



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 (Desjardins)
File No. D-10-897
1410 Landry Road

Dear Ms. Bélanger,

South Nation Conservation (SNC) received the above-noted application to sever a parcel of land to create a new lot for agricultural 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 (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	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 26, 2020.



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Natural Heritage Features and Natural Hazards

Watercourse

There are multiple watercourses, including Clarence Creek Outlet Municipal Drain, located on the proposed severed lot, and bordering the proposed retained lot.

Clarence Creek Outlet Municipal Drain is identified as a permanent watercourse containing spring spawning fish species. The watercourses on the property have been identified as fish habitat on the United Counties of Prescott and Russell (UCPR) Official Plan, Schedule B.

Section 5.5.7 of the UCPR Official Plan requires development located within 120 metres of fish habitat to prepare an environmental impact study (EIS) to demonstrate there is no negative impact on the fish habitat or its ecological function. This is consistent with Section 4.44.1 of the City of Clarence-Rockland zoning bylaw.

We note there is no new development proposed within this setback.

In addition, 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*. Any interference with a watercourse may require a permit from SNC, and restrictions may apply.

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.



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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,

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