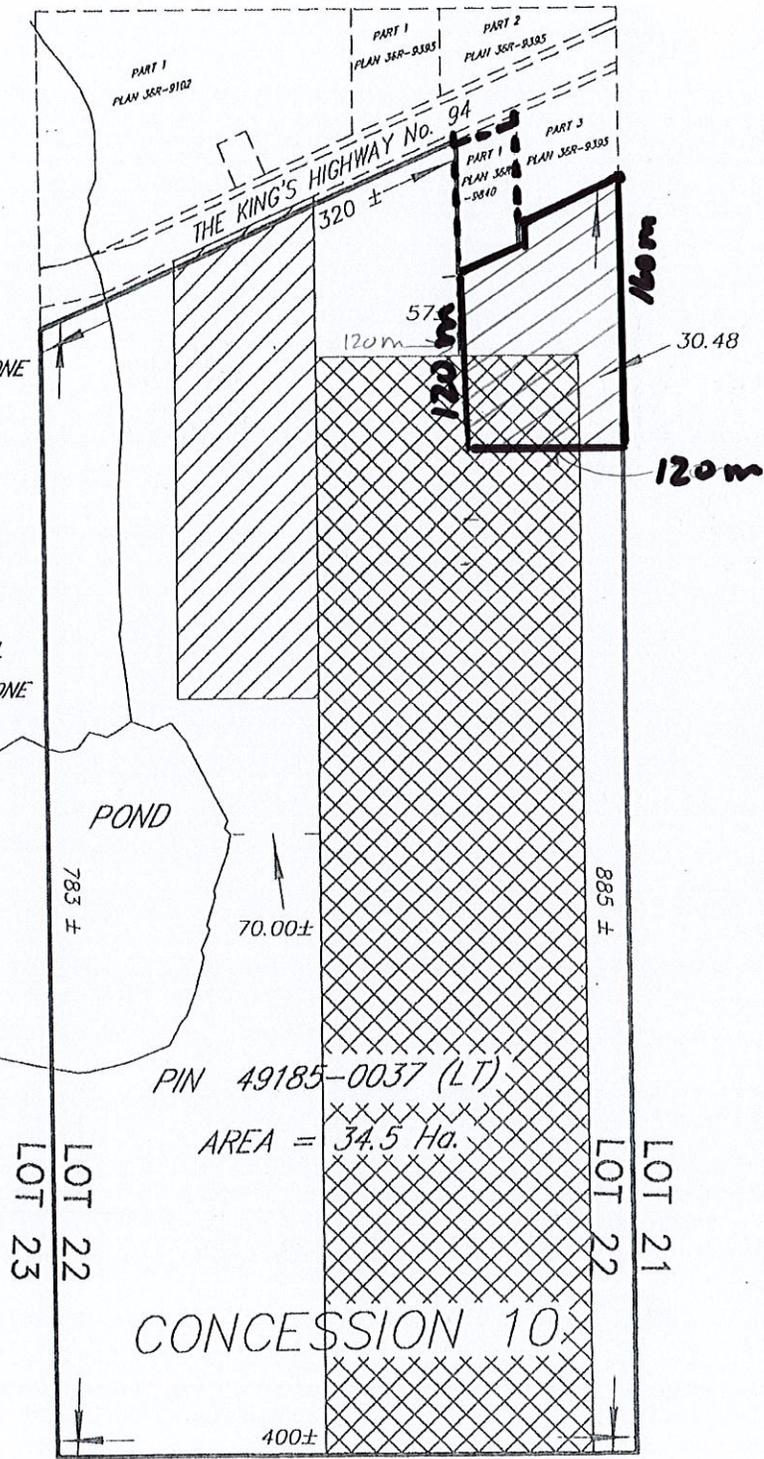
SKETCH FOR REZONING
 LOT 22, CONCESSION 10
 TOWNSHIP OF EAST FERRIS
 DISTRICT OF NIPISSING



 ZONED GENERAL INDUSTRIAL SPECIAL ZONE
 NO. 1678 (M2S 1678)

