



Municipality of Clarington

# FAREWELL HEIGHTS

Secondary Plan and Integrated MCEA  
**Public Information Centre #1**

May 15, 2024



# Land Acknowledgement



The Municipality of Clarington is situated within the traditional and treaty territory of the Mississaugas and Chippewas of the Anishinabeg (uh-NISH-in-NAH-bek) known today as the Williams Treaties First Nations.

Our work on these lands acknowledges their resilience and their longstanding contributions to the area now known as the Municipality of Clarington.

# Project Team

**Clarington**



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Senior Ecologist





# Guidelines for Participation

We want everyone to be comfortable to bring forward their ideas.

We respect each other's viewpoints even if we don't agree.  
There is no debating.

We want to hear your ideas about the Farewell Heights  
Secondary Plan. This is not the place to discuss issues outside  
of the Secondary Plan.

# Purpose of the Session



- The purpose of this **Public Information Centre #1** is to discuss the Farewell Heights Secondary Plan.
- We are in the first phase of the process and are presenting our early findings.
- Questions or concerns that are not related to the Farewell Heights Secondary Plan are best directed to your local Councillor.
- Four parts to the meeting: 1. brief presentation, 2. time for a few questions, 3. conversations in the room at the display maps, and 4. share your comments on the comment sheets or on sticky notes on the maps.
- You are welcome to be on your way whenever you've had a chance to look at everything and have your questions answered.

# AGENDA

## PRESENTATION

- Study Area
- What is a Secondary Plan?
- Study Process and Timing
- Phase 1 Background Review and Analysis
- Next Steps

## QUESTIONS

WALK AROUND TO LOOK AT THE DISPLAYS

SHARE COMMENTS

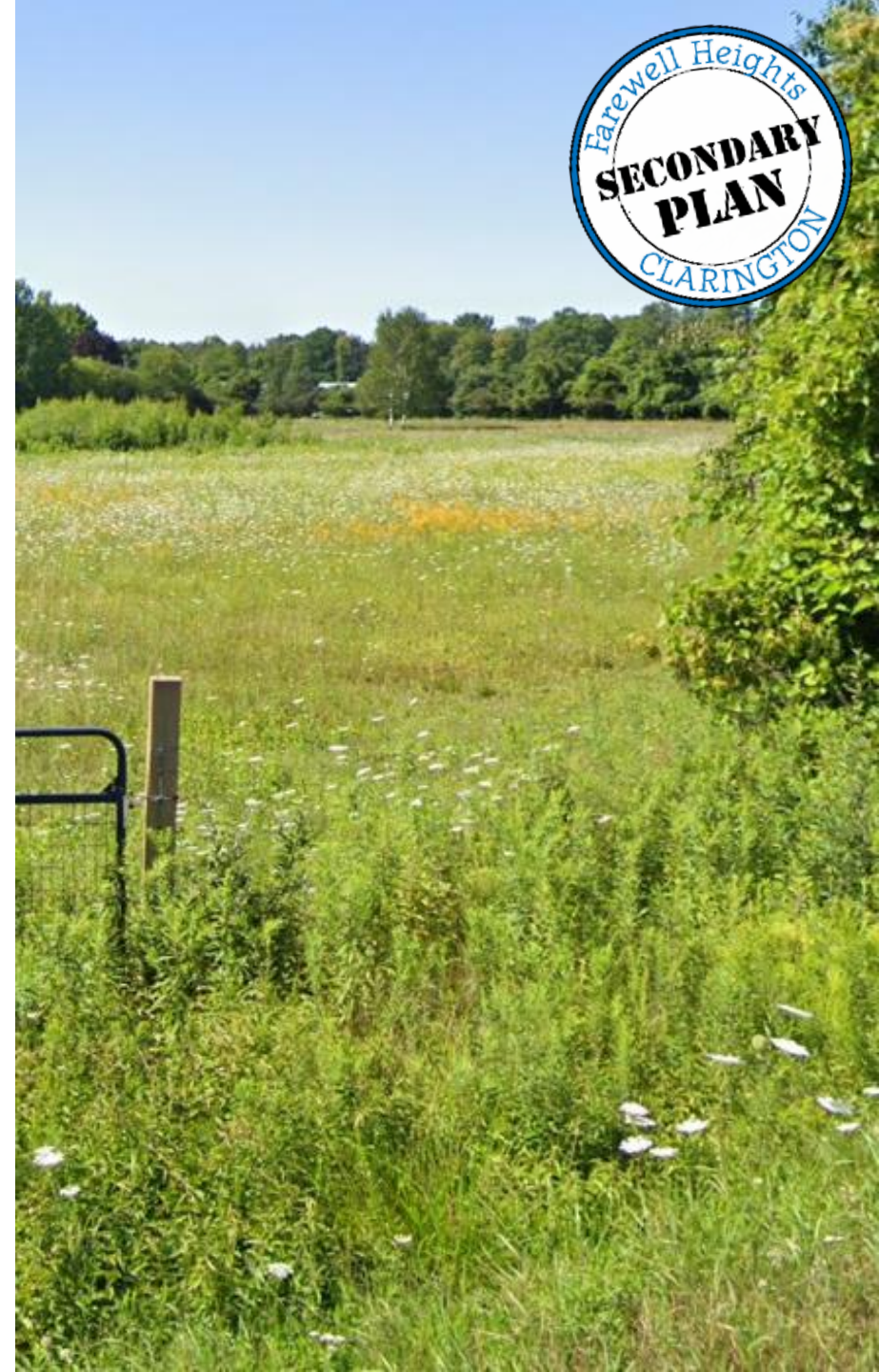
# Secondary Plan Area Context



- The Secondary Plan Area is located in north Courtice and is approx. 107 hectares in size.
- The study area is generally located east of Tooley Road and Timberlane Court, south of Pebblestone Road, west of Courtice Road, and north of Adelaide Avenue.
- Comprised of a variety of uses including agricultural, residential, commercial, and natural features, such as woodlots, wetlands, and Farewell Creek.

# What is a Secondary Plan?

- A **policy document** that is prepared under the Planning Act.
- A document that includes detailed local development policies that **guide growth in a defined area**.
- A Secondary Plan establishes:
  - the appropriate mix of land uses;
  - the height and density of development;
  - the road network, as well as trails and transit routes;
  - the location of schools;
  - the parkland system; and,
  - protection for the natural heritage system.
- Relies on **supporting technical reports** to set the parameters for the secondary plan policies





# Secondary Plan Priorities



The Secondary Plan process is being guided by four Council priorities:



## 1. SUSTAINABILITY AND CLIMATE CHANGE

Sustainable “green lens” approach to development



## 2. URBAN DESIGN

New neighbourhoods are to be created with a sense of place and overall excellence in urban design



## 3. AFFORDABLE HOUSING

Council supports the provision of a variety of housing types, tenure, and costs for people of all ages, abilities, and income groups



## 4. ENGAGEMENT

Range of engagement opportunities with the public, stakeholders, and Indigenous communities

# Study Process

Nov 2023 to May 2024

May to June 2024

July to Oct 2024

Nov 2024 to Jan 2025



## Phase 1

Outreach and  
Technical Analysis



## Phase 2

Alternative Land  
Use Plans



## Phase 3

Preferred Land  
Use Plan



## Phase 4

Secondary  
Plan



Technical  
Steering  
Committee  
Meeting #1

Technical  
Steering  
Committee  
Meeting #2

Public  
Information  
Centre #1  
May 2024  
Opportunities  
and  
Constraints

Preliminary  
Land Use  
Options  
Three Land  
Use Options

Public Engagement - Online  
Feedback on land  
use options

Technical  
Steering  
Committee  
Meeting #3  
Review land  
use options

Preferred  
Plan,  
Secondary  
Plan, Urban  
Design  
Guidelines,  
Background  
Reports

Technical  
Steering  
Committee  
Meeting #4

Public  
Information  
Centre #2  
Sept 2024  
Present  
Preferred  
Plan and  
Secondary  
Plan

Secondary  
Plan, Urban  
Design  
Guidelines,  
Zoning  
By-law

Statutory  
Public  
Meeting

**We are here**

Online Engagement / Project Website



# Integrated Approach



- The Municipality is undertaking a Municipal Class Environmental Assessment (MCEA) process for new or realigned major roads and infrastructure required to service the Farewell Heights Secondary Plan Area.
- The “**Integrated Approach**” recognizes the desirability of integrating and coordinating the planning and approval processes to satisfy the requirements of the Planning Act and Environmental Assessment Act.
- The Secondary Plan is a Master Planning Process that will follow Phases 1 and 2 of Schedule ‘C’ of the MCEA process.

