



Municipality of Clarington

FAREWELL HEIGHTS Secondary Plan



What We Heard Report #1

Public Information Centre #1 • May 15, 2024



in association with
R.J. Burnside & Associates Limited
BA Group Ltd.
Schaeffers Consulting Engineers

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.

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APPENDIX 1

Presentation and Display Boards

1 Introduction

Project Purpose

The Farewell Heights Secondary Plan is being prepared to support development in the area and will guide land use, environment, transportation, servicing, and public realm planning for the neighbourhood.

The Secondary Plan is being prepared as an Integrated Approach in accordance with the Planning Act and the requirements of the Municipal Class Environmental Assessment Process (MCEA) under the Environmental Assessment Act. 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 currently in **Phase 1 – Outreach and Technical Analysis** – of a four phase project. This Phase includes the inventory and analysis of land use, built form, natural features, transportation, and servicing in the Farewell Heights Secondary Plan study area to be used as the basis for understanding opportunities and constraints for development.



Figure 1: Farewell Heights Secondary Plan Study Area

2 Engagement Process

The Farewell Heights Secondary Plan process consists of four phases, each of which has unique goals, objectives, and deliverables. Public engagement will occur through Public Information Centres and on-going online engagement to ensure ample opportunities to receive and integrate feedback on the Secondary Plan.

Engagement and Consultation Goals

- To build awareness and understanding of the purpose of the Farewell Heights Secondary Plan;
- To effectively engage all stakeholders in the process of preparing the Farewell Heights Secondary Plan;
- To generate broad-based support for the Farewell Heights Secondary Plan;
- To have meaningful conversations focused on providing the planning, design, and development framework for a successful, implementable, and complete Secondary Plan; and,
- To encourage participation and ensure stakeholders can contribute their ideas through a variety of forums.

An overview of each phase of the Study Process is provided below.

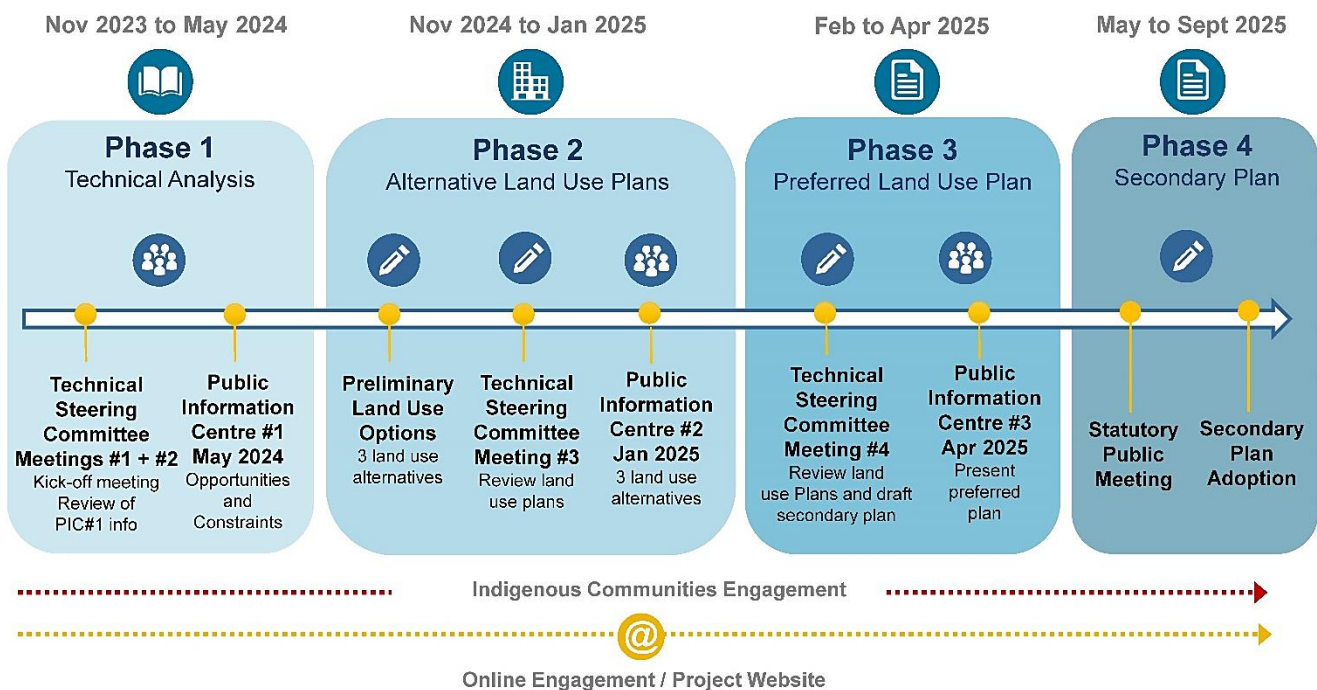


Figure 2: Farewell Heights Secondary Plan Study Timeline

NOTE: The Study Process Timeline has been revised since it was first presented at the Public Information Centre (PIC) in May 2024. In response to hearing about unauthorized site alteration activity occurring within the Study Area, staff and the consulting team undertook a detailed analysis of the nature and potential impacts of the site alterations over the last few months. Recommended restoration measures have been conveyed to the landowners and will be addressed through this Secondary Plan process.

