

Via Email Transmission (clemay@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 (Besner)
File No. D-10-894 & D-10-895
200 Belvedere Road
Concession 11, Lot 16, Formerly Clarence Township
Roll No. 031601601102300

Dear Ms. Bélanger,

South Nation Conservation (SNC) received the above-noted applications to sever to create new residential lots.

SNC's review considers the impact of these applications 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 valleylands Significant wildlife habitat Significant Areas of Natural and Scientific Interest Fish habitat	Hazardous lands	Loading requirements Separation distances
	Flooding Erosion	
	Hazardous sites	Clean Water Act, 2006: Source Protection Areas
	Unstable soils Unstable bedrock	

SNC's findings below are based on a desktop review and a site visit completed on September 24, 2018.

Natural Heritage Features

Watercourse

The proposed retained and severed lots border sections of mapped watercourses, which have been identified as Fish Habitat in Schedule B of the United Counties of Prescott and Russell (UCPR) Official Plan.

For any new development or site alteration proposed within 120 metres of an area identified as Fish Habitat, an Environmental Impact Study (EIS) should be prepared by a qualified professional demonstrating that there will be no negative impacts on the natural features or on the ecological functions of the habitat. This is consistent with UCPR's Official Plan *Fish Habitat* policies, Section 5.5.7.

In addition, the City of Clarence Rockland's zoning bylaw requires that buildings or structures, including septic systems, be set back 30 metres from the normal highwater mark of the waterbody or watercourse, Section 4.44.1(d).

Natural Hazards

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

Regulatory Requirements

SNC implements Ontario Regulation 170/06, Development Interference with Wetlands and Alterations to Shorelines and Watercourses, developed under Section 28 of the *Conservation Authorities Act*.

According to our mapping, the proposed severed and retained lots contain areas that are protected by South Nation Conservation under Ontario Regulation 170/06. Specifically, any interference with a watercourse may require a permit from SNC, and restrictions may apply.

Private Sewage System

As per the information provided in the subject applications under Section 5.1, there is sufficient contact area (as specified under 8.7.4.1 – Loading Requirements in the Ontario Building Code) for the installation of a private sewage system and a replacement area on the proposed parcels.

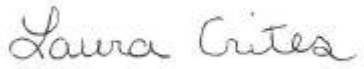
It is understood that there is no private sewage septic system existing on the proposed retained or severed parcels. The applicant should be made aware that a sewage system permit under Section 8 (1) – Building Permit of the *Building Code Act*, 1992 is required for any new sewage system or repair, replacement and/or modification of any existing sewage system. Please contact SNC's Septic Department for more information.

Conclusion

SNC does not object to the applications and no conditions are requested.

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

Best regards,



Laura Crites
Planning Assistant
South Nation Conservation
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SNC-1307-2020 & SNC-1308-2020