

June 13, 2023

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

Attention: Greg Kirton, Director of Community Services

**RE: Application for Minor Variance - Chapman
Con. 4, Pt. Lot 8, Pt. 1 of NR-6; Pt. 1 of NR-438; Pcl. 9887 W/F
171 Morgan Road
Township of East Ferris
Our File No.: PMV05-EF-23
Your File No.: A-2023-05**

The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the above-mentioned application for a minor variance to permit the following:

- Recognize existing deficiency in lot frontage of 30.48m (100 feet)
- Recognize existing deficiency in lot area, including the lands to be acquired through a lot addition from 581 Big Moose Road, of 0.15ha (0.39 acres)
- Permit a reduction in front yard setback to the lake for the main building from 30m to 27.6m
- Permit a reduction in the required setback to the rear lot line for a detached garage from 2m to 1m

for the purpose of recognizing existing deficiencies and to allow a detached garage and an addition to the existing cottage. A concurrent consent to severe application would see a small lot addition added to this property to accommodate the garage and to add to the lot size. 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 (OBC). The Conservation Authority has no objection to this application subject to a File Review of the existing sewage system.

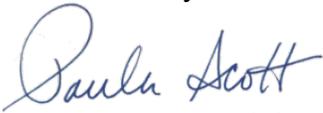
As you are aware, this property has frontage on Lake Nosbonsing. The floodplain elevation of Lake Nosbonsing is 237.6m.a.s.l. C.G.D. According to our mapping the floodplain is contained to the shoreline on this property. The shoreline of Lake Nosbonsing is regulated by the Conservation Authority as per Ontario Regulation 177/06. See attached sketch. Any work within the Approximate Regulated Area (ARA) requires a DIA permit from the Conservation Authority. Neither the proposed garage nor the addition is located within the ARA; therefore, a DIA permit is not required.

According to our records, Sewage System Permit #17-EF-97 was issued for a tank replacement on this property. The sketch on the permit indicates that the bed is in the front yard between the cottage and the lake.

Since the proposed addition is greater than 15% of the square footage of the existing cottage, a *File Review* is necessary, prior to a building permit being issued. This process is required to ensure that the additional sewage system flows will not exceed the original design capacity of the system currently servicing the property. Minimum setbacks as prescribed in the Ontario Building Code must be adhered to from the structure to the bed and tank.

Should you have any questions, or require further information regarding the application, please do not hesitate to contact this office at (705) 471-7636. For administrative purposes, please forward any decisions and resolutions regarding this matter. Thank you for the opportunity to comment.

Yours truly,

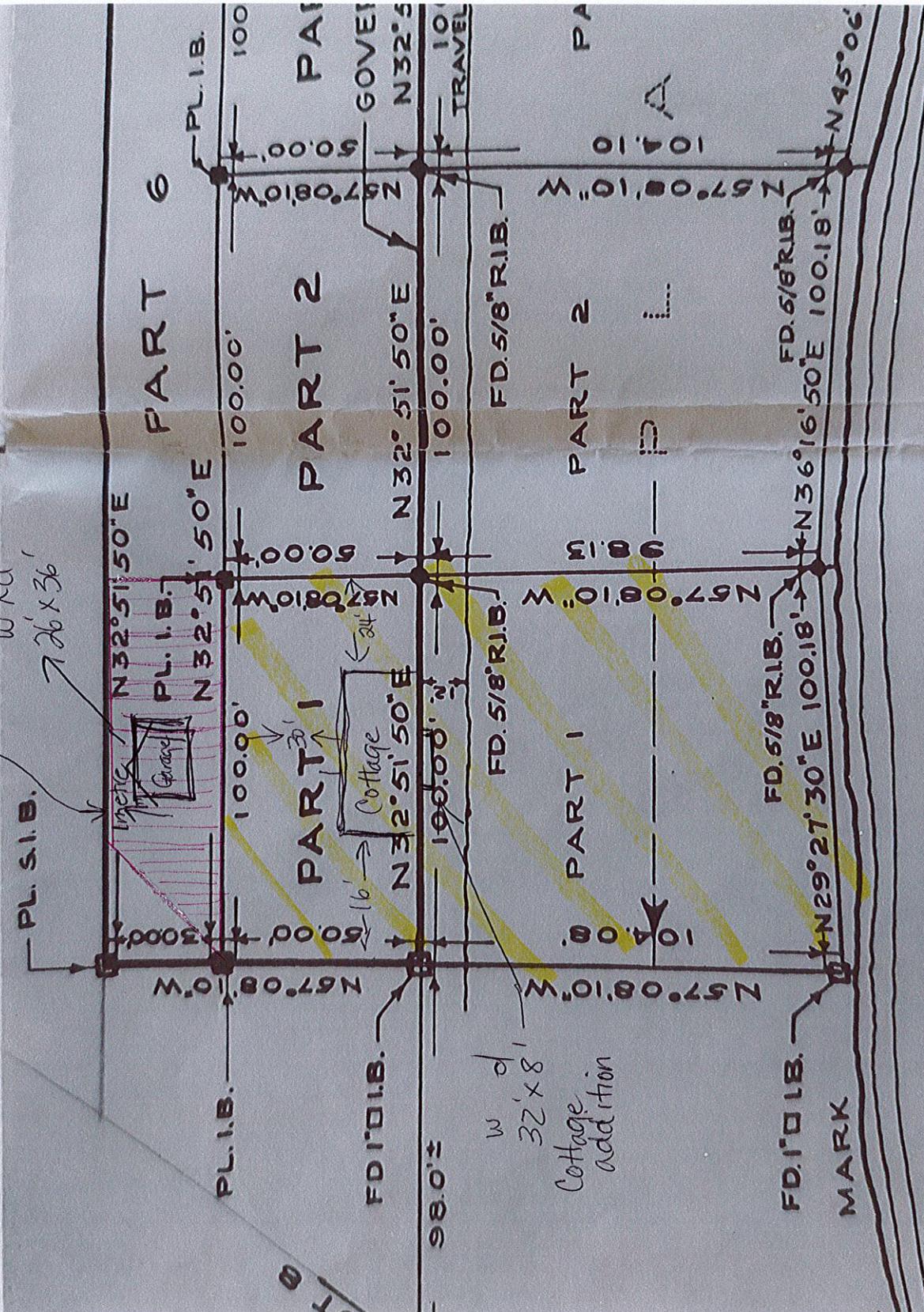
A handwritten signature in blue ink that reads "Paula Scott". The signature is written in a cursive, flowing style.