3 Notice for the Public Information Centre

The Municipality advertised the Public Information Centre through a mailed notice to residents within and in the vicinity of the Farewell Heights Study Area, advertised on the municipality's website www.clarington.net/FarewellHeights, and provided the opportunity to contact the Municipality for additional information ahead of the event.

Farewell Heights Secondary Plan Public Information Centre



Wednesday, May 15, 2024, at 6:30 p.m.
Courtice Community Complex – Hall 2
Presentation begins at 6:30 p.m.

You are invited! Join us at Public Information Centre #1 where the Farewell Heights Secondary Plan process will be introduced, and the Phase 1 Background Review and Analysis will be presented. This Secondary Plan will provide more detailed policy direction for this area in Clarington and will include policies and maps related to land use, transportation, infrastructure, natural heritage, urban design, and phasing.

Secondary Plans provide valuable opportunities for local engagement and participation in the planning of complete communities.

For more information, please visit www.clarington.net/FarewellHeights or contact Amanda Crompton, Planning and Infrastructure Services, at 905-623-3379 ext. 2444 or at FarewellHeights@clarington.net.

Notice of Study Commencement

As part of the Farewell Heights Secondary Plan, the Municipality of Clarington is undertaking a Municipal Class Environmental Assessment (MCEA) for new road infrastructure. The MCEA will be completed using the "Integrated Approach" with the Planning Act, which is an approved process under the Environmental Assessment Act. This integrated approach will ensure that the Secondary Plan and the MCEA are completed simultaneously, providing the necessary supporting documents, public consultation and alternative options for both projects. If required, new road infrastructure subject to Schedule 'C' will be completed in a separate report supplementary to the Secondary Plan.

Information is being collected in accordance with the Environmental Assessment Act and the Municipal Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments, concerns and issues will become part of the public record.



**To obtain this information in an alternate format,
call 905-623-3379 ext. 2131, TTY: 1-844-790-1599.**



4 Meeting Overview - Public Information Centre #1

1. Presentation

The first Public Information Centre was held on Wednesday, May 15th, 2024 from 6:30 pm to 8:30 pm at the Courtice Community Centre, Hall 2, at 2950 Courtice Road in Courtice. The Information Centre included an open house with large format display boards that introduced attendees to the project and the initial findings of the Phase 1 Background Review and Analysis.

The Open House was initiated by a Land Acknowledgement followed by a presentation (see **Appendix 1**) highlighting the findings of the technical background work in the form of opportunities and challenges of the Study Area given by the Consulting Team. The presentation was followed by a question-and-answer period.

Approximately **80 members** of the public attended the first Public Information Centre.



Figure 3: Presentation of existing conditions for the Farewell Heights Secondary Plan Area

This summary is not intended to be a verbatim transcript but instead provides a high-level summary of the perspectives and advice shared by participants. The summary incorporates feedback shared at the meeting verbally and in writing during the open house, and during the question-and-answer period.

Key members of the project team in attendance included.

MUNICIPALITY OF CLARINGTON

Carlos Salazar, Deputy CAO, Planning and Infrastructure
Lisa Backus, Manager, Community Planning Division
Karen Richardson, Manager, Development Engineering
Amanda Crompton, Principal Planner, Community Planning

CONSULTING TEAM

Project Management, Municipal Planning, and Public Consultation

[The Planning Partnership \(TPP\)](#)

Donna Hinde, Principal

Stacey McCulloch, Associate

Municipal Services

[Schaeffers Consulting Engineers](#)

Koryun Shahbikian, Partner

Transportation

[BA Consulting Group Ltd.](#)

Margaret Briegman, Principal

Natural Environment

[R.J. Burnside & Associates Limited](#)

Hannah Maciver, Project Manager/Senior Ecologist

2. Question and Answer Period

A question and answer period followed the presentation, where members of the public were invited to ask questions and/or express concerns that could be addressed by the project team members.

Q. What is the project timeline?

A. The Secondary Plan has four phases and is targeted to be complete in early 2025.

Q. A farm property within the study area recently added new drainage tiles. How does that impact the project timeline?

A. Private landowners may continue to use their land as they see fit. This process will result in land use permissions for future development applications but does not force landowners to proceed with development.

Q. What are plans for wildlife that currently live in the area?

A. We are at the preliminary stages of understanding what wildlife is currently on the site. This is a valid concern that will be addressed through the natural heritage work being done to support the secondary plan. There are tools to protect wildlife adjacent development, such as: applying

appropriate buffers to natural heritage features, ensuring that the wildlife habitat located within the existing natural heritage features are protected for the long-term and adding wildlife culverts, to name a few.

Q. Will the slide deck be available following the meeting and will comments become a matter of the official record?

A. Yes, the deck will be available online and all comments received will form part of the “What we Heard” report for Phase 1.

Q. How will wells be impacted as a result of developing this area? There is a high-water table here.

A. Ground water is an area of expertise of a hydrogeologist. Our goal when we develop is to mimic the existing groundwater condition by using new sustainable technology, such as low impact development (LID) practices.

Q. Have you monitored previous developments that have taken place in high water table areas for impacts? There may be impacts to wells, septic, in-ground pools, etc.

A. Post-construction monitoring may be required in sensitive areas. A hydrogeologist would monitor the water post-construction and develop a mitigation strategy that can be implemented if there are issues.