# Background Review and Analysis

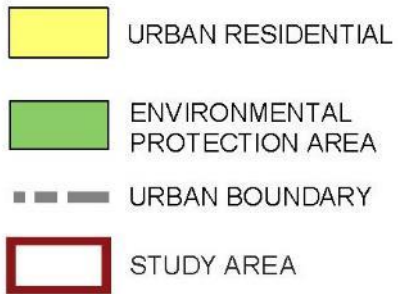
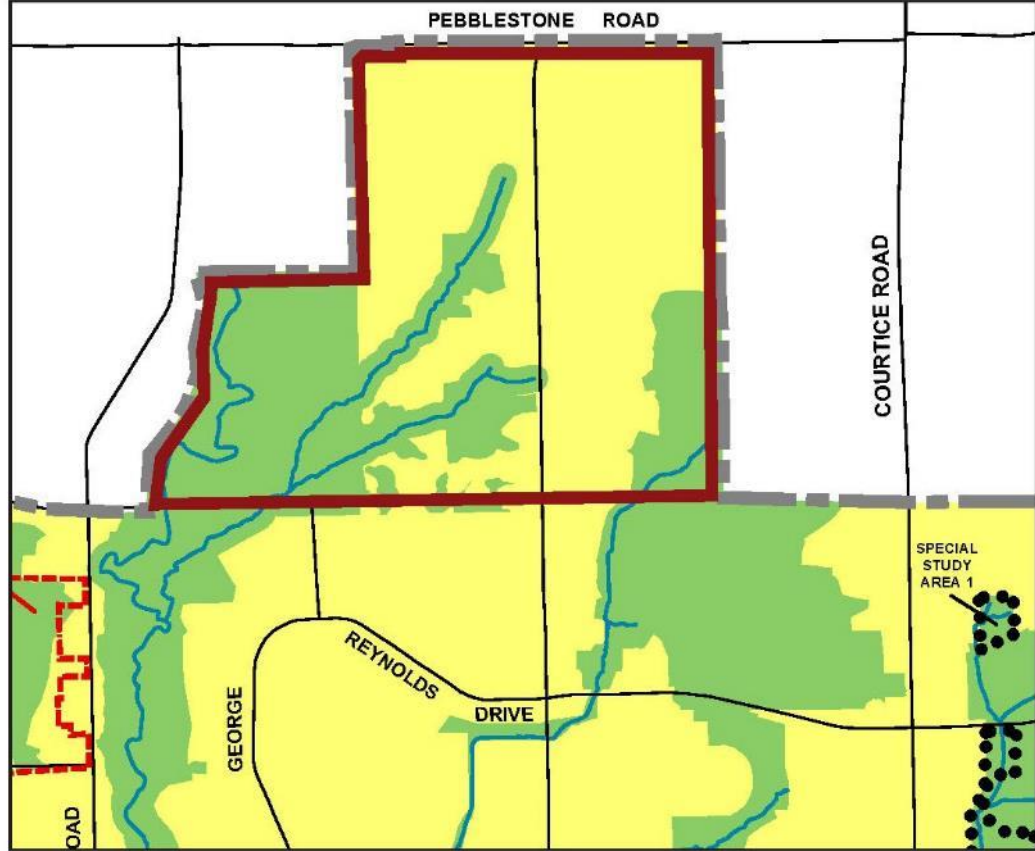


## PHASE 1 Background Reports

- Natural Heritage Evaluation (R. J. Burnside & Associates)
- Landscape Analysis (R. J. Burnside & Associates)
- Functional Servicing and Master Drainage Plan (Schaeffers Consulting Engineers)
- Transportation Impact Study (BA Group)
- Urban Design and Sustainability (The Planning Partnership)
- Archaeological and Cultural Heritage Assessments (ASI)
- Floodplain Mapping (R. J. Burnside & Associates)
- Hydrogeological Assessment (R. J. Burnside & Associates)
- Planning Rationale Memorandum (The Planning Partnership)

**Review and analysis identifies opportunities and challenges which will inform the development of the land use alternatives**

# Policy Review



## Clarington Official Plan

- Lands in the Study Area are designated as “**Urban Residential**” and “**Environmental Protection Area**”
- The predominant use of lands designated **Urban Residential** shall be for housing, other uses may be permitted – small scale retail, schools, parks.
- **Environmental Protection Areas** are the most significant components of the Municipality’s natural environment and are to be preserved and protected, no development is permitted except for trails, erosion control, stormwater management.
- The protection of the Environmental Protection Area is further supported by a 30 metre vegetation protection zone.

# Natural Heritage Evaluation

## Opportunities

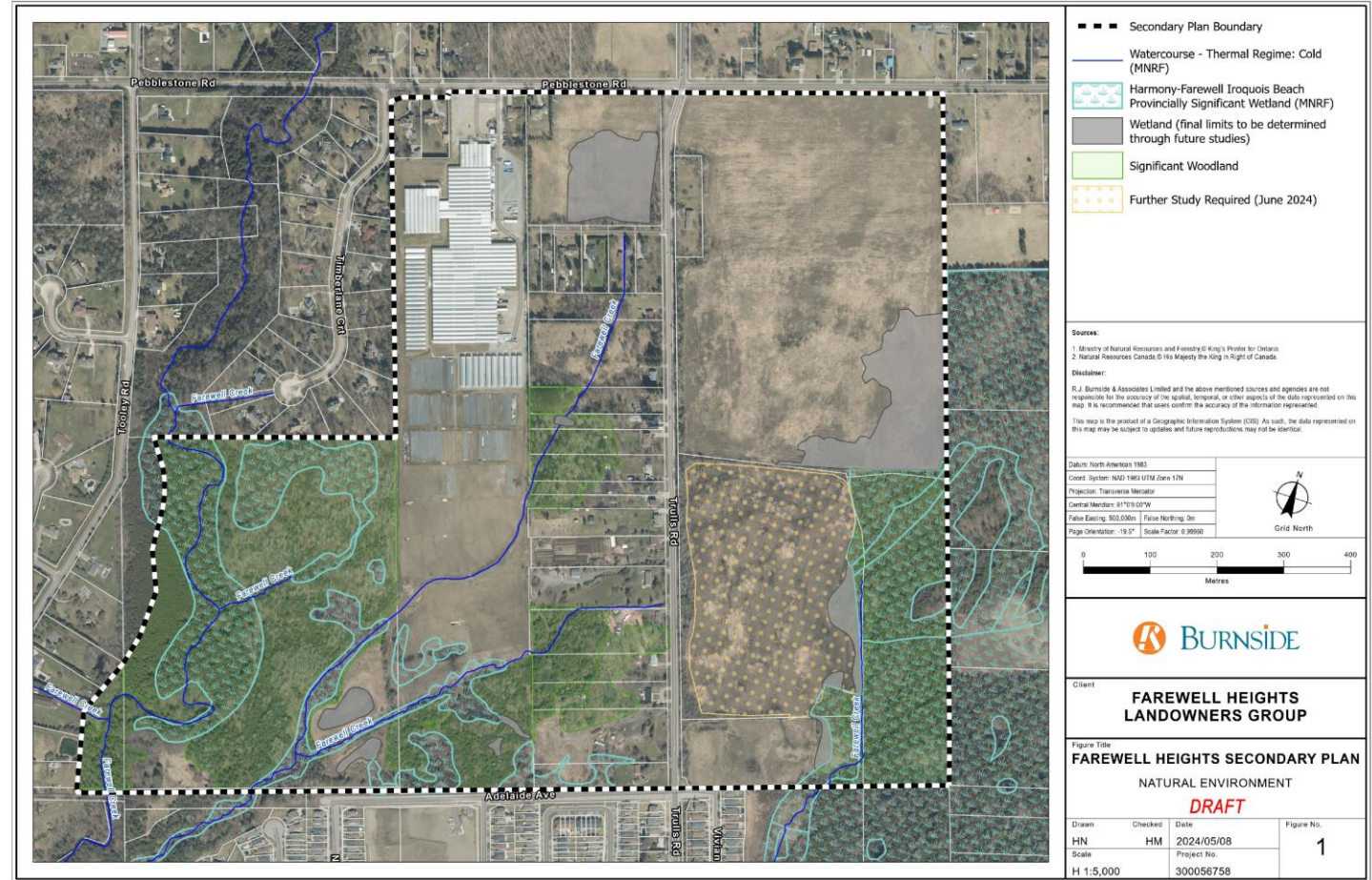
- Increase woodland and riparian cover through the application of buffers from natural heritage features.
- Restore and enhance wetland/woodland habitat (i.e., removal of invasive species) and wildlife habitat.
- Remove current barriers to wildlife movement and maintaining and enhancing wildlife linkages and corridors.
- Improve the quality/quantity of urban runoff to watercourses and wetlands.
- Limits of development will be set in a manner that protects significant natural features.



