



Via E-mail (zoning_zonage@clarence-rockland.com)

April 2, 2024



Marie-Eve Belanger
Manager of Development
City of Clarence-Rockland
1560 Laurier Street
Rockland, ON K4K 1P7



Re: Proposed Amendment to the Zoning By-law and proposed amendment to the Official Plan of the Urban Area of the City of Clarence-Rockland
Municipal Files: D-14-606 & D-09-108
Canadian Lane
Roll Number: 031602100516000



Dear Ms. Belanger,



South Nation Conservation (SNC) received and reviewed a proposed amendments to the zoning by-law and Official Plan at the above noted location. It is understood that the proposed amendment to the Official Plan would modify the land use designation of the subject properties from “Business Park” to “Community Facilities” and that the proposed amendment to the zoning by-law would re-zone the property from the General Industrial zones MG-FP, MG-2-FP, MG-2, and MG-4 to various Open Space and Community Facilities zones, in order to permit community facility uses such as recreational facilities and other ancillary uses.



SNC’s review considers the impact of this application on public health and safety and of property damage as outlined under Section 3.1 (Natural Hazards) of the Provincial Policy Statement (May 2020) issued under Section 3 of the *Planning Act*, 1990 as well as Part VI of the Conservation Authorities Act and Ontario Regulation 41/24.



SNC also provides comments based on the Sewage System Management Agreement and Source Water Protection Agreement between SNC and the City of Clarence-Rockland



Conservation Authorities Act & Ontario Regulation 41/24



SNC implements Part VI of the Conservation Authorities Act and Ontario Regulation 41/24, Prohibited Activities, Exemptions and Permits, made under the Conservation Authorities Act.



According to our mapping, the subject property contains regulated areas. Specifically, the property contains floodplain and riverine erosion hazard of the Ottawa River and Clarence Creek and adjacent regulated area as well as the regulated area within 30m of the Rockland Marsh Provincially Significant Wetland.



Development should be directed outside of the floodplain and the area impacted by wave uprush and away from unstable slopes. Any proposed development within the SNC regulated areas may require a permit, and restrictions may apply.

Natural Hazards

Floodplain

An engineering study has been completed for both the Ottawa River and Clarence Creek to determine the extents and elevation of the flood hazard. In eastern Ontario, the regulatory flood level is the 1:100-year flood, calculated as having a 1% chance of being equalled or exceeded in any given year. The 1:100-year flood level at the property has been determined to be 44.41 metres CGVD28 above sea level.

Slope Stability

This section of Clarence Creek has been identified as having a slope stability factor of 1.5 to 2.0 in the Slope Stability Study of the South Nation River and Portions of the Ottawa River by Poschmann, Klassen, Klugman and Gooding (1983). The study indicates that prior to any development or site alteration, routine geotechnical investigation by a qualified professional may be required to ensure that any potential risks from these hazards can be adequately addressed.

The slope has also been identified on Schedule C1 of the United Counties of Prescott and Russell Official Plan as potentially unstable. The area between the proposed zoning by-law amendment and the river is also zoned with an “-ss” suffix, designating a sensitive slope in the City of Clarence-Rockland Zoning By-law.

Riverine Erosion Hazard

The subject property borders a section of Clarence Creek that has been identified as having a riverine erosion hazard.

Prior to development on the adjacent lands, a geotechnical study prepared by a qualified professional may be required to address any potential risks from these hazards.

Private Sewage System

It is understood that any proposed development on the subject property will be connected to municipal water and sewer services.

Clean Water Act

The severed and retained lots are not within a Municipal drinking water Wellhead Protection Area or Intake Protection Zone.



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Conclusion

South Nation Conservation has no objections to the proposed zoning by-law and Official Plan amendments. The municipality should pre-consult with SNC if any development or site alteration is planned in or near regulated areas.

I trust the above is to your satisfaction. Should you have any questions please do not hesitate to call our office.

Best regards,

A handwritten signature in cursive script that reads 'Claire Lemay'. The signature is written in black ink and is positioned above the printed name.

Claire Lemay
Senior Planner
South Nation Conservation