



Via Email (ndenis@clarence-rockland.com)

11 September 2020



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



**RE: Application for Consent (Lecompte)**  
**File No. D-10-896**  
**880-884 St. Jean Street**

Dear Ms. Bélanger,

South Nation Conservation (SNC) received the above-noted application to sever a parcel of land to create a new residential 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 (May 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	<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.



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### **Natural Heritage Features and Natural Hazards**

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

### **Municipal Services**

It is understood that the proposed lots will be serviced by municipal sanitary sewer services.

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

This property is located within the Rockland drinking water Intake Protection Zone 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 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,

Alison McDonald  
Team Lead, Approvals  
South Nation Conservation