



Via Email (clemay@clarence-rockland.com)

25 September 2020

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

RE: Application for Consent and Amendment to the Zoning Bylaw (Lalande)
File No. D-10-898 & D-14-543
1723 Landry Road

Dear Ms. Bélanger,

South Nation Conservation (SNC) received the above-noted applications to sever a parcel of land to create a new lot and to amend the zoning bylaw.

SNC understands the zoning category will change from “Village Residential First Density – Exception 26 – holding (RV1-26-h)” to “Village Residential First Density (RV1)” for the existing dwelling and to “Community Facilities – Exception 2 (CF-2)” to permit a long-term care facility, and to “Village Residential First Density – Exception 16 – holding (RV1-16-h)” for the remainder of the land to permit a residential subdivision.

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:
	<i>Unstable soils</i> <i>Unstable bedrock</i>	Source Protection Areas

SNC’s findings below are based on a desktop review and site visits completed on August 11, 2020 and September 22, 2020.



Natural Heritage Features

Fish Habitat

The proposed severed lot contains a watercourse identified as the Pharmacy Municipal Drain, which is classified as fish habitat on the United Counties of Prescott and Russell (UCPR) Official Plan, Schedule B. Our site visit on August 11, 2020 identified an unmapped watercourse which is a tributary of the Pharmacy Municipal Drain. This watercourse is also considered fish habitat.

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) demonstrating there will be no negative impacts on the natural features or ecological functions of the habitat.

Both watercourses are regulated by SNC under the *Conservation Authorities Act*, Ontario Regulation 170/06. Any interference (bridges, culverts, straightening, etc.) to the watercourses will require a permit from SNC, and restrictions may apply.

SNC and the City of Clarence-Rockland discussed and agreed upon a 20-metre setback for future development from the normal highwater mark of the Pharmacy Municipal Drain. No building or structure is allowed within the setback. The 20-metre setback will remain vegetated and untouched, except for any maintenance or improvement work required under the *Drainage Act*.

Significant Woodlands

The woodland on the proposed severed lot is not identified as significant woodland on the UCPR Official Plan since it is located within the urban boundary of Clarence Creek.

It is SNC's understanding that the woodland will remain untouched.

This feature should be included in the EIS to determine its significance.

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 Section 4 of the application are sufficient for the installation of a private sewage system and a replacement area (per the *Ontario Building Code*). It is understood that one private sewage system exists on the proposed retained parcel.

The landowner should contact SNC for any new sewage system or repair, replacement, and/or modification of any existing sewage system on the proposed retained lot.



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The applicant should be made aware that approval by the Ministry of the Environment, Conservation, and Parks under the *Ontario Water Resources Act* is required for the sewage system for the long-term care facility on the proposed severed lot.

Clean Water Act

SNC's review determined that the proposed severed and retained lots are not within a municipal drinking water Intake Protection Zone or Wellhead Protection Area.

Conclusion

SNC does not object to the applications; however, should the approval authority conditionally approve the consent application, SNC requests the following conditions for application D-10-898 be included:

- 1. The applicant submits an environmental impact study demonstrating there will be no negative impacts to the natural features on the property, or their ecological function, to the satisfaction of the City of Clarence-Rockland and South Nation Conservation.**
- 2. That the landowner 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".**

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

Best regards,

Michelle Cavanagh
Team Lead, Stewardship
South Nation Conservation
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613-984-2948