# Natural Heritage Evaluation

## Challenges

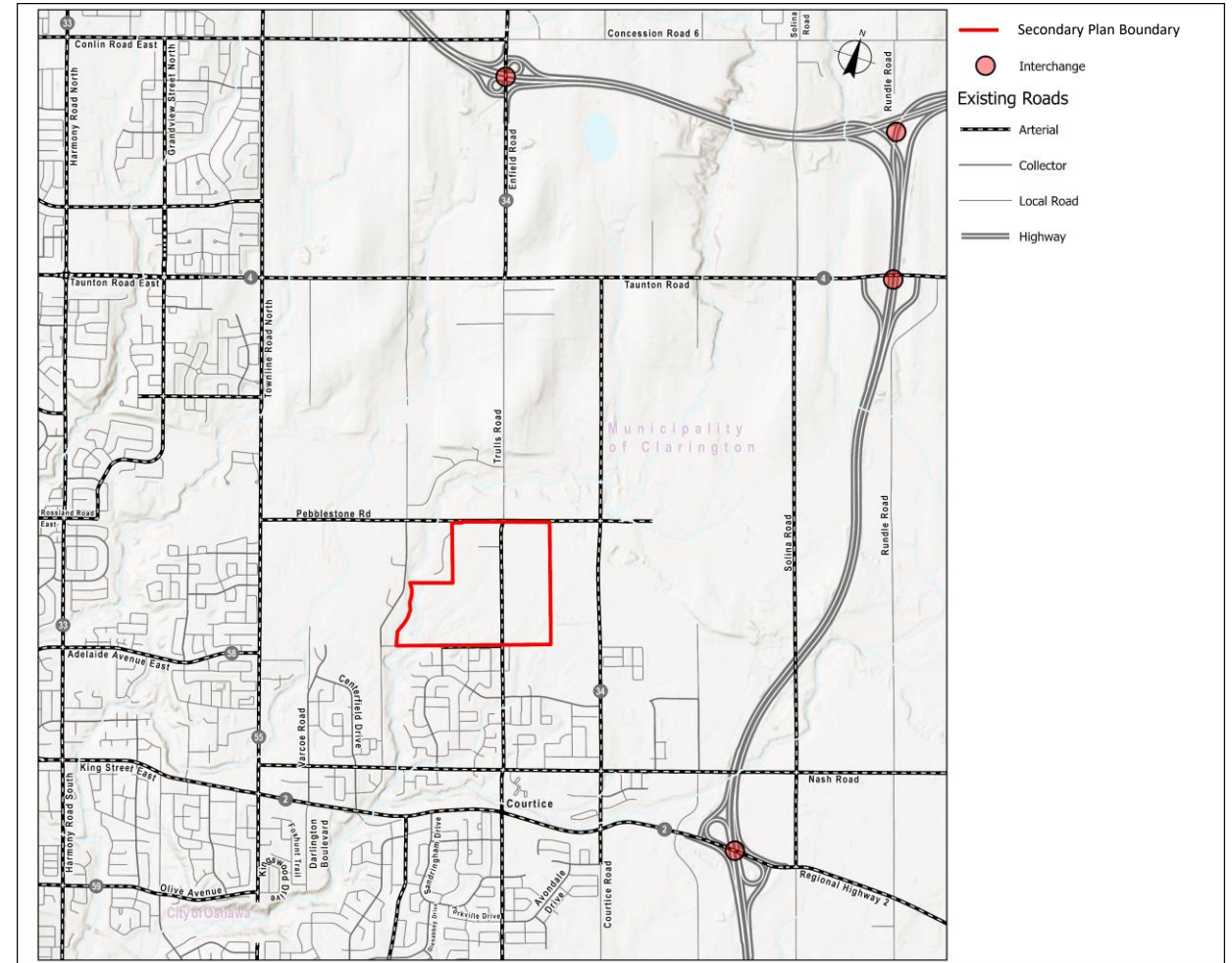
- High water table - maintaining pre-development water balance to features (woodlands, wetlands).
- Protecting watercourses from urban pollution, sedimentation, channel/bank erosion, and thermal impacts.
- Controlling establishment of invasive plant species in natural areas and buffers.
- Minimizing crossings of natural heritage features and ensuring retainment of wildlife linkages and corridors.
- Minimizing the negative impacts of human activities on natural heritage features and functions.



# Landscape Analysis

## Opportunities

- Terrain is relatively flat to support land development.
- Located within existing urban residential neighbourhoods with similar and supportive land uses – opportunity to connect the local community with a variety of housing types, etc.
- Integrate and protect natural heritage features to create a supportive and sustainable focused community (i.e., provide public access to nature via trails, open spaces).