C. Septic in Almond Village in Whitby was backfilled and contaminated when the 412 was constructed. The Town of Whitby had to then service Almond Village as a result of the damage.

Q. When did water monitoring and ecological analysis begin for this study in relation to the timing of installation of the tile drainage and tree clearing on the farm property?

A. This team began work on the secondary plan in November 2023. Preliminary ecological work was done in 2023 and monitoring wells went in the last two months.

A. The Municipality is aware of the work that has been occurring on that site. The policies in the Clarington Official Plan state that removal of a feature does not result in permission to develop those lands. We are aware of the extent of the clearing. We have historical air photos that show what has been cleared.

Q. Is there a requirement associated with development that soil moisture meet a certain level? The tile drainage will impact the result of the sampling.

A. The hydrogeologist would consider the impact of having the tile drainage there. From an engineering perspective, we would be raising the site from the existing ground to provide for stormwater management ponds, so the groundwater would be further from the surface.

Q. Will the Farewell Heights Secondary Plan be the only secondary plan without a subwatershed study?

A. We have information from CLOCA that they prepared as part of their watershed plan for this area, and this secondary plan requires natural heritage, hydrogeological and natural hazard studies. If there is other work

Q. Can you point out the farmstead location on the archeological slide?

A. Farmstead location identified in the northeast corner, south of Pebblestone Road.

Q. What is the last day to submit comments after tonight?

A. Once the Background Studies are posted online, we will provide notice and indicate a commenting timeline of 3-4 weeks.

Q. Who is responsible for subsurface water in this area? Will it reside with the municipality or the developers?

A. The Region of Durham's well monitoring policy will be implemented. Any development that moves forward has to monitor wells within a zone of influence. If there is any fluctuation through the monitoring, the policy is enacted. The developer is responsible to put the monitoring in place and resolve any issues.

3. Display Boards and One-on-One Discussion

Participants had an opportunity to review the display boards and speak to a member of the project team or Municipal staff one-on-one. The display boards included information on each discussion area provided in the presentation: natural heritage, landscape analysis, servicing and stormwater management, transportation, sustainability, urban design, cultural and archaeological assessment.

In addition to feedback received during the question period and one-on-one discussion, participants were also encouraged to provide feedback on comment sheets. A summary of the one-on-one discussion is provided in **Section 5** of this report.



Figure 4: One-on-one discussions with the Study Team members



Figure 5: One-on-one discussions with the Study Team members

Additional Questions Prior to and Following PIC #1

Prior to, and following, the Public Information Centre, a number of residents submitted questions to the Municipality regarding the Farewell Heights Secondary Plan. These questions and comments, and the responses from the Region, Municipality, and members of the consulting team are captured in the following **Section 5**.

5 Summary of Key Messages, Comments and Responses

1. Summary of Key messages

The following is an overview of the **key messages** heard from participants at the Public Information Centre and from comments/questions received following from the event.

Participants expressed concerns with the impact of new development on their properties. Participants are concerned with the water levels in the Study Area. Many of the participants were worried that the construction of this development could impact their wells and septic systems. The participants also raised concerns about the farmer's tile that was installed and the timing of the water monitoring.

Participants noted concerns with the removal and disturbance of natural features. Many participants raised concerns over the removal of trees and the installation of tile drains on lands to the east of Trulls road. Concerns were also raised regarding wildlife corridors and impact of development of these corridors.

Participants would like to ensure connections to existing roads. Participants suggested connections to existing roads, in particular to the south connecting to Adelaide west of Trulls Road and to the east to connect to Courtice Road.

Participants expressed concerns with development that would be adjacent to their properties. Suggestions were for a buffer and/or setback along the western boundary of the study area. Other concerns were related to community safety and limiting access to existing properties, directing people away from existing properties to access trails, for example.

2. Comments and Responses

The following is a summary of the more **detailed comments and responses** and are organized under areas of interest or concern.

Natural Heritage

- Some general concerns regarding what will happen to wildlife post-development? How will we ensure over the long-term that what is being proposed will not negatively impact wildlife inhabiting those areas of the Secondary Plan currently? Surveys are often just a single glimpse into existing conditions. No long-term studies are usually completed for development proposals to fully understand impacts.
- Wildlife noted in the area included coyote and White-tailed Deer.
- The 30 metre setback to features is not very wide; where does that standard distance come from? Why is it always used? Why isn't it wider?

Wildlife Corridors: In terms of the environmental protection and wildlife sanctuary, that is more focused on the retention and protection of the natural heritage system. The lands identified as natural heritage are to be preserved and will include a buffer. It is within these systems that the wildlife corridors exist and by not removing these features the corridors will remain. A Natural Heritage Evaluation has been undertaken, and also presented early findings at PIC #1. Further work has taken place to review the disruptions and feature removals that have taken place since the initial field work undertaken by the natural heritage consultant in 2023.

- Existing landowners in vicinity of parcels on the east side of Trulls Road have noted feature removals and tile drain installation; concerns about what features were there before, implications for existing landowners.

Response: In response to hearing about unauthorized site alteration activity occurring within the Study Area, staff and the consulting team undertook a detailed analysis of the nature and potential impacts of the site alterations over the last few months. Recommended restoration measures have been conveyed to the landowners and will be addressed through this Secondary Plan process.

- One participant had some familiarity with work completed for the subdivision on the south side of Adelaide – confirmed that the 2 wetland cells created on the north side of Adelaide (Parcel 30) were compensation for wetland loss on the south side.

