



Via Email (ndenis@clarence-rockland.com)

09 October 2020



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



RE: Application for Consent (Mennie)
File No. D-10-902
3241 Old Highway 17



Dear Ms. Bélanger,



South Nation Conservation (SNC) received the above-noted application to sever a parcel of land to enlarge an adjacent lot. The purpose of the application is to allow for a larger waterfront on the Ottawa River.



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 October 8, 2020.





Natural Heritage Features

Watercourse

The proposed severed and retained lots border the Ottawa River, which has 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 that any development or site alteration within 120 metres of Fish Habitat demonstrate through an Environmental Impact Study (EIS) that there will be no negative impacts on the natural features or ecological functions of the identified area. This is consistent with the City of Clarence-Rockland Zoning Bylaw, Section 4.44.1.

We note there is no development proposed within this setback.

Any interference with a watercourse (shoreline erosion protection, grading, docks, etc.) will require a permit from SNC, and restrictions may apply.

Significant Wildlife Habitat

The proposed severed and retained lots are entirely within an area identified as significant wildlife habitat, specifically wildlife travel corridor, on the UCPR Official Plan, Schedule B.

Section 5.5.4 of the UCPR Official Plan, requires development within or adjacent to the significant wildlife habitat to prepare an EIS demonstrating there will be no negative impacts on the natural features or their ecological function.

We note there is no development proposed on the retained or severed lots.

As per Section 5.6.2 of the UCPR Official Plan, the requirement for an EIS can be reduced in this situation (i.e. minor changes in existing land use that will not result in any significant physical changes to the property).

Natural Hazards

Floodplain and Unstable Slope

The proposed severed and retained lots contain an area within the 1:100-year floodplain associated with the Ottawa River. This has been identified as Municipal Flood Risk in the UCPR Official Plan, Schedule C.

The shoreline of the proposed severed and retained lots has been identified as having a slope stability factor of 0.8 – 1.2 in the Slope Stability Study of the South Nation River and Portions of the Ottawa River.



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Development in this area will require the preparation of a detailed geotechnical report and extensive remedial measures will be required, as detailed in the geotechnical report.

For any development within or adjacent to the floodplain and unstable slope, a permit from SNC will be required and restrictions may apply.

We note no development is proposed within this area.

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. 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,

Alison McDonald
Team Lead, Approvals
South Nation Conservation