



Via Email (ndenis@clarence-rockland.com)

21 August 2020



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

RE: Application for Consent (Guindon)
File No. D-10-893
Du Golf Road

Dear Ms. Bélanger,

South Nation Conservation (SNC) received the above-noted application to sever a parcel of land to enlarge the adjacent lot.

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 (2020) 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 August 10, 2020.



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Natural Heritage Features

Watercourse

Based on SNC mapping, there is a watercourse bordering the proposed retained lot on the north side along the road.

Any interference with a watercourse will require a permit from SNC, and restrictions may apply.

Provincially Significant Wetlands

The proposed retained lot contains a portion of the Hammond Swamp Provincially Significant Wetland (PSW). This PSW is identified on the UCPR Official Plan, Schedule B and in the City of Clarence Rockland Zoning Bylaw.

Section 4.44.3 of the City of Clarence-Rockland Zoning Bylaw prohibits development within the PSW. Development may be permitted within 120 metres of the PSW if it can be demonstrated through an EIS there will be no negative impacts on the natural features or ecological functions of the wetland.

SNC received and reviewed the report titled "Environmental Impact Assessment Update – Wetland, Fish Habitat, Wildlife Corridor and Significant Woodland", dated June 19, 2020, prepared by LRL Engineering." The submitted EIS addresses the wetland feature.

For future development (buildings, grading, fill, etc.) within 120 metres of the PSW, a permit will be required from SNC and restrictions may apply.

Significant Woodlands

The proposed retained and severed lot contains significant woodland, identified on the UCPR Official Plan, Schedule B.

Section 5.5.6 of the UCPR Official Plan, requires development within or 120 metres adjacent to the woodland prepare an EIS to demonstrate there will be no negative impacts on the natural features or ecological function of the habitat area.

The submitted EIS addresses the woodland feature.

Natural Hazards

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



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Private Sewage System

The proposed lot areas noted in Section 4 of 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. The applicant submits a revised Environmental Impact Study that addresses South Nation Conservation's comments, dated July 23, 2020, 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