- Participants were interested in the existing walking / ATV trail system present in the parcels on the west side of Trulls Rd (Parcel 30 and 3) – discussed amongst themselves possible access routes for roads, etc. at the south end of those parcels.
- Farewell Heights is recognized as Ancestral Indigenous Lands, requiring preservation of its heritage. This involves implementing infrastructure that aligns with cultural and environmental guidelines, restricting incompatible developments, and ensuring protection through wildlife sanctuaries, heritage site conservation, and sustainable land use.

Response: The Clarington Official Plan includes policies to ensure the protection and preservation of cultural heritage and archaeological resources in the Municipality. It is the objective of the Municipality:

To encourage the conservation, protection, enhancement and adaptive reuse of cultural heritage and archaeological resources.

An Archaeological Assessment and a Cultural Heritage Resource Assessment have been undertaken as a component of Phase 1 of the Secondary Plan process. The findings as presented at Public Information Centre #1 can be found in Appendix 1 (see slides 26-27):

The project team also includes an Indigenous Consultation Advisor, Cambium Indigenous Professional Services, that is working with the Municipality on consulting with the First Nations in the area of the secondary plan.

The secondary plan will respect the policies of the Official Plan and the findings of the Cultural Heritage Resource Assessment and the Archaeological Assessment to ensure that these resources are protected.

Transportation and Infrastructure

- Questions/comments focused on a desire to connect to existing roads:
 - One participant wanted the secondary plan to connect to the existing segment of Adelaide west of Trulls.
 - One participant wanted the secondary plan to connect easterly to Courtice Road.
 - When asked why they wanted the connections, their responses were more focused on servicing connections, and not transportation.
- A participant wanted clarification on the arrows on slide 24, and if they were future roads. It was explained that the arrows demonstrate the level of connectivity the team is looking at on a conceptual level, but the actual road pattern will be developed through three (3) land use options with consideration for Regional guidelines, block layout, natural heritage, and phasing.
- The Municipality of Clarington must address traffic flow and street upgrades on major roads like Pebblestone, Trulls, Tooley, and expansion of Adelaide, to accommodate future increased vehicle, bike, and pedestrian traffic. Key concerns include budget allocation for widening the Farewell Creek culvert on Pebblestone, project timelines, and adding a pedestrian bridge for safety, especially with more truck traffic during Farewell Heights construction.

Response: The transportation study is underway and will test the land use concepts that are prepared by the team. The study area includes Pebblestone Road, Trulls Road, Tooley Road,

Adelaide Avenue extension and proposed internal collector and local road network. Required road improvements, road cross sections, pedestrian and cycling facilities (including crossing of water features) will be determined through this study.

Servicing

- Will the existing houses fronting Trulls Road receive the service connections if the services are extended on Trulls Road?
- Many of the comments and concerns were related to hydrogeology and groundwater. Residents are concerned that the construction of this development could impact their wells.
- Participants raised concerns about the farmer's drainage tile that was installed east of Trulls Road.
- Concerns related to flooding and high water table. The high water table will require a change in elevation for the developable lands to build new homes. Want Town and developers to ensure that this change in elevation will not cause flooding, contamination to the water wells, septic systems, sump pumps and pools within the adjacent neighbouring properties, those specifically of Timberlane Court and Sherry Lane.

Response: It is important to separate the hydrogeological study (groundwater) from the hydrological (flood plain). High water table is not necessarily linked to flooding potential and the hydrogeological study does not provide information on flooding potential.

Professional studies regarding groundwater conditions and flood plain mapping will be conducted to determine the suitability of the site for development. These studies are required to include recommendations for measures to mitigate any potential impacts to surrounding land use. For example, no increase in flood plain is permitted.

If a well is impacted by the construction of Regional Services (in this case, sanitary sewer or water infrastructure), the Region's Well Interference Policy would apply. The policy is split into two categories including "During Construction Provisions" which address short term affects and "Post Construction Provisions" which address long term affects to wells caused by the construction of Regional Services. Note that in order for the Well Interference Policy to apply, there needs to be some evidence of impacts related to the construction of Regional Services such as lowering of the water level in the well beyond a usable level and/or a negative impact on the quality of the water.

As outlined above, several studies are being undertaken through this Secondary plan process, including a Hydrogeological Study. This study will determine potential well impacts and include provisions to address any potential impacts. If deemed necessary, Clarington will include provisions within the Development Agreement for the site to address and mitigate potential well issues.

Note that if there are major impacts to existing wells within an area of influence around the Secondary Plan Area, they are typically seen initially during the construction phase of the project. It is unlikely that well issues would occur several years after construction is completed without any initial impacts being seen during construction.

- Based on the fact that the proposed new development lies within an earthquake fault line, what preventative measures will be taken to ensure that watermains within the proposed Farewell Secondary Heights Plan will not fail due to natural seismic shifts hence causing additional groundwater flooding to existing adjacent homes currently on wells, septic, pools, etc.?

Response: All watermains built within the Farewell Heights Secondary Plan Area will adhere to the Region of Durham and Ministry of the Environment, Conservation and Parks latest applicable design criteria at the time of construction.