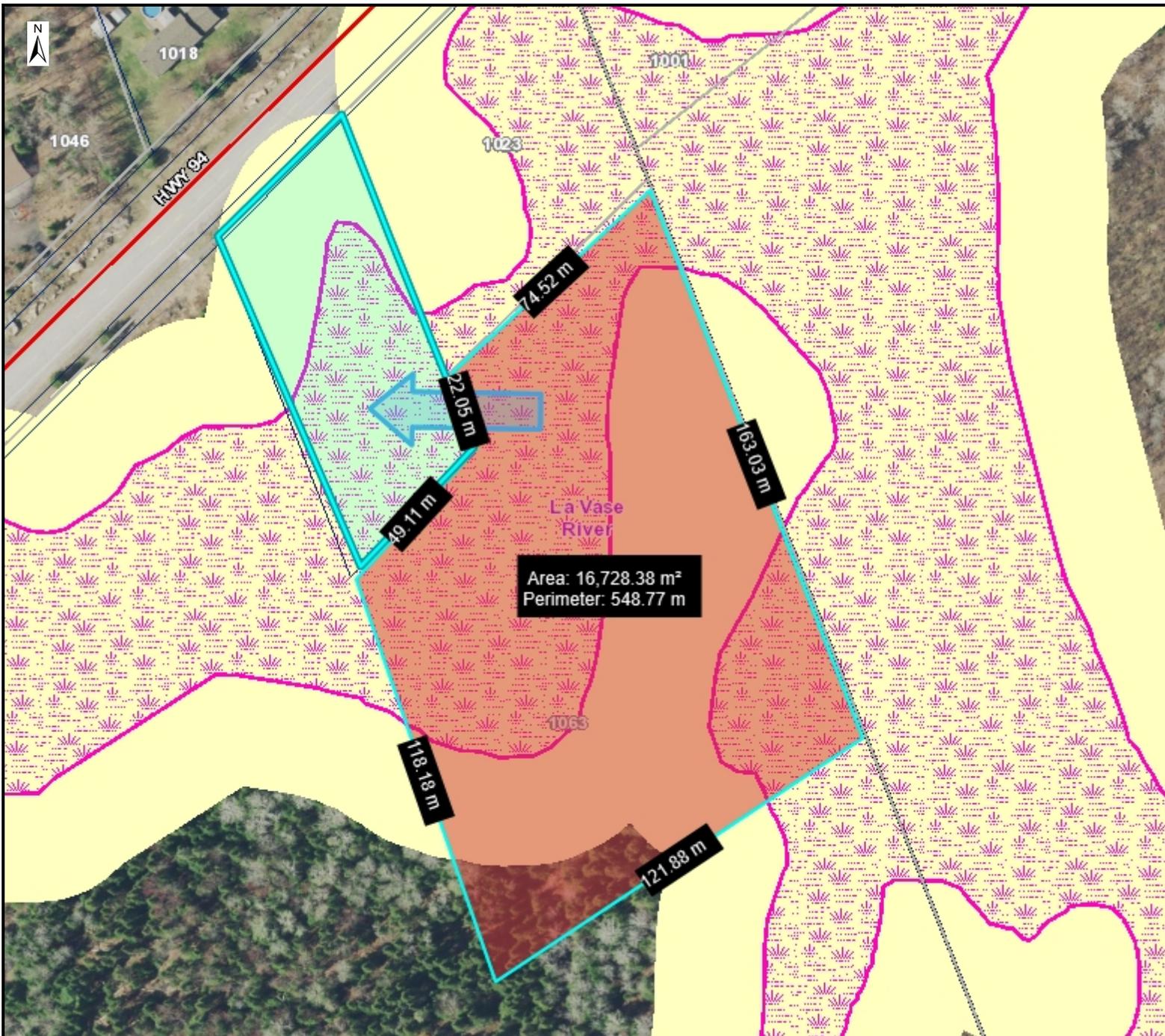
 ZONED AGRICULTURAL (A)

 TO BE REZONED TO FROM AGRICULTURAL
 (A) TO GENERAL INDUSTRIAL SPECIAL ZONE
 NO. 1678 (M2S 1678)



Miller & Urso Surveying Inc.
 Ontario Land Surveyors ♦ Canada Land Surveyors
 Planning Consultants
 1501 SEYMOUR STREET, TEL: (705) 474-1210
 NORTH BAY ONT, P1A 0C5 FAX: (705) 474-1783

CLIENT: NORTH BAY PLASTICS



LEGEND

- NBMCA
- Subwatershed (IWMS)
- Road
 - Road
 - Highway
- Assessment Parcel
- Ownership Parcel
- CONFIDENTIAL DO NOT PRINT - MF 2009
- Lot & Concession
- Municipal Boundary
- Geographic Township
- Wetland (NBMCA)
- Watercourse (OHN)
- Approximate Regulated Area

NOTES

