



Via Email (ndenis@clarence-rockland.com)

31 July 2020



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



**RE: Application for Consent (Simard)**  
**File No. D-10-890**  
**PIN: 9370 County Road 17**

Dear Ms. Bélanger,

South Nation Conservation (SNC) received the above-noted application to sever a parcel of land for residential purposes.

SNC's review considers the impact of this application on the local environment, as outlined under Sections 2.1 (Natural Heritage) and 3.1 (Natural Hazards) of the Provincial Policy Statement (April 2014) issued under Section 3 of the *Planning Act*, 1990.

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

Specifically, SNC examines the following:

Natural Heritage Features (S.2.1 PPS):	Natural Hazards (S.3.1 PPS):	Private Sewage System:
Significant wetlands Significant woodlands Significant valley lands Significant wildlife habitat Significant Areas of Natural and Scientific Interest Fish habitat	Hazardous lands	Loading requirements Separation distances
	<i>Flooding</i> <i>Erosion</i>	
	Hazardous sites	<b>Clean Water Act, 2006:</b> Source Protection Areas
	<i>Unstable soils</i> <i>Unstable bedrock</i>	

SNC's findings below are based on a desktop review and a site visit completed on July 20, 2020.



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## **Natural Heritage Features**

### *Watercourse*

The proposed severed and retained lots border the Ottawa River to the north and a mapped watercourse to the south, which are identified as fish habitat on the United Counties of Prescott and Russell (UCPR) Official Plan, Schedule B.

The UCPR Official Plan, Section 5.5.7, and the Clarence Rockland Zoning By-law (44.4.1) require any development or site alteration within 120 metres of Fish Habitat to demonstrate through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or ecological functions of the identified area.

As per Section 5.6.2 of the UCPR Official Plan, the requirement for an EIS can be scoped to reflect the scale of development. In this case a scoped impact study should be done to ensure the proposed residential development does not have any negative impact.

Any interference with a watercourse will require a permit from SNC.

### *Provincially Significant Wetland*

The proposed severed and retained lots are located within 120 metres of a coastal Provincially Significant Wetland (PSW), specifically the Baie Lafontaine PSW.

Development (buildings, septic, grading, fill placement, etc.) within 120 metres of a PSW will require a permit from SNC.

In addition, section 4.4.3 of the City of Clarence-Rockland Zoning Bylaw will permit development located within 120 metres of a PSW if it can be demonstrated through an EIS that there will be no negative impacts on the wetland's features, ecologic or hydrologic functions.

## **Natural Hazards**

### *Floodplain and Unstable Slope*

The 1:100-year floodplain elevation on the property has been determined to be 44.35 metres above sea level.

Any development (buildings, septic, grading, fill placement, etc.) within 15 metres inland of the floodplain boundary will require a permit from SNC, and restrictions may apply.

In addition, the UCPR Official Plan, Schedule C and the Clarence Rockland Zoning By-law Map G identify a slope stability hazard associated with the Ottawa River. A geotechnical Slope Stability Assessment prepared by a qualified geotechnical engineer should be



completed to ensure the property can be safely developed. A permit from SNC may also be required.

### **Private Sewage System**

The proposed lot areas noted in the application are sufficient for the installation of a private sewage system and a replacement area (per the *Ontario Building Code*).

The applicant should be made aware that a sewage system permit under Section 8 (1) – of the *Building Code Act* is required for any new sewage system or repair, replacement, and/or modification of any existing sewage system. Please contact SNC's septic department for more information.

### **Municipal Drinking Source Water Protection**

This property is located within a Municipal drinking water Intake Protection Zone (IPZ), specifically the Rockland IPZ-2 with a vulnerability score of 7.2.

Policies in the Raisin-South Nation Source Protection Plan do not apply in this zone. However, all property owners within Vulnerable Areas are encouraged to use best management practices to protect sources of Municipal drinking water.

### **Conclusion**

SNC does not object to the application; however, should the approval authority conditionally approve the application, SNC requests the following condition be included:

1. **That the applicant provides South Nation Conservation with the following written undertaking: "I acknowledge that the proposed property lines are a minimum distance of three metres from all existing private sewage systems";**
2. **That the applicant complete a scoped Environmental Impact Study that demonstrates there will be no negative impact from the proposed residential development on Fish Habitat or on the Provincially Significant Wetland to the satisfaction of South Nation Conservation and the Municipality; and,**
3. **That the applicant retain a qualified professional to complete a Slope Stability evaluation to determine the appropriate geotechnical setbacks for proposed residential development to the satisfaction of South Nation Conservation and the Municipality.**



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

Best regards,

A handwritten signature in black ink that reads "Alison McDonald". The signature is written in a cursive, flowing style.

Alison McDonald  
Team Lead, Approvals  
South Nation Conservation