

June 13, 2023

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

Attention: Greg Kirton, Director of Community Services

**RE: Application for Consent for the purpose of a lot addition - Seguin
 1326 highway 94
 Con. 10, Pt. Lot 25, Pts. 1, 3, 4 of 36R-9697; Pcl. 18700 W/F
 Municipality of East Ferris
 Our File No.: PC09-EF-23
 Your File No.: B-2023-09**

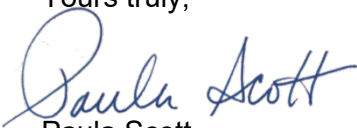
The North Bay-Mattawa Conservation Authority has received and reviewed the above-mentioned application for consent to sever for the purpose of a lot addition of 3.08ha of vacant land to the adjacent property at 1296 Highway 94. The property at 1296 Highway 94 has existing development. The retained portion consists of a dwelling and two garages and is approximately 5.52ha with 253.44m of frontage on Highway 94. 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. Two small tributaries and associated wetland areas are found on both the severed and retained lands. 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 already developed property at 1296 Highway 94, with respect to Ontario Regulation 177/06 or the Ontario Building Code. The severance of 3.08ha from the retained lands will not impact the 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)

DEPOSITION & DUPLICATE

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.

DATE: FEBRUARY 4TH, 1994

R. D. Miller
R. D. MILLER
ONTARIO LAND SURVEYOR

PLAN 36R-9697

RECEIVED AND DEPOSITED

February 4, 1994

White
WHITE
LAND SURVEYOR FOR THE LAND TITLES DIVISION OF ONTARIO

CAUTION:

THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

PARTS 1, 2, 3 AND 4 - PART OF THE REMAINDER OF PARCEL 3713 W&F

PLAN OF SURVEY OF
PART OF LOT 25, CONCESSION 10
TOWNSHIP OF EAST FERRIS
THE CORPORATION OF THE
TOWNSHIP OF EAST FERRIS
DISTRICT OF NIPISSING
CLARKE DORLAND & MILLER LIMITED, O.L.S.

SCALE 1 INCH = 100 FEET

1994



parts #3 and #4 will be
a lot addition to #1296 Hwy 94.

LEGEND

1945 - DENOTES CLARKE DORLAND & MILLER LIMITED, O.L.S.
1970 - DENOTES MINISTRY OF TRANSPORTATION, ONTARIO
1987 - DENOTES H. N. CAMPBELL, O.L.S.
1988 - DENOTES CLARKE DORLAND & MILLER LIMITED, O.L.S.
1988 - DENOTES P. A. BLICKSBURN LIMITED, O.L.S.

BEARING NOTE

BEARINGS ARE ASTHEUTIC AND ARE REFERRED TO PART OF THE NORTH WESTERLY LIMIT OF UNIT 1, AS SHOWN ON PLAN D-48, HAVING A BEARING OF N020°E.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER.

2. THE SURVEY WAS COMPLETED ON THE 25TH DAY OF JANUARY, 1994.

NORTH BAY, ONTARIO
FEBRUARY 4TH, 1994

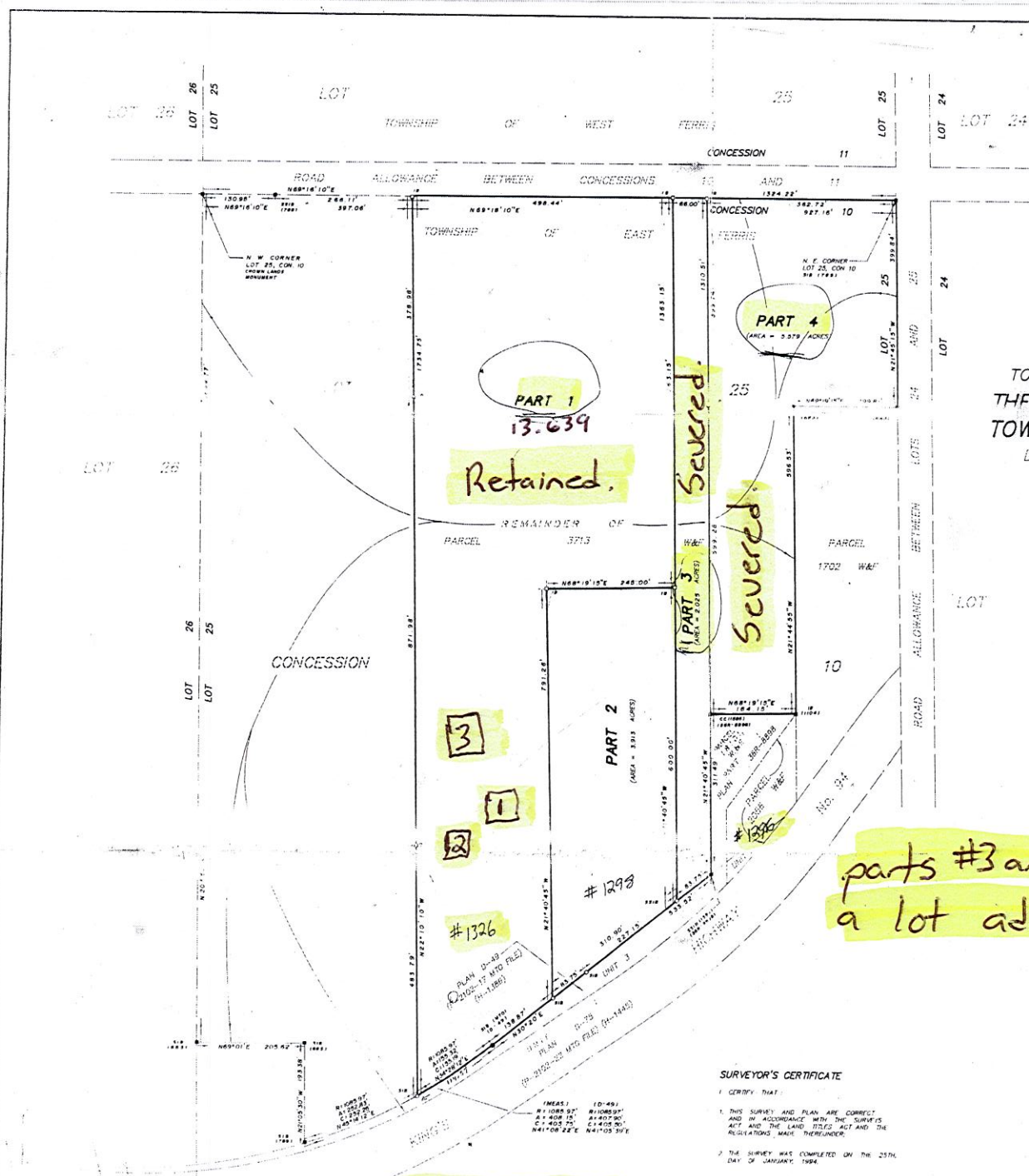
R. D. Miller
R. D. MILLER
ONTARIO LAND SURVEYOR
FOR CLARKE DORLAND & MILLER LIMITED
ONTARIO LAND SURVEYOR

