

October 12, 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 an easement
 Oakridge Drive
 Unit 12, Nipissing Vacant Land Condominium Plan No. 63
 Municipality of East Ferris
 Our File No.: PC25-EF-23
 Your File No.: B-2023-25**

The North Bay-Mattawa Conservation Authority has received and reviewed the above-mentioned application for consent for the purpose of creating an easement for a right-of-way for access to units 11 and 12 in the vacant land condominium. The proposed right-of-way is approximately 264.2m² across unit 12. 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.

There are no concerns with respect to Section 3.1 (Natural Hazards) of the PPS, 2020.

The property is not within the Approximate Regulated Area (ARA) of the Conservation Authority.

Sewage System Permits have been issued for Unit 11 (03-EF-23) and for Unit 12 (04-EF-23). There are no concerns with respect to impacts to the location of sewage systems on either property.

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. (1)

SKETCH FOR PROPOSED RIGHT OF WAY

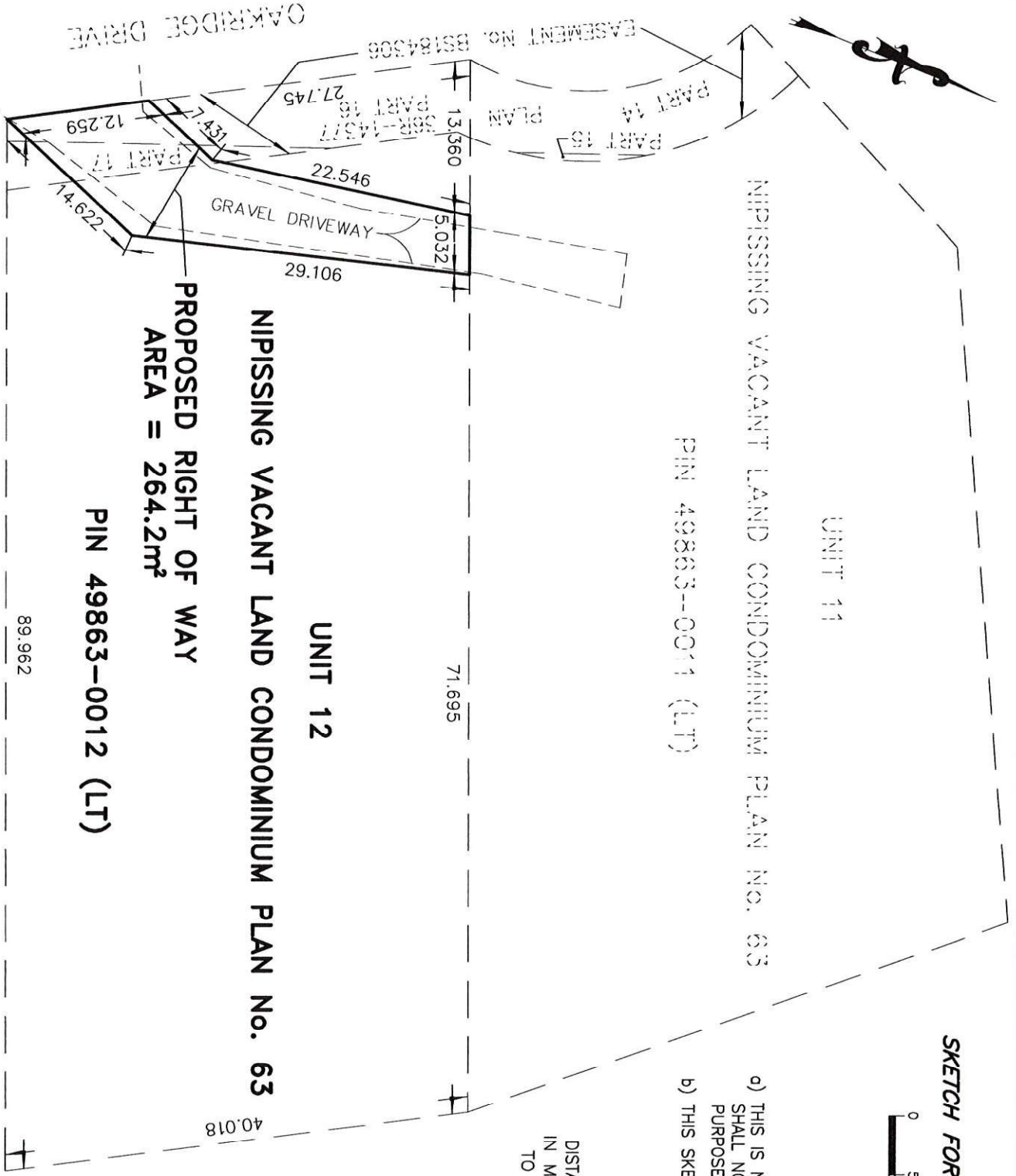


CAUTION

- a) THIS IS NOT A PLAN OF SURVEY AND SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.
- b) THIS SKETCH IS PROTECTED BY COPYRIGHT ©

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.




UNIT 11
 NIPISSING VACANT LAND CONDOMINIUM PLAN No. 63
 PIN 49863--0011 (LT)

UNIT 12
 NIPISSING VACANT LAND CONDOMINIUM PLAN No. 63
 PROPOSED RIGHT OF WAY
 AREA = 264.2m²
 PIN 49863--0012 (LT)

NOTE

PART OF UNIT 12
 NIPISSING VACANT LAND
 CONDOMINIUM PLAN No. 63
 TOWNSHIP OF EAST FERRIS
 DISTRICT OF NIPISSING

CLIENT: MARCEL DEGAGNE CARPENTRY



TULLOCH GEOMATICS INC.

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DRAWN BY: C.A.L. FILE No. 232824