# Landscape Analysis

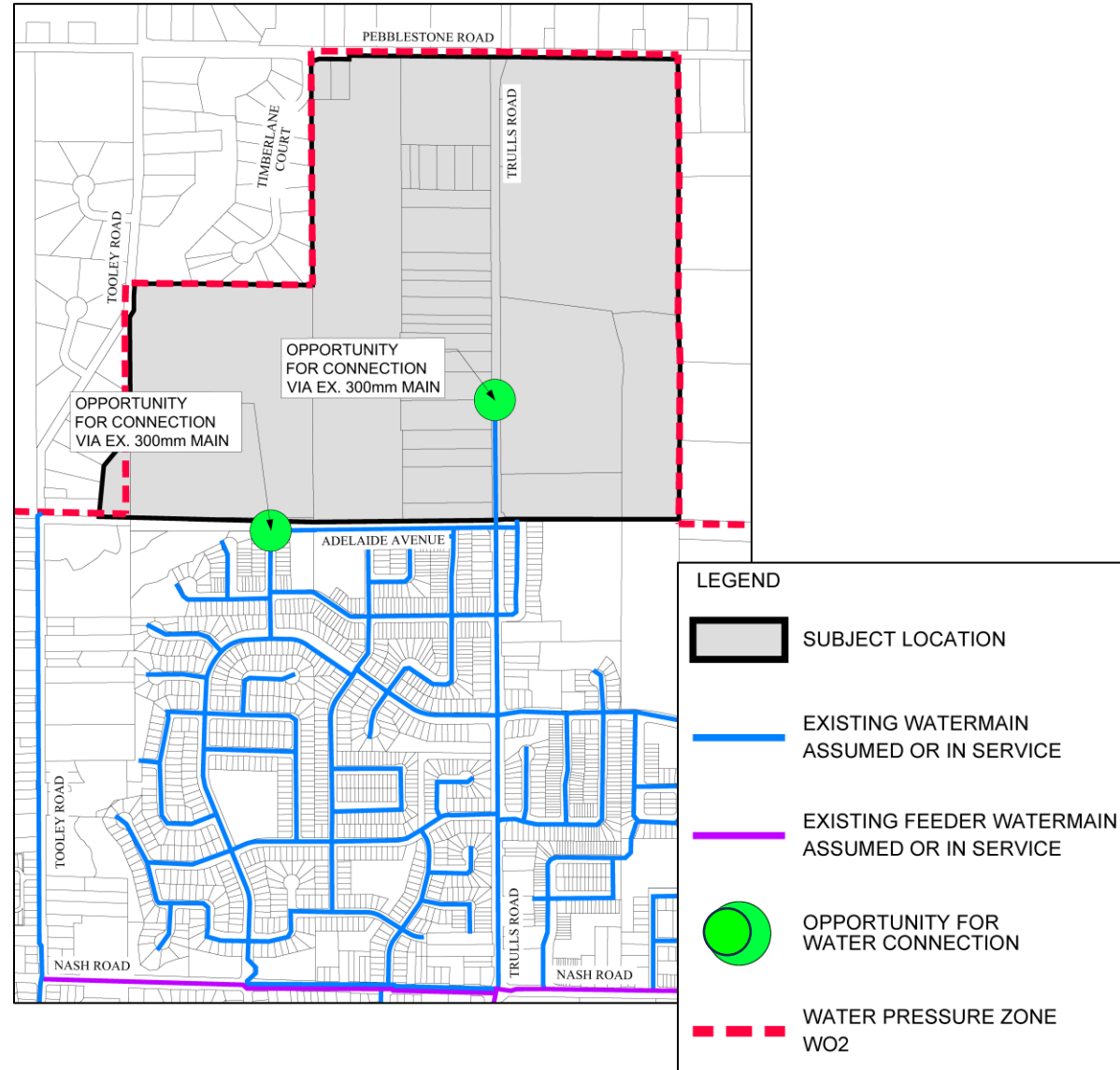
## Challenges

- Need to balance urban growth with the protection of existing natural heritage features.
- New roads and other infrastructure to consider the wetland complex and existing watercourse that bisects portions of the Study Area.

