

January 16, 2026

The Municipality of East Ferris  
Committee of Adjustment  
25 Taillefer Road  
Corbeil, ON P0H 1KO

Attention: Greg Kirton, Director of Community Services

RE: B-2026-02 – Kirby Roy – 578 Lavigne Road  
Application for Consent  
NBMCA File: PC02-EF-26

The North Bay-Mattawa Conservation Authority (NBMCA) has received and reviewed the proposed consent to sever one new lot (0.8 ha) with 60m of frontage Lavigne Road in East Ferris. The following comments are based on a review of the application with respect to Section 5.2 of the 2024 Provincial Planning Statement, O. Reg. 41/24 Prohibited Activities, Exemptions, and Permits, as per Section 28.1 of the *Conservation Authorities Act*, and as a Source Protection Authority under the *Clean Water Act* (CWA).

NBMCA regulates natural hazard features and their adjacent lands such as floodplains, shorelines, wetlands, and watercourses under O. Reg 41/24. There are no mapped natural hazards present on the subject lands. At this time, the NBMCA has no concerns regarding this application for consent with respect to natural hazards or considerations under O. Reg. 41/24.

NBMCA's On-Site Sewage (OSS) program has reviewed the application and noted that the proposed retrained lot currently has a dwelling serviced by an existing sewage system (no permit found on file). There appeared to be two suitable locations observed on the retained portion to accommodate a replacement sewage system. There appeared to be two suitable locations observed on the proposed severed lot to accommodate a sewage system. Confirmation of whether the newly formed lot lines encroach on the existing system's setbacks could not be completed due to the amount of snow coverage. Please note that zoning by-laws are applicable in this area and increased setbacks may apply.

All OSS comments are based on Ontario Regulation 203/24 of the Ontario Building Code for a 3-bedroom dwelling (less than 20 fixture units and less than 200 m<sup>2</sup>, 4F filter bed of 21.3 m<sup>2</sup> and a 3600 L tank), soil percolation of T-50 min/cm, and a daily design sewage flow of 1600 L/day. Please be advised that prior to any development on the above-mentioned properties a Sewage System Permit is required. Should you have any questions or require further information please contact Derek Airdrie of our office.

The subject lands are wholly located within an area of Highly Vulnerable Aquifers (HVA), one of four types of vulnerable areas identified in the CWA. Municipalities, implementing bodies, and landowners should have regard for these policies. A copy of the SPP can be found here: <https://bit.ly/41mWDYG>.

In consideration of the comments above, NBMCA is satisfied that the application is consistent with the policies as set out in Section 5.2 of the PPS. Should you have any questions, please do not hesitate to contact me directly at (705) 474-5420 x 2004.

Respectfully submitted,



Hannah Wolfram  
Planning & Development Officer