Paula Scott
Director, Planning & Development/Deputy CAO

Encl. (2)

1 meter
Self back

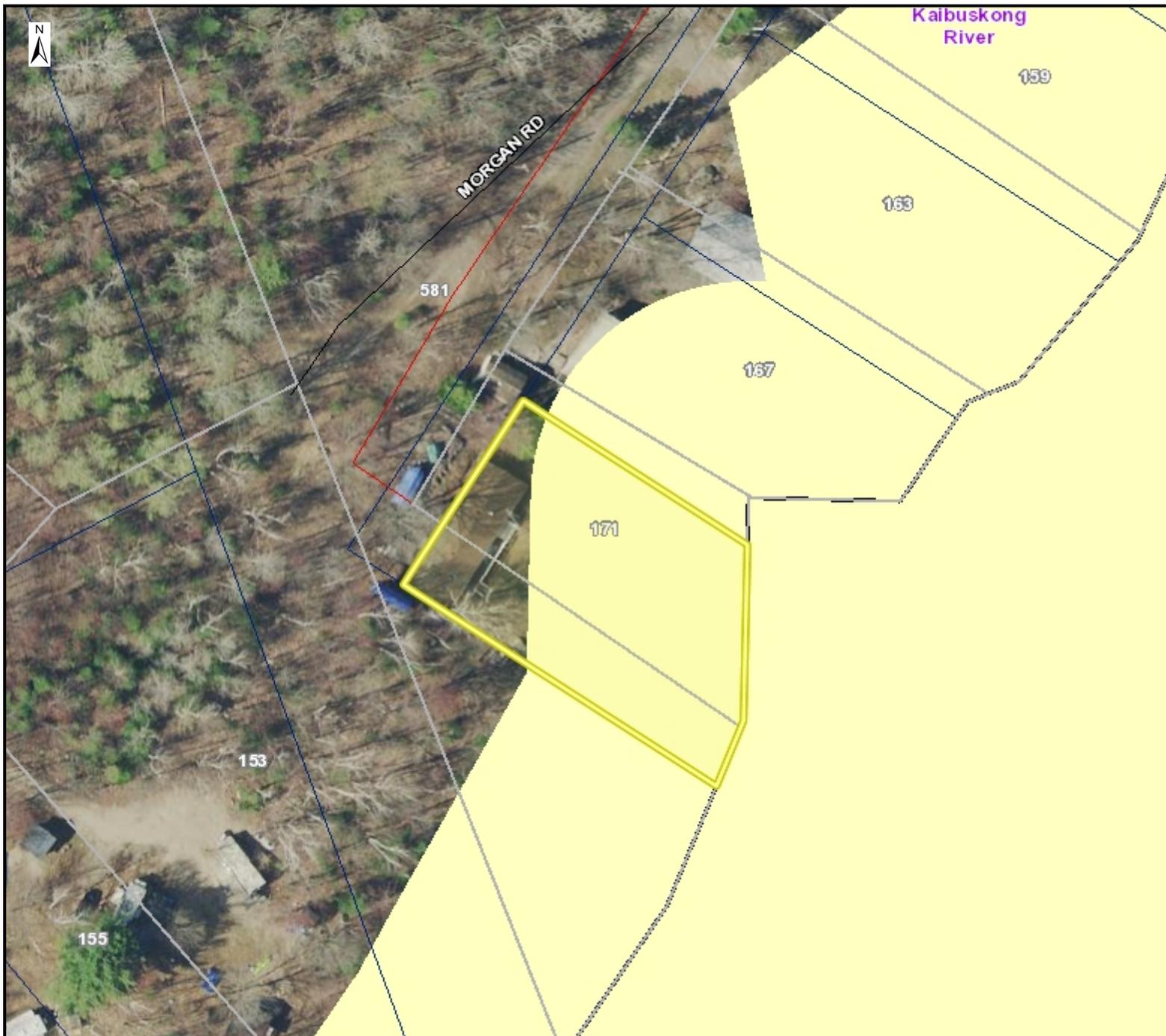
Wxd
26' x 36'



Subjctd property
proposed purchase



L A K E



171 Morgan Road

LEGEND

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

NOTES

