



Via Email (ndenis@clarence-rockland.com)

15 October 2020

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

RE: Application for Consent (Lalonde)
File No. D-10-900
Henri Road

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 (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 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 October 14, 2020.



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Natural Heritage Features

Significant Woodlands

The entire proposed severed and retained parcels are within an area identified as significant woodlands on the United Counties of Prescott and Russell (UCPR) Official Plan, Schedule B.

Section 5.5.6 of the UCPR Official Plan, requires development and site alteration within 120 metres of the woodlands to prepare an environmental impact study (EIS) demonstrating there will be no negative impacts on the natural features or their ecological function.

As per Section 5.6.2 of the UCPR Official Plan, the EIS requirement may be scoped to reflect the scale of the development.

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*).

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; however, should the approval authority conditionally approve the application, SNC requests the following condition be included:

- 1. The applicant submits a scoped environmental impact study that demonstrates there will be no negative impacts to the significant woodlands, 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,

Alison McDonald
Team Lead, Approvals
South Nation Conservation