



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

March 20, 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
Municipal File: D-14-609
City of Clarence-Rockland**

Dear Ms. Belanger,

SNC's review of the proposed zoning by-law amendment D-14-609 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 Ontario Regulation 170/06. SNC is also responsible for the administration of Part 8 of the Building Code and is the approval authority for private septic systems (less than 10,000L/day) in Clarence-Rockland.

Natural Hazards

The proposed sections 4.41 n), o) and p) of the Zoning By-law will protect people and property by restricting additional dwelling units to areas outside of natural hazards. SNC notes that the proposed provisions will have the effect of prohibiting new additional residential units within the floodplain unless permission is granted by the Committee of Adjustment. These provisions are consistent with SNC's development policies, which do not allow for the creation of new dwelling units within floodplains. SNC expects that, should an application come forward for permission to add an additional residential unit in a dwelling located in a floodplain, consideration shall be had for section 3.1.2 of the Provincial Policy Statement, 2020, concerning development within floodplains and areas where safe access is not available during flooding and/or erosion hazards.

Private Sewage System

SNC has previously expressed concern about additional residential units being permitted on small lots in partially serviced villages and in the rural area. This proposed amendment D-14-609 addresses these concerns. The proposed zoning by-law amendment would limit the number of bedrooms to 4 for lots within the villages where municipal water is available. This would permit the kind of additional residential units we have been seeing most frequently (one-bedroom additional unit in a 3-bedroom home), while also reducing the potential risks associated with more dense development.



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SNC is hopeful that the proposed provisions of section 4.41 b) and c), including minimum lot sizes and maximum number of bedrooms for additional residential units within detached, linked-detached and semi-detached dwellings on partial services and within detached dwellings on private services, will ensure the long-term safety of future additional residential unit development on private septic systems.

SNC is also supportive of the inclusion of definitions to clarify what is meant by full municipal services, partial municipal services, and private services.

Recommendation

SNC is supportive of the proposed zoning by-law amendment in general, however, we recommend that the City of Clarence-Rockland consider including additional clarification in the proposed amendment that additional residential units are not permitted within existing dwellings located the floodplain.

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

Best regards,

Claire Lemay
Senior Planner
South Nation Conservation