Urban Design

- Comments and discussion on the impacts of new development on existing dwellings, suggestion of buffers and setbacks along western boundary
- Another comment was related to streetscape improvements along Trulls, such as street lights and sidewalks.
- Concerns with increased traffic and community safety.
- Concerns related to access to properties, ensuring that new resident's do not access any new features/amenities through existing properties.
- How will the Town of Clarington and the Developers ensure that the land uses/developments planned on the adjacent lands also respect 'the unique stable residential neighbourhood character,' for example, such as that of Timberlane Court and Sherry Lane?

Response: The Secondary Plan will include policies that support and reflect the Official Plan policies in regard to the protection of existing neighbourhoods. It is an objective of the Official Plan, under Section 5 Creating Vibrant and Sustainable Urban Places, "To design buildings and space that do not negatively impact adjacent buildings or detract from the specific identity or character of an area." (Policy 5.2.6)

Alternative land use plans have not yet been prepared for the secondary plan area. It is the intention that the secondary plan area will be predominantly lower residential housing forms, including single detached, semi-detached, and some townhouses. These are not high density housing forms and can be found in the neighbourhood south of Adelaide Avenue. To ensure that the new development does not negatively impact the existing neighbourhoods, the secondary plan may propose that setbacks or buffers be required along the western edge of the plan area to provide a buffer between new and existing uses.

The lands directly to the south of Timberlane Court are natural heritage features and are designated Environmental Protection in the Official Plan. No development will occur on these lands.

It will also be important to ensure that the housing forms proposed adjacent to the existing neighbourhoods is reflective of the existing scale and character. For the properties along Sherry Lane, there may be the opportunity to provide policies that require housing on the north side Sherry Lane be single detached housing.

Development

- Comment related to Clarington already meeting its housing target linking an article about the province denying funding for the Municipality of Clarington, and questioning why there is a push to develop lands that are known to create hazardous floodplains (based on the environmental assessment reports).

Response: The article referenced is referring to meeting housing starts for the year 2023. The Ontario government has set a goal of building 1.5 million homes by 2031 and has put in place legislation that supports and encourages new housing throughout the province. The Farewell Heights Secondary Plan area is included within the Urban Boundary of Clarington's Official Plan (2018). This means the lands are currently designated for residential uses.

The Secondary Plan will provide additional detail on the types of residential built forms and densities permitted, along with a community structure showing parks and open spaces, environmental protection lands and a transportation network. This framework will be based on technical studies, including a natural heritage evaluation, hydrogeological assessment, and hydrological and hydraulic analysis that determine the existing condition, potential for development to adversely impact features and surrounding areas, and mitigation measures.

- The commenter is concerned about the negative impacts of a proposed high-density residential development near Timberlane Court, particularly on existing properties, wells, septic systems, and resident privacy. To mitigate these effects, they suggest several measures: establishing a 60-foot naturalized buffer zone with tall evergreens along the west property line, setting structures back at least 120 feet, limiting adjacent buildings to 2-storey detached houses, and installing a 10-foot noise barrier. They also recommend adding water and sewer access to prevent well failure and fire risks, and avoiding stormwater basins near Timberlane Court to prevent flooding.

Public Services

- With an increase in housing within the proposed Farewell Secondary Plan, what guarantees will be implemented to have additional Police, Fire and Ambulance services? What preventative measures will be in place before the development construction, for example, will cameras on power lines, and streetlights be installed to monitor for traffic flow, crime rate activity, safety controls for the local schools, businesses, places of worship, etc.?

Response: Development Charges are applied to all new development and re-development within the Municipality of Clarington. Development charges are fees collected from developers and builders at the time a building permit is issued. The fees pay for various growth-related capital projects such as infrastructure. They also cover various Municipal services, including library, fire facilities, indoor recreation, park development and facilities, roads, operations, parking and general government.

In addition, Development Charges are collected by the Region in accordance with the Region's Development Charge By-Law. These charges include funds that are collected specifically for Regional Roads, Police Services and Paramedic Services at a Regional Level.

Development Charges are collected around the concept of “growth pays for growth” meaning that these funds will be used to expand Municipal and Regional Services as needed to serve the growing community.

- Will the property taxes of the current residents residing adjacent to the proposed FHSP development decrease due to the negative impact and depreciation of their estate properties?

Response: Residents pay property taxes to cover the cost of services provided by the Municipality. The tax levy is the dollar amount that you pay for Municipal services. It's the amount of money the Municipality needs to provide services, including snow clearing, road repair, emergency services, parks maintenance, libraries, etc.

Each budget year, the Municipality determines how much money is needed to maintain our services and provide any service enhancements. That cost is added up and divided by the total assessed value of all properties across the Municipality. The Municipal Property Assessment Corporation (MPAC) assesses all homes and properties across Ontario. MPAC determines what your home is worth. The tax rate is calculated by taking the cost of providing services and dividing it by the total assessed value of all homes and properties across the Municipality.

6 Next Steps

The next steps for the study process were presented during the presentation component of the Public Information Centre and included:

- The preparation of a What We Heard Report (**this report**);
- Posting of the Draft Technical Analysis and Background Reports on the Municipality's website;
- Initiation of Phase 2 and the development of three alternative land use options;
- Continuing work on the technical analysis; and,
- Second opportunity for consultation in Phase 2.

****Update****

Following the Public Information Centre #1 it was determined that an additional Public Information Centre be included in Phase 2 of the Study Process to present the three land use options to gain feedback from the public. An online survey of the three land use options will also be available for those that are not able to attend the session and to provide any additional opportunity for comments and suggestions.