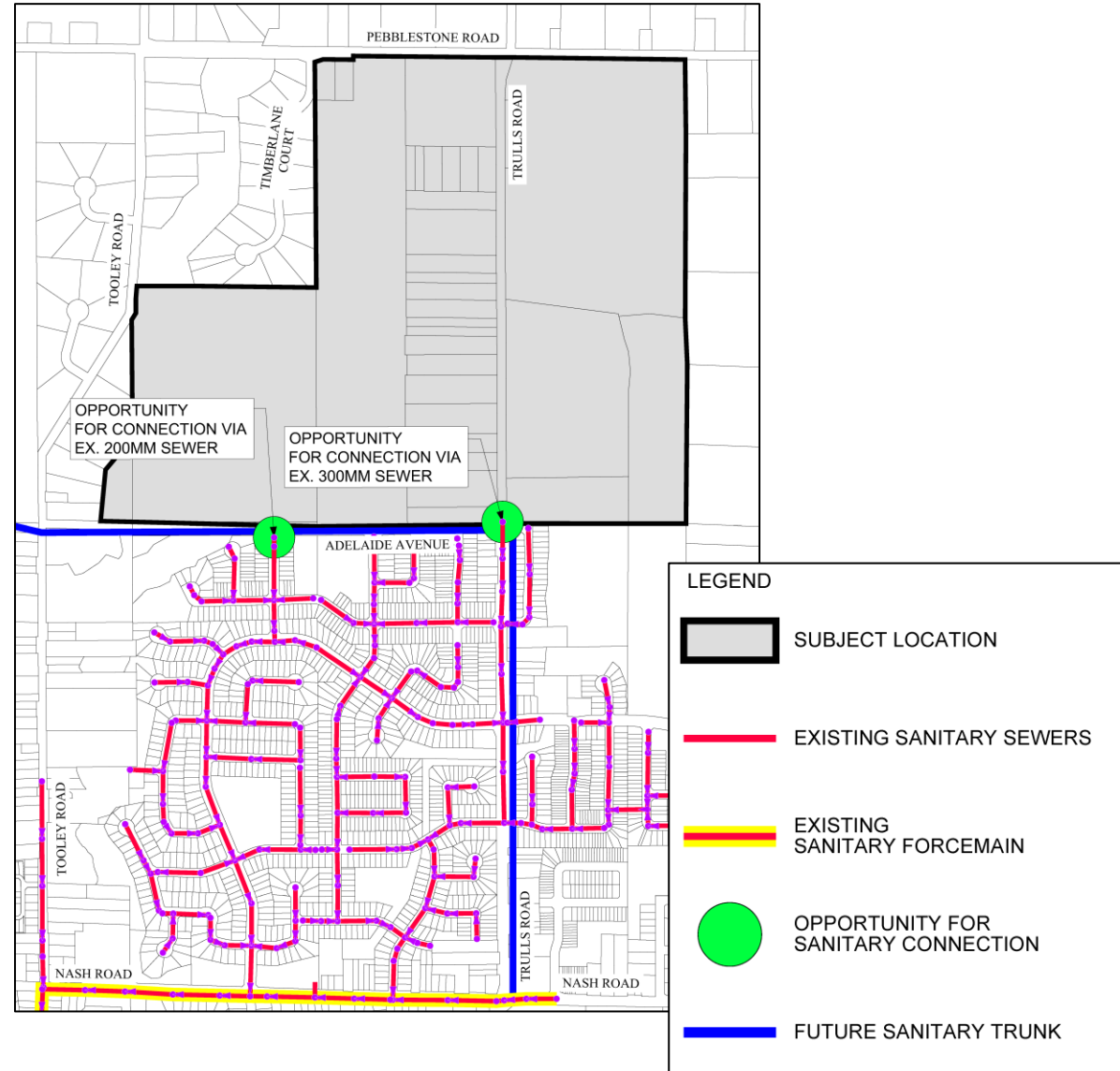


# Master Servicing + Stormwater Management

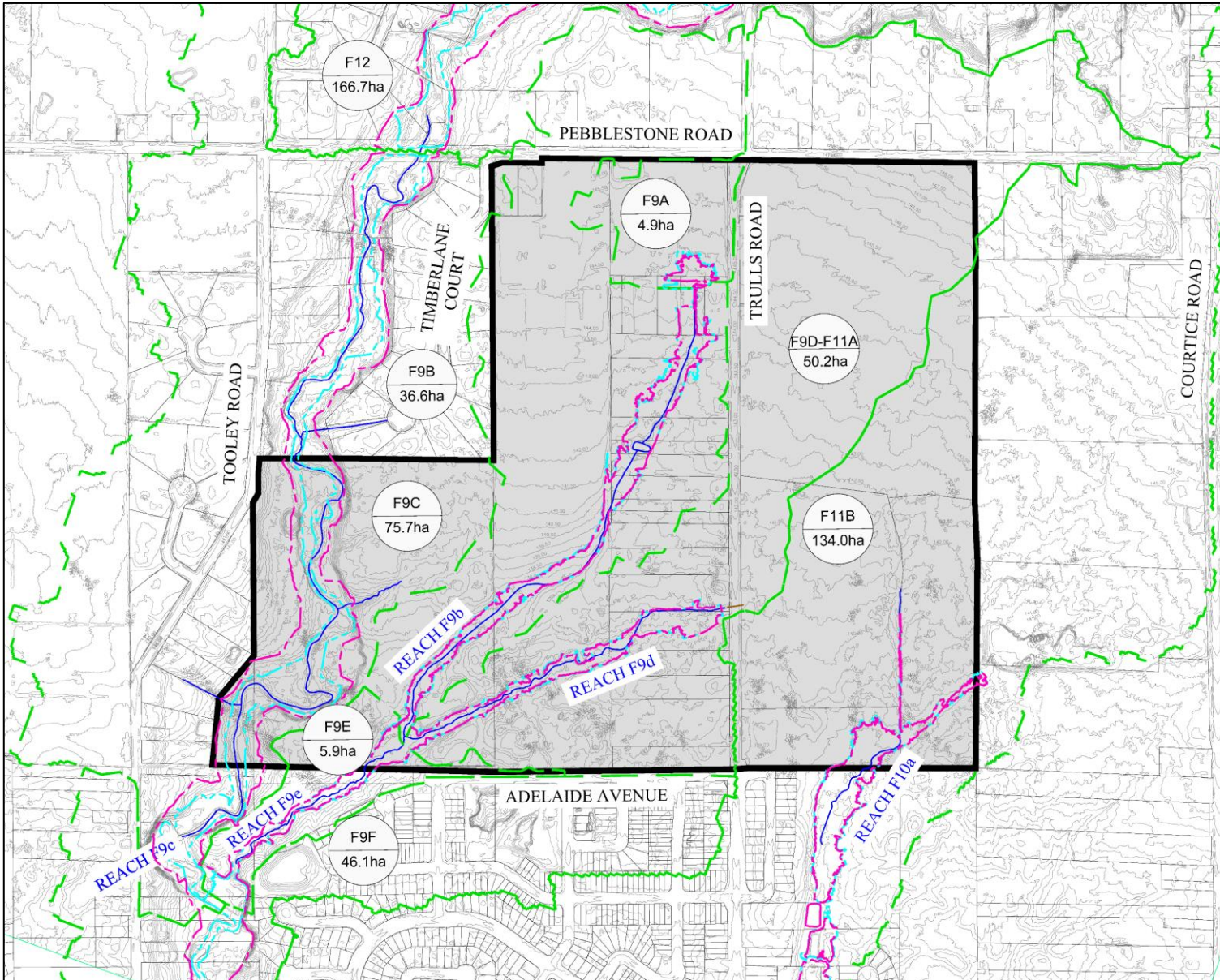
## Existing Water Supply Network



## Existing Sanitary Infrastructure

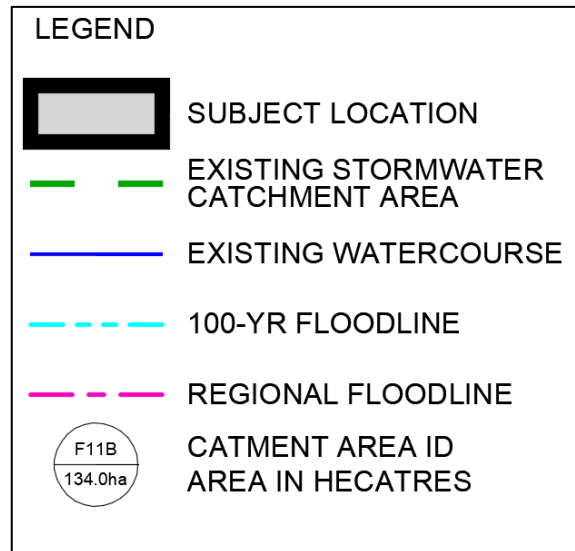


# Existing Stormwater Drainage - Farewell Creek



## Existing Conditions

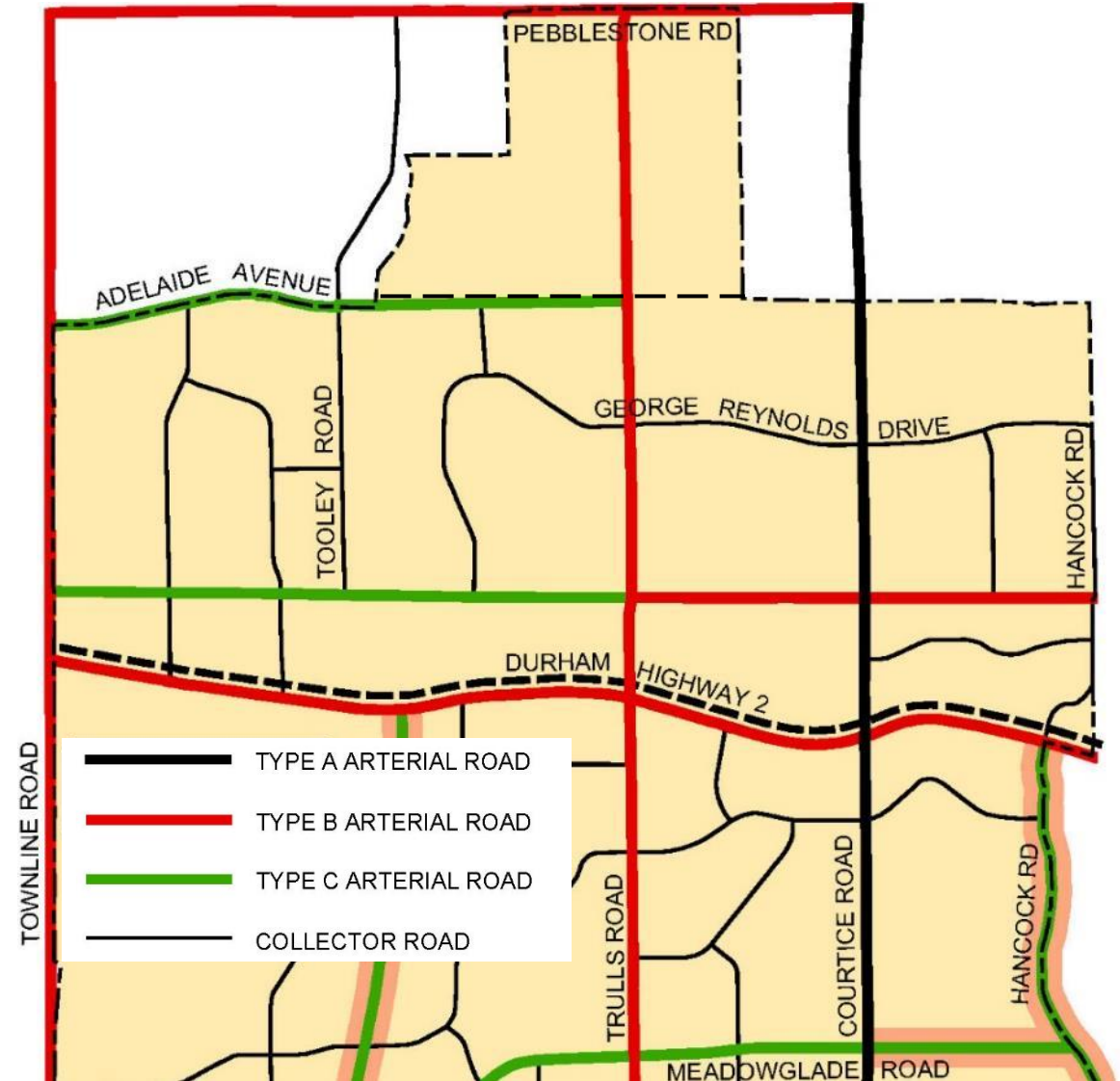
- Secondary Plan Study Area is comprised of 4 main catchments.
- Existing Stormwater Drainage areas



