



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 (Meloche)
File No. D-10-891
PIN: 69055-0063



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	Clean Water Act, 2006: 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.





Natural Heritage Features

Watercourse

There are multiple watercourses that cross through the retained lot and one that borders the severed lot. These watercourses have been 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 (4.44.1) 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 reduced for minor changes in existing land use that will not result in any significant physical changes to the property. The application indicates a new residential use.

Any interference with a watercourse requires a permit from SNC.

Natural Hazards

SNC's review did not identify any natural hazards on the proposed severed or retained lots.

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.

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. **The applicant provides a scoped Environmental Impact Study that demonstrates there will be no negative impact to the Fish Habitat from the proposed**



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development on the severed lot, to the satisfaction of South Nation Conservation and the City of Clarence-Rockland.

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