Appendix 1

Presentation and Display Boards



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

**The Planning
Partnership**



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Partner
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Margaret Briegmann P.Eng.
Principal
Transportation Engineer



Hannah Maciver
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

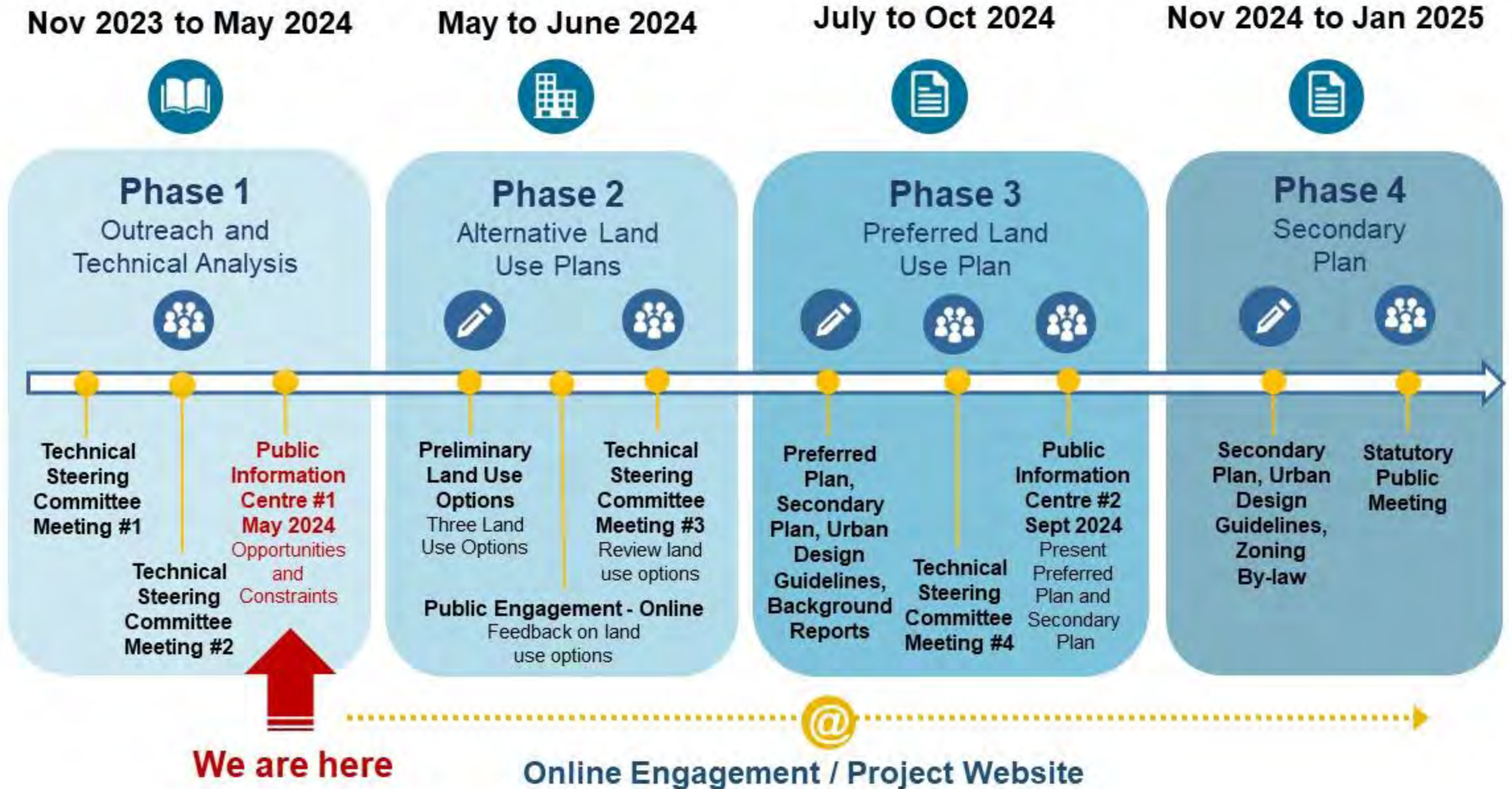
Council supports the provision of a variety of housing types, tenure, and costs for people of all ages, abilities, and income groups