# Transportation Analysis

## Opportunities

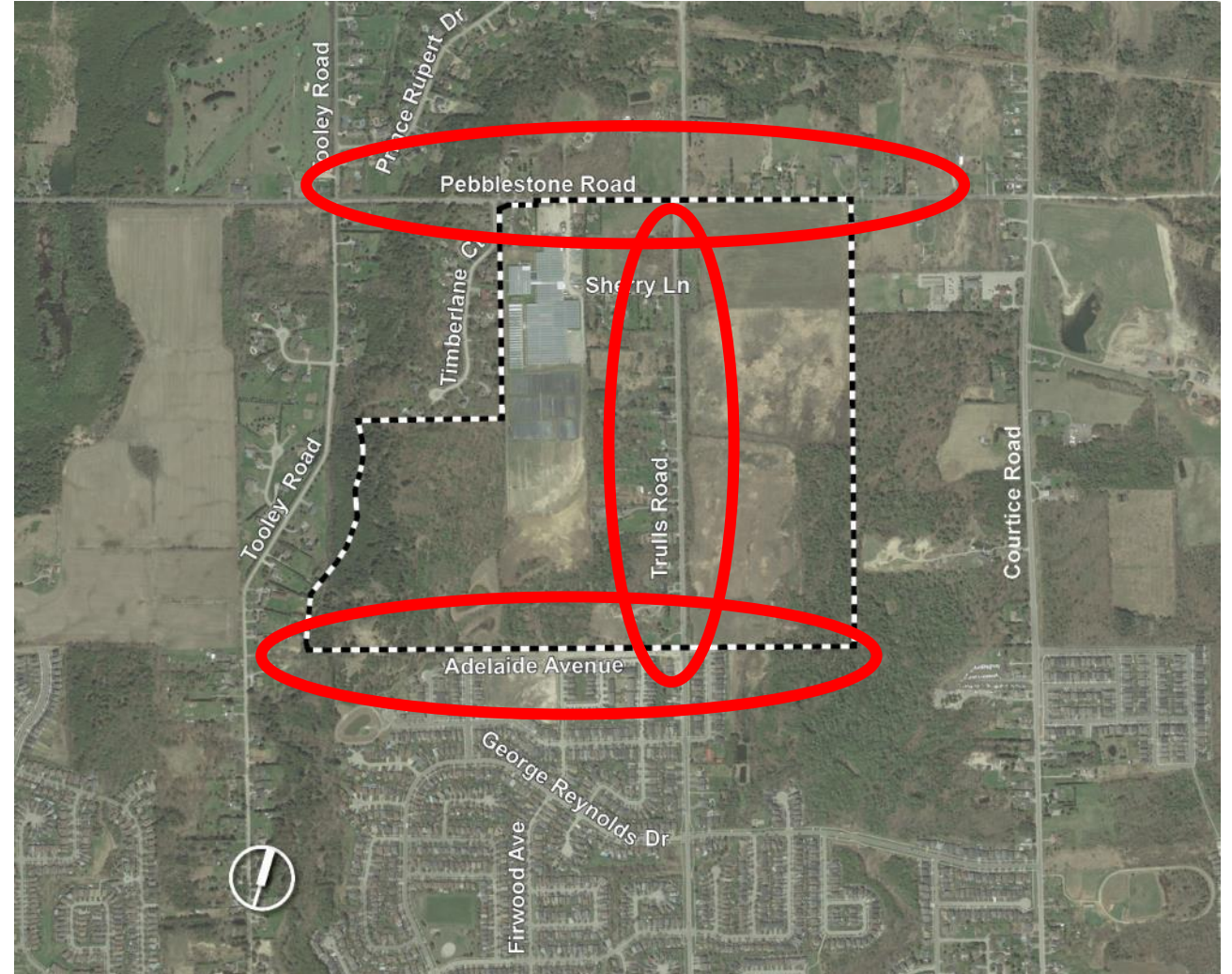
- Improve connectivity by providing a local and collector road network.
- Extend existing trails and provide active transportation options.
- Urbanize existing road cross-sections to provide sidewalks and cycling facilities.
- Provide better traffic control and pedestrian crossing opportunities.



# Transportation Analysis

## Challenges

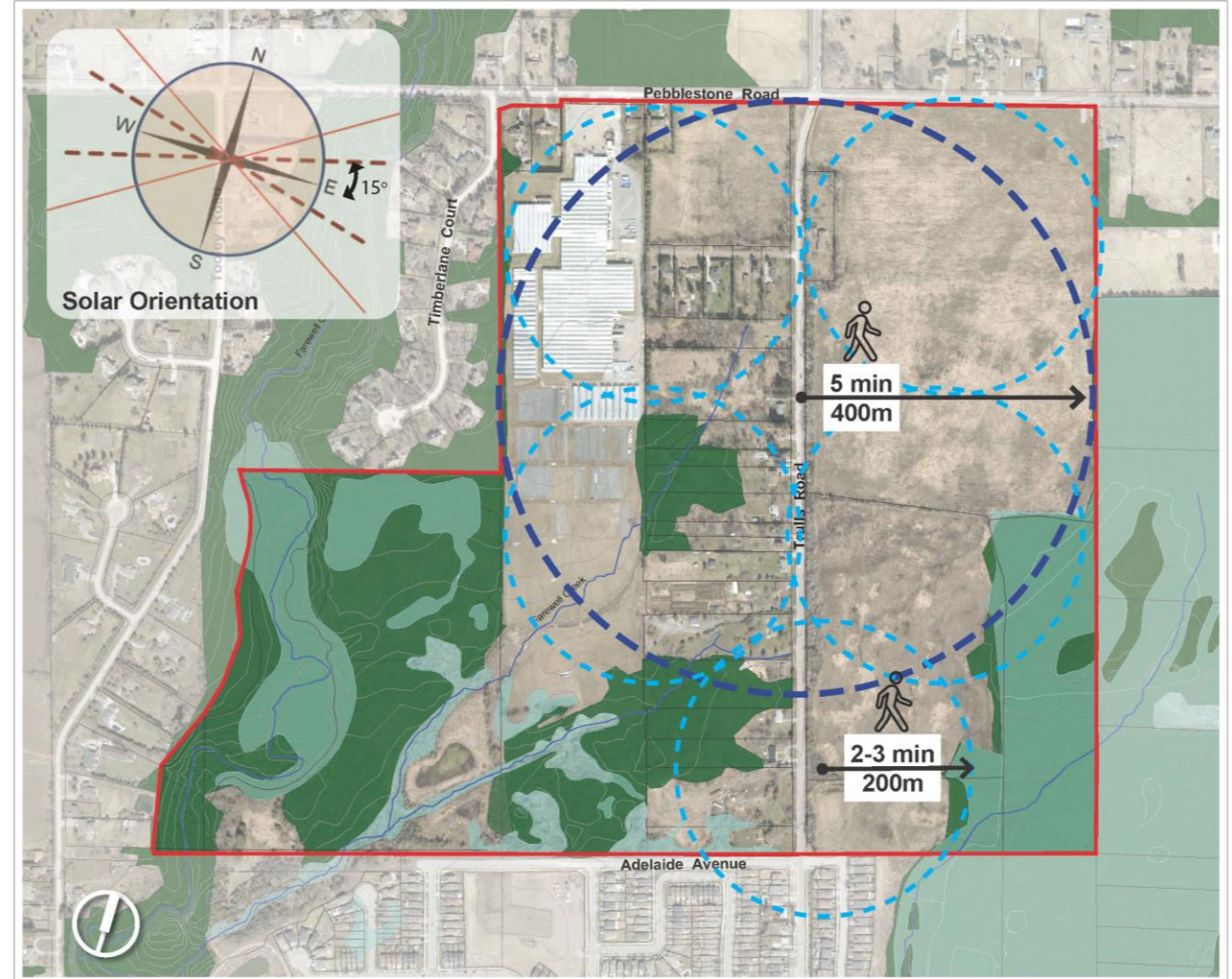
- Existing road network has limited local connectivity creating large blocks.
- Existing road cross sections are rural with gravel or paved shoulder and ditch. No sidewalks or crosswalks are provided.
- Existing cycling network is discontinuous - Trulls Road is a cycling route (shared roadway).
- Existing rural roads and driveways serve private properties.



# Sustainability Analysis

## Opportunities

- Reduce greenhouse gas emissions through complete streets, active transportation.
- Create walkable neighbourhoods - 5 minute walk (400 m) or less to amenities.
- Benefits of the urban forest: reduction in air pollution and the urban heat island effect, habitat for wildlife, biodiversity, and opportunities for recreation.
- Innovative residential building designs that contribute to energy reduction and conservation.
- Passive solar orientation in the layout of the community to maximize solar energy gain (15 degrees of geographic east-west).



# Sustainability Analysis

## Challenges

- Adapting and mitigating the impacts of climate change and the resilience of infrastructure.
- Difficult to use low impact development such as rain gardens, planted swales, permeable/porous pavements due to high water table.
- Responding to extreme weather events and the intensity and duration of storms and the resultant disruptions – flooding, power outages, tree loss/damage.