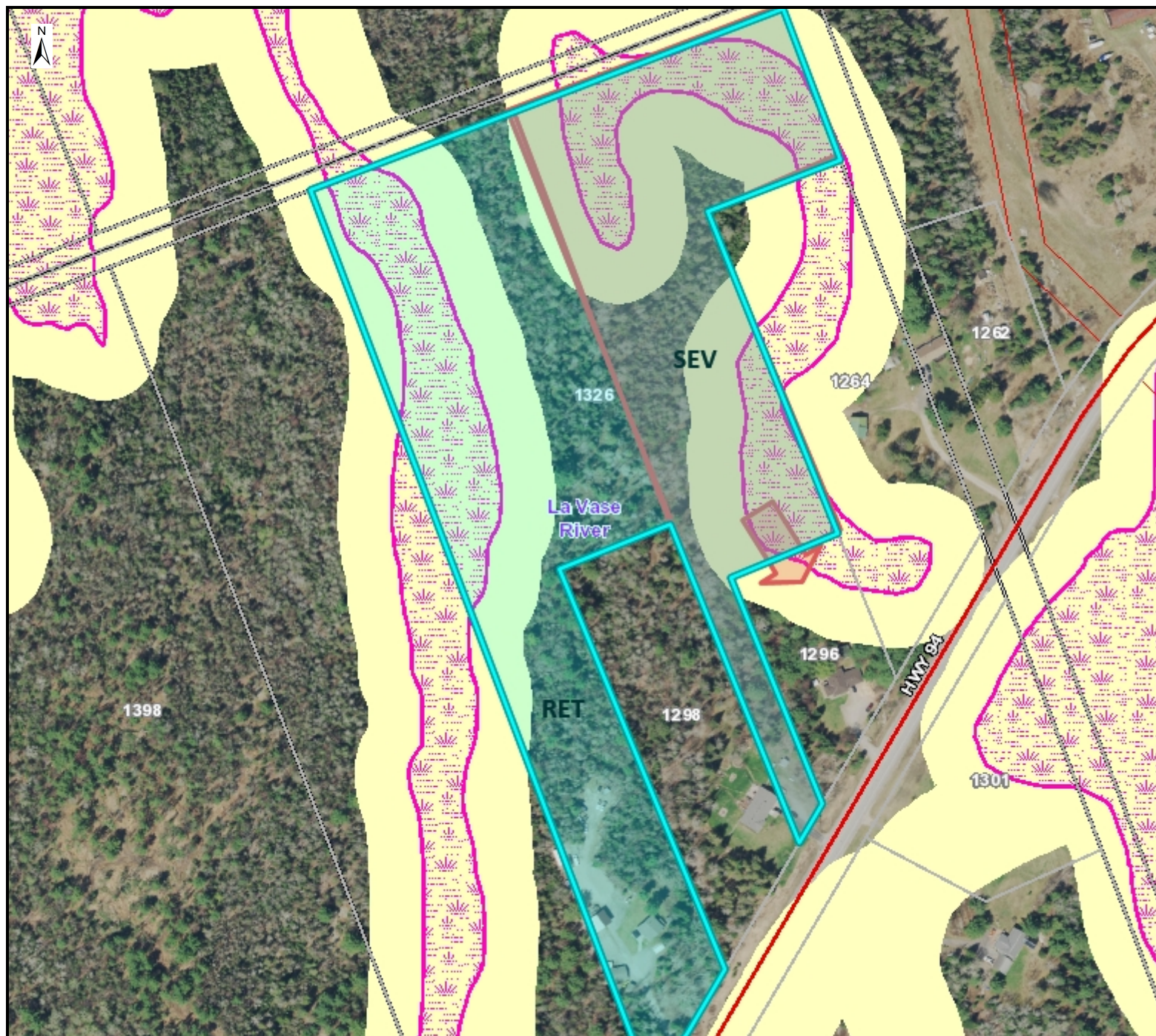
CLARKE DORLAND & MILLER LIMITED
ONTARIO LAND SURVEYORS

UNIT 1, 3412 AIRPORT ROAD
BOX #42, NORTH BAY, ONTARIO

FILE NO.	DATA BOOK	UNIT NO.
36R-9697	100-100	100-100
FILE NO.	DATA BOOK	UNIT NO.
36R-9697	100-100	100-100

#1 House
#2 Garage 1
#3 Garage 2





1326 Highway 94

LEGEND

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

NOTES