4. ENGAGEMENT

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

Study Process



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

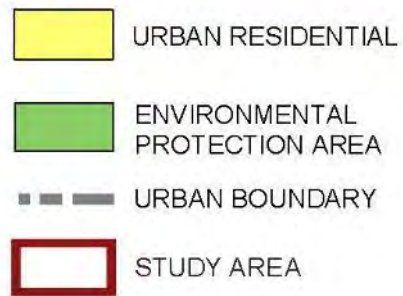
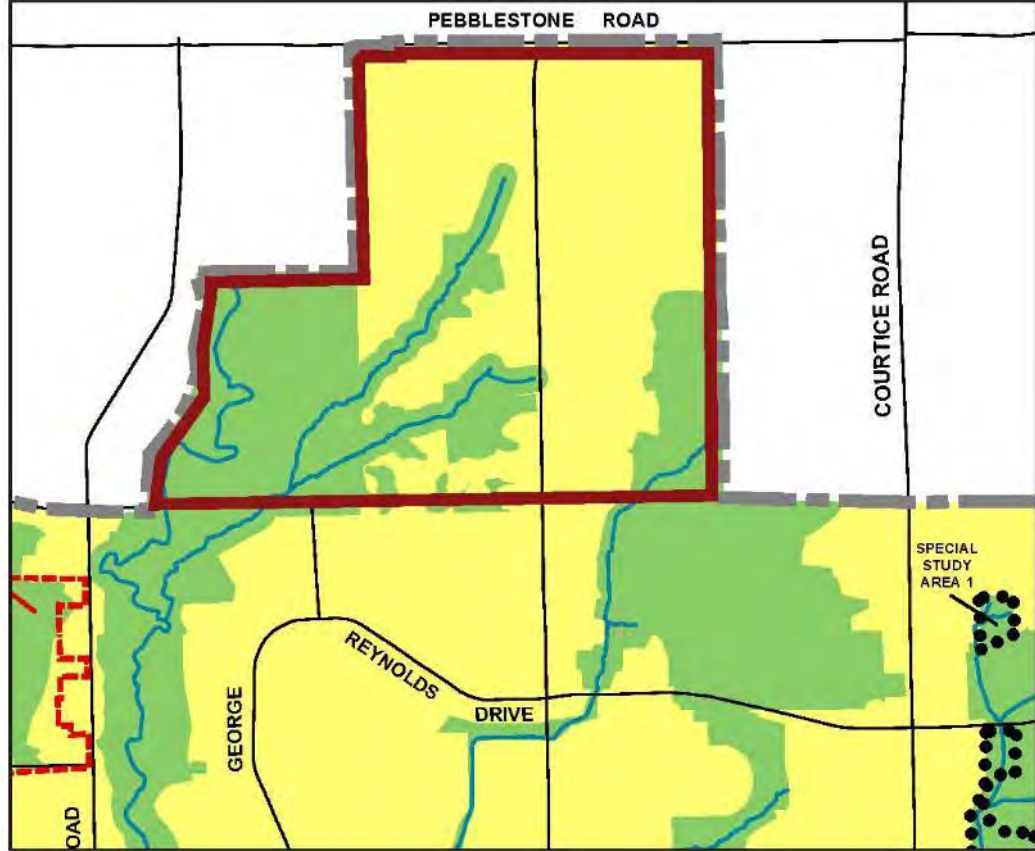


PHASE 1 Background Reports

- 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

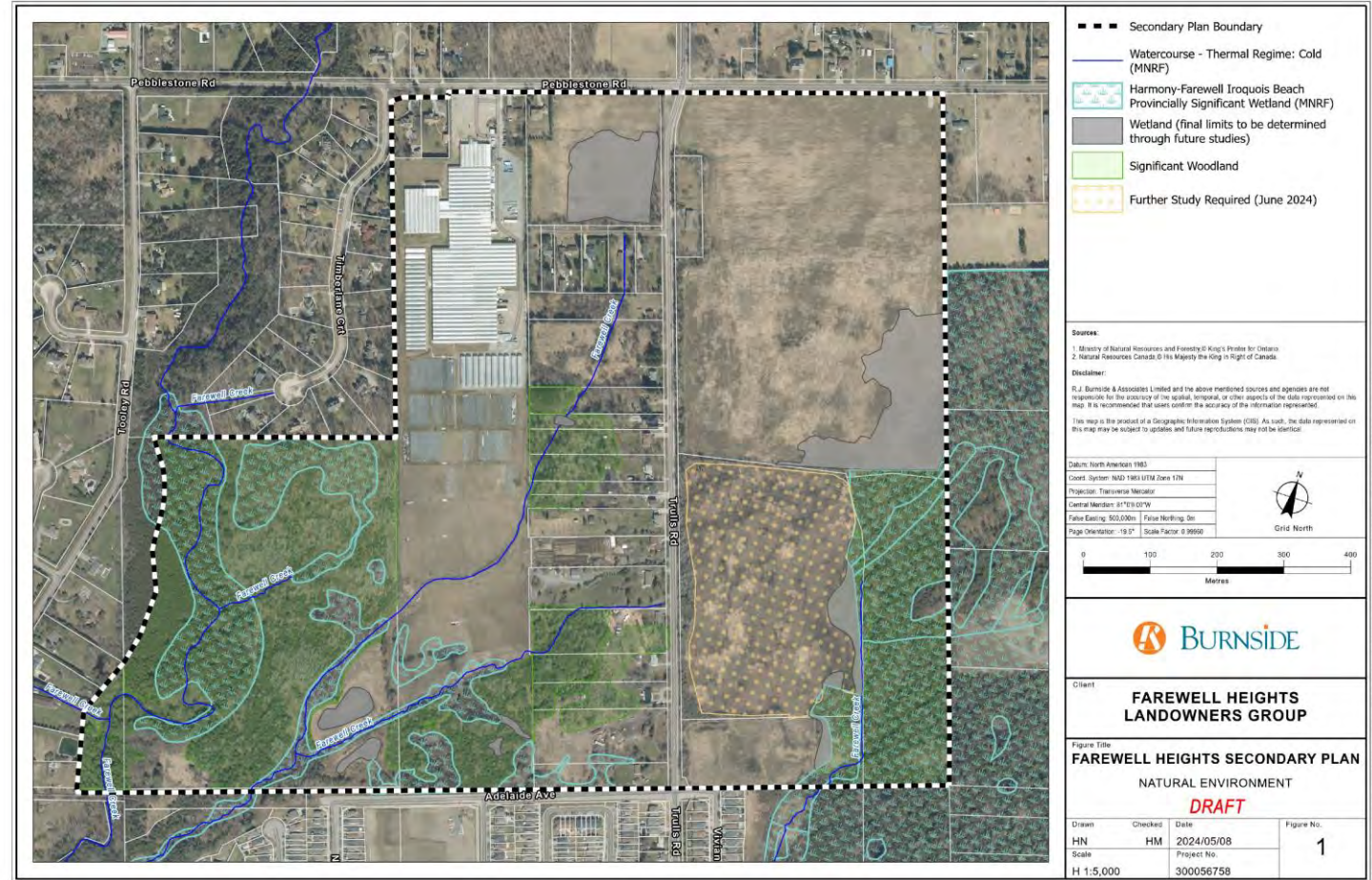
- Increase woodland and riparian cover through the application of buffers from natural heritage features.
- Restore and enhance wetland/woodland habitat (i.e., removal of invasive species) and wildlife habitat.
- Remove current barriers to wildlife movement and maintaining and enhancing wildlife linkages 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