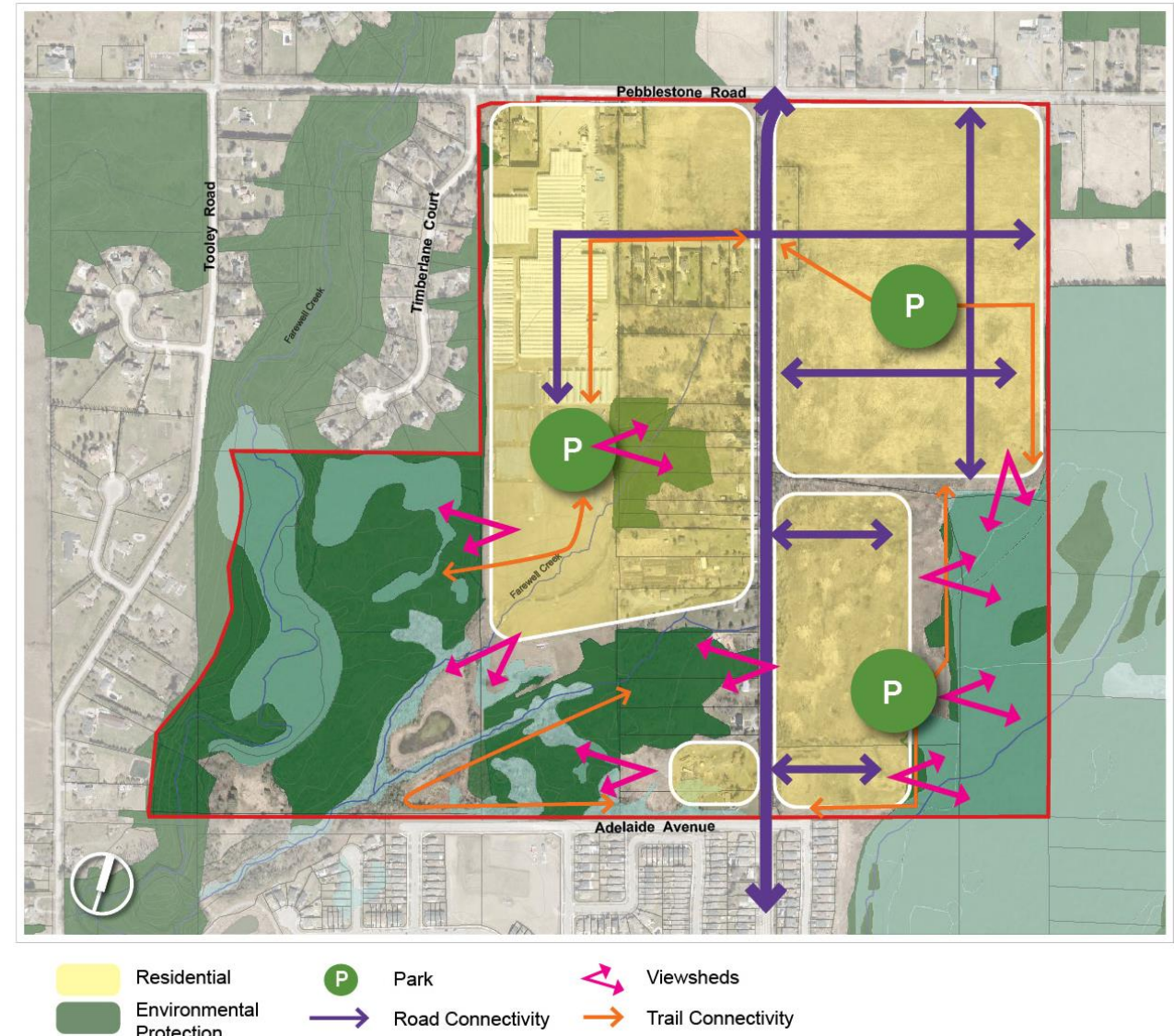


# Urban Design Analysis

## Opportunities

- Healthy and Connected - permeable street and block pattern to create a pedestrian-scaled environment, mix and variety of housing forms to provide for life cycle housing.
- Passive recreation - a trail system that complements the existing watercourses with passive recreation uses such community gardens, opportunities for parks.
- Natural Heritage System - enhance the system to ensure it is framed and provides for view corridors onto natural features.
- Streetscape Treatment – Opportunity to enhance the streetscape along existing roads, such as sidewalks and cycle lanes.

## CONCEPTUAL LOCATIONS FOR DISCUSSION ONLY



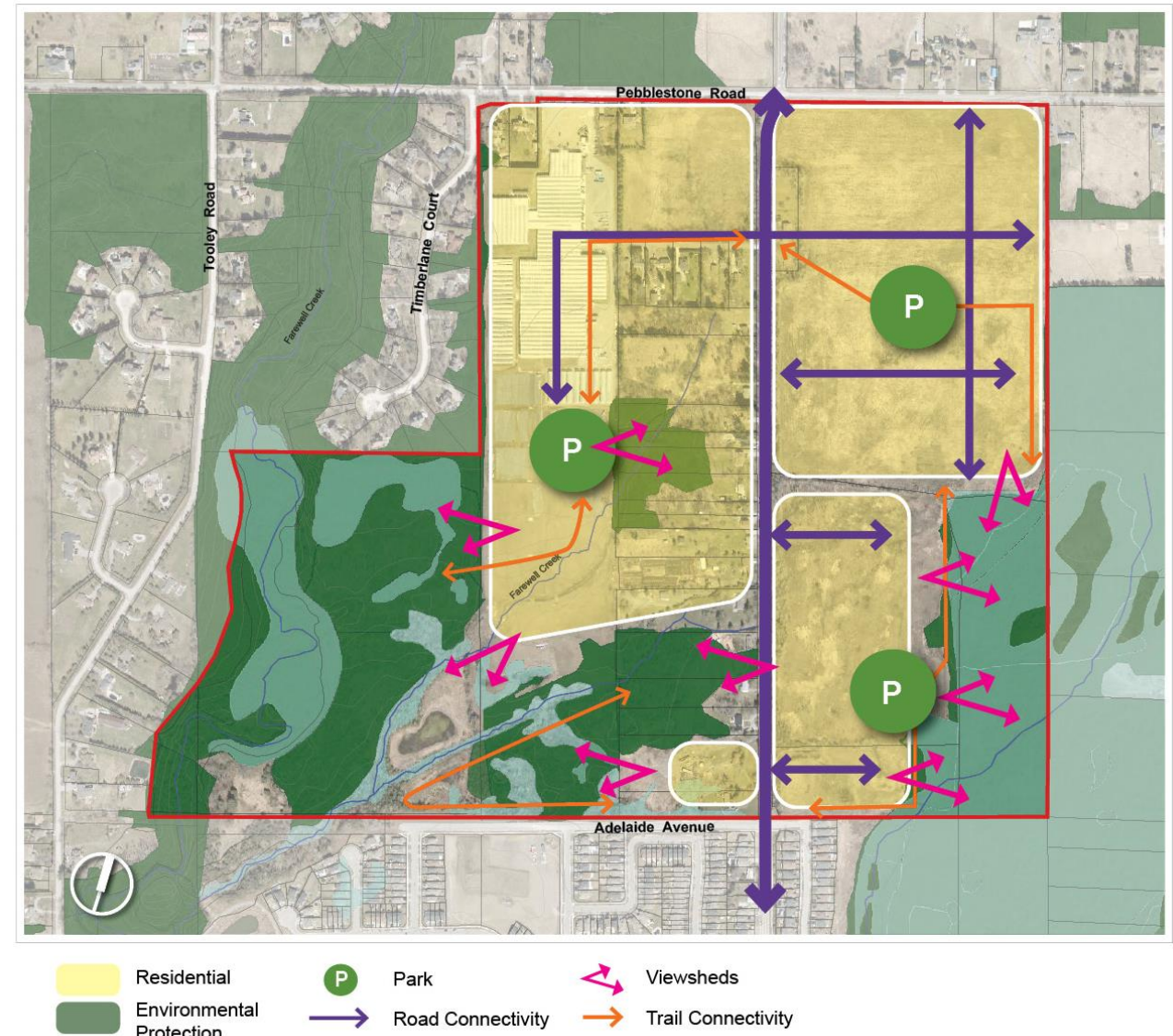


# Urban Design Analysis

## Challenges

- Only one access point at Pebblestone Road. Regional Road and intersection spacing will be a consideration for a second access.
- A second access connecting to Adelaide Avenue is also limited due to environmental constraints.
- Farewell Creek tributaries bisect the Study Area in a north-south and east-west orientation and will constrain road connections as crossings should be limited.
- The existing natural features require buffers to protect the features and functions and limit development potential.

## CONCEPTUAL LOCATIONS FOR DISCUSSION ONLY



# Cultural Heritage Assessment

## Findings

- Review of federal, provincial, and municipal registers, inventories, and databases revealed there are no known cultural heritage landscapes or built heritage resources in the Study Area.
- Background research and field review identified Farewell Creek as a potential cultural heritage landscape (CHL).
- It is historically associated with the Mississauga Anishinabeg (uh-NISH-in-NAH-bek), believed to have fished, hunted, trapped, and collected plants during seasonal harvesting.
- Future construction in the Study Area should ensure there are no impacts to Farewell Creek.

