

July 11, 2023

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

Attention: Greg Kirton, Director of Community Services

Dear Mr. Kirton,

**RE: Application for a Zoning By-law Amendment – 100032815 Ontario Inc
Centennial Crescent & Highway 17E
Township of East Ferris
Our File No.: PZB03-EF-23
Your File No.: C-2023-03**

The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the above-mentioned application to rezone the subject lands from the existing Rural zoning to a General Commercial Special (C1 Sp.) zone. This application is being made in conjunction with a consent to sever application that would seek to create one new lot from the subject lands. The intent of these applications is to sever a parcel of land that is approximately 14 acres (5.67ha) from the property so that it may be used for the development of an animal hospital and kennel. The retained lands would be approximately 11.64 acres (4.71ha), with the intent to be used for future commercial development. 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 the proposed zoning change for this property.

As per our comments on the severance of this property, “this property lies within the La Vase River subwatershed. There are small pockets of wetland found on this property, on both the retained and severed lands. These wetland features are regulated by the Conservation Authority as per Ontario Regulation 177/06. Any work in the Approximate Regulated Area (ARA) requires a DIA permit from the Conservation Authority. See attached map. It appears that there is sufficient room for development outside of the ARA on both the severed and retained lands.

Both the retained and severed lands have sufficient room to accommodate an initial and a replacement Class 4F septic system. The size of the sewage system will be dependent on the commercial use of the property. Please be advised that prior to any development on the above-mentioned property a Sewage System Permit is required under Ontario Regulation 332/12 of the Ontario Building Code. Approval from the Ministry of Transportation regarding minimum setbacks for the sewage system from the highway will also be required.”

continued on page 2.....

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 style with a large initial 'P'.

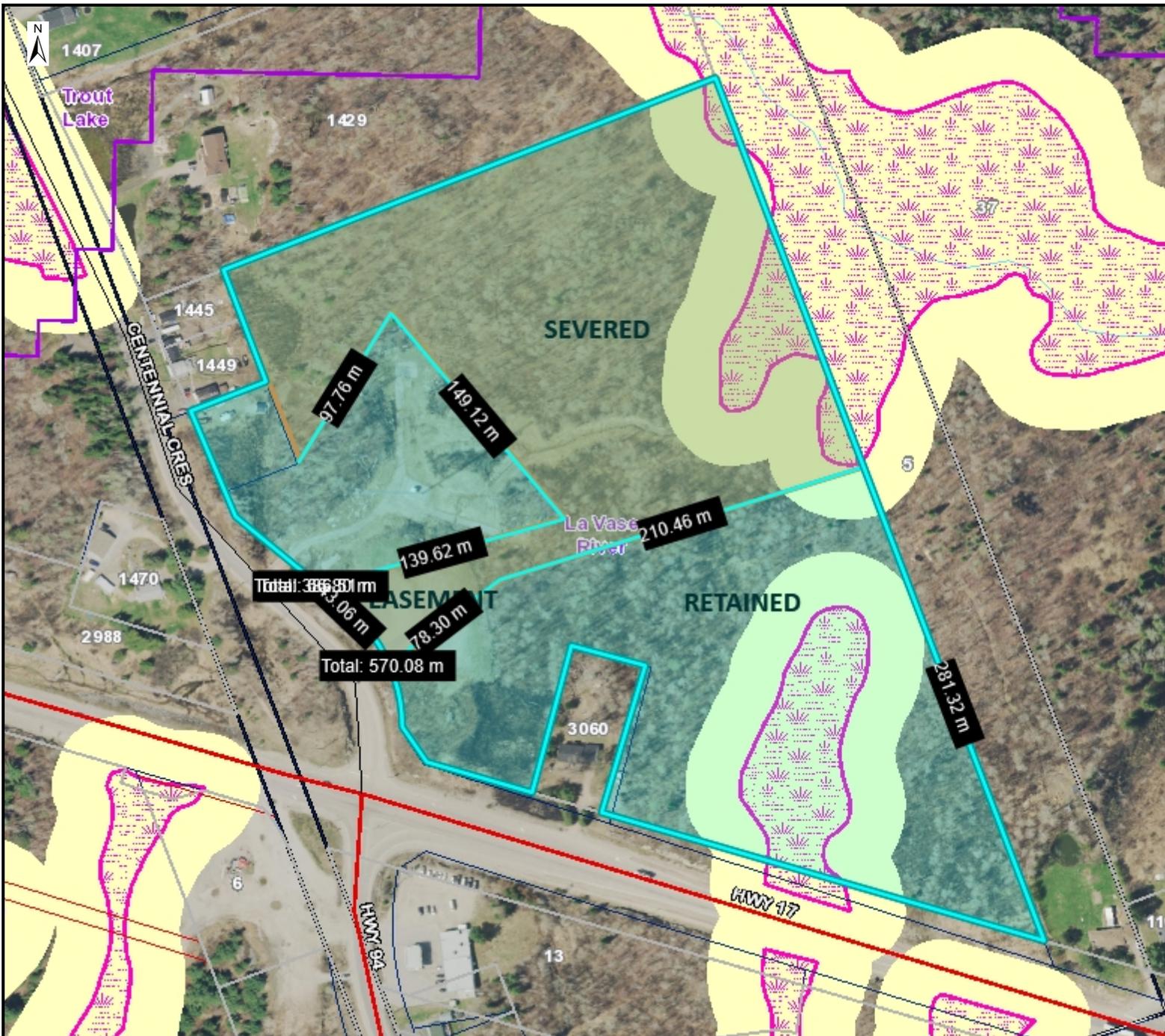
Paula Scott
Director, Planning & Development/Deputy CAO

Encl. (2)

Schedule A - Key Map



CENTENNIAL CRESCENT AND HIGHWAY 17



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