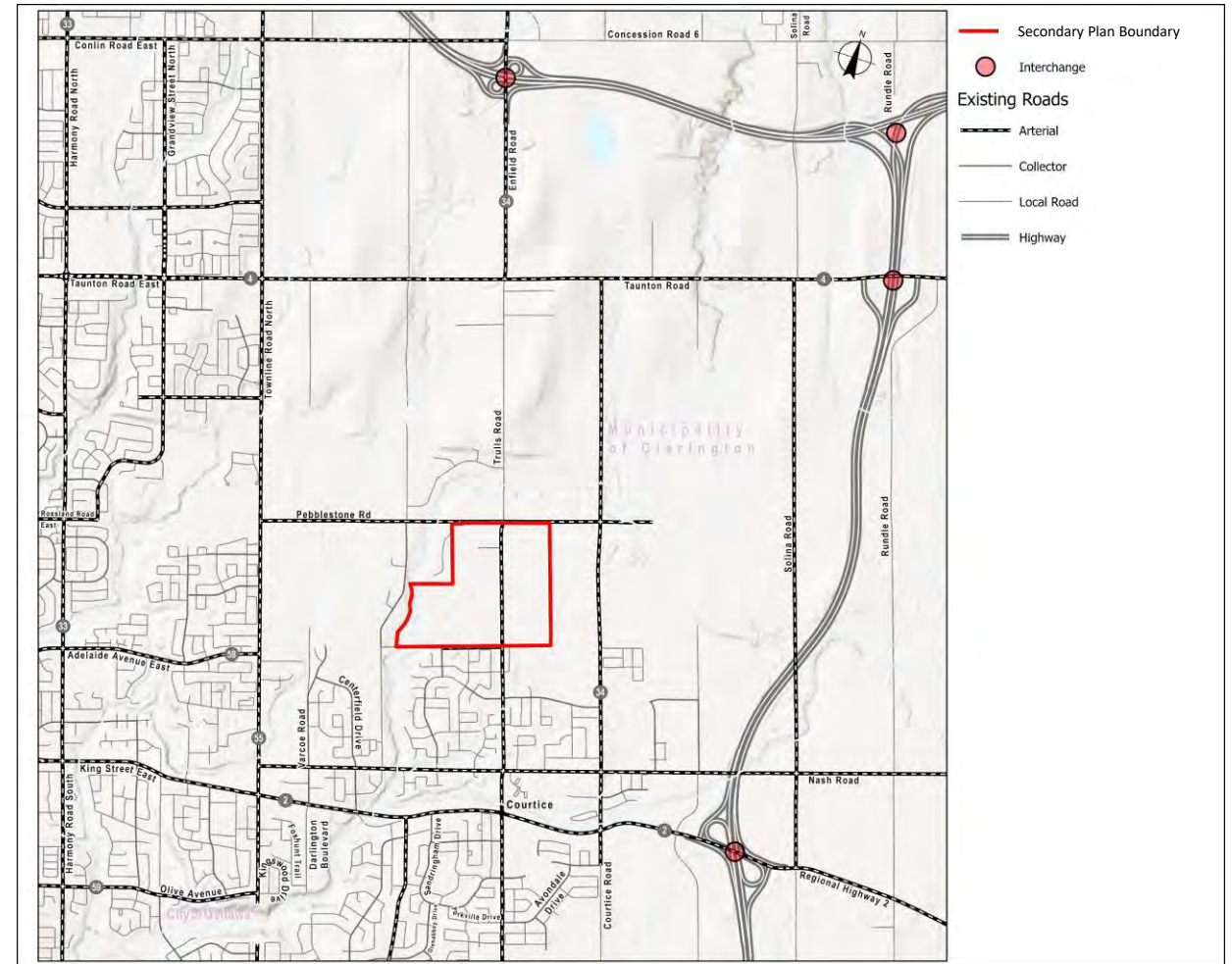
- High water table - maintaining pre-development water balance to features (woodlands, wetlands).
- Protecting watercourses from urban pollution, sedimentation, channel/bank erosion, and thermal impacts.
- Controlling establishment of invasive plant species in natural areas and buffers.
- Minimizing 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