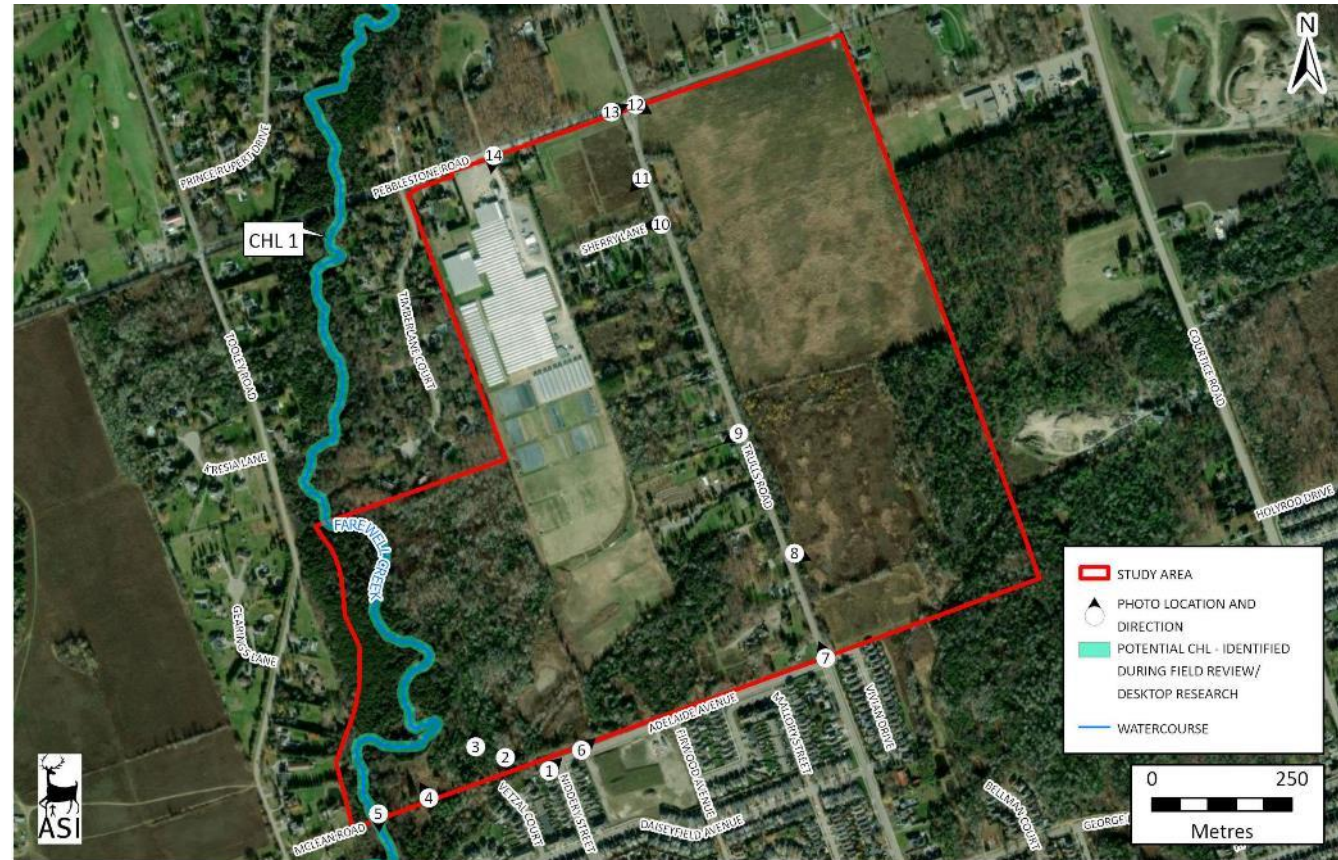


Figure 8: Location of the Identified Cultural Heritage Landscape (C.H.L.) in the Study Area

# Stage 1 Archaeological Assessment

## Findings

- Provincial data sources identified a Stage 1-2 archaeological assessment was completed for a property within the Study Area.
- Assessment resulted in the discovery of a Euro-Canadian farmstead site, dating circa 1830s-1880s.
- Stage 1 assessment found this is currently the only archeological site in the Study Area.
- Recommendation that Stage 2 assessments be undertaken within the balance of the Study Area prior to proposed development, and that the Stage 3 assessment of the Euro-Canadian site be completed.

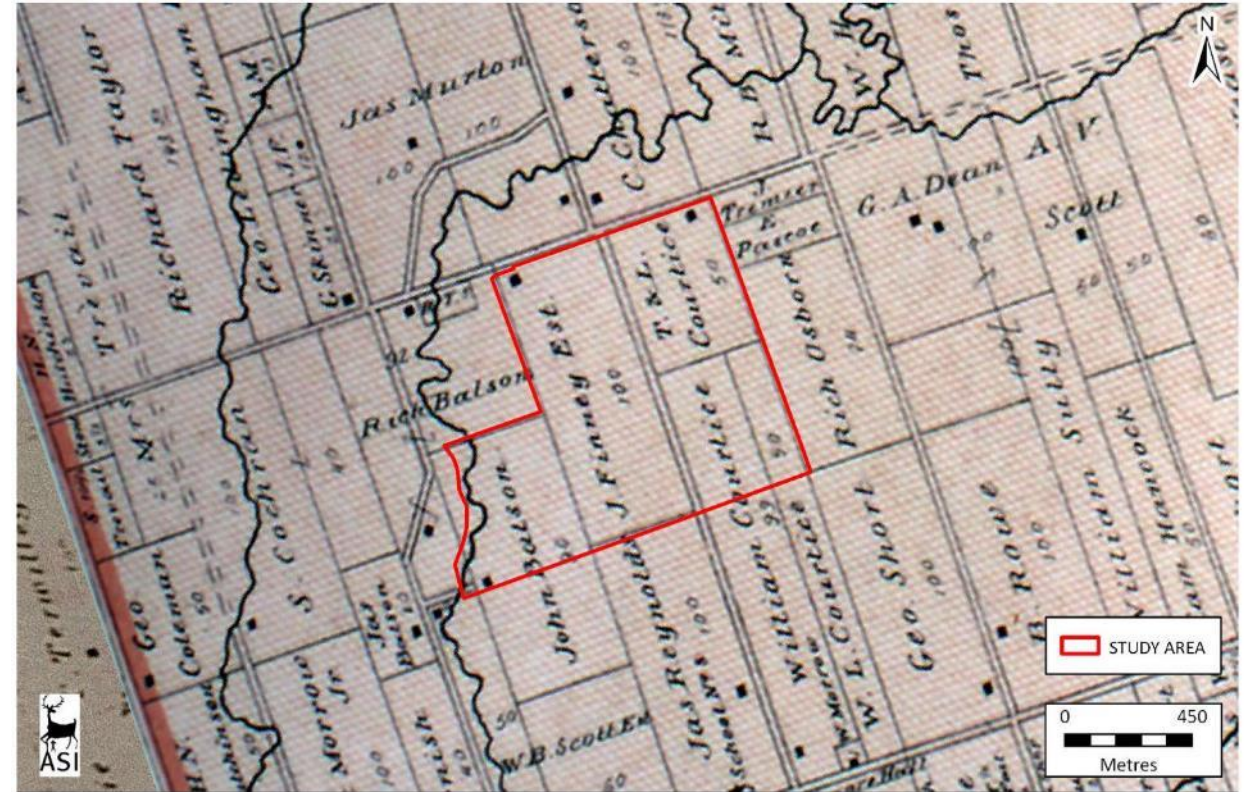


Figure 3: The Farewell Heights Secondary Plan study area on the 1878 *Illustrated Counties of Northumberland and Durham*.

# Next Steps



## **Phase 1 Engagement and Technical Analysis**

- What We Heard Report
- Draft Technical Analysis and Background Reports will be posted to the Farewell Heights project website

[www.clarington.net/FarewellHeights](http://www.clarington.net/FarewellHeights)

## **Phase 2 Alternative Land Use Plans**

- Preparation of Land Use Options
- Public Engagement – Online survey on land use options
- Continuation of work on the technical background reports



# Questions

Walk around to review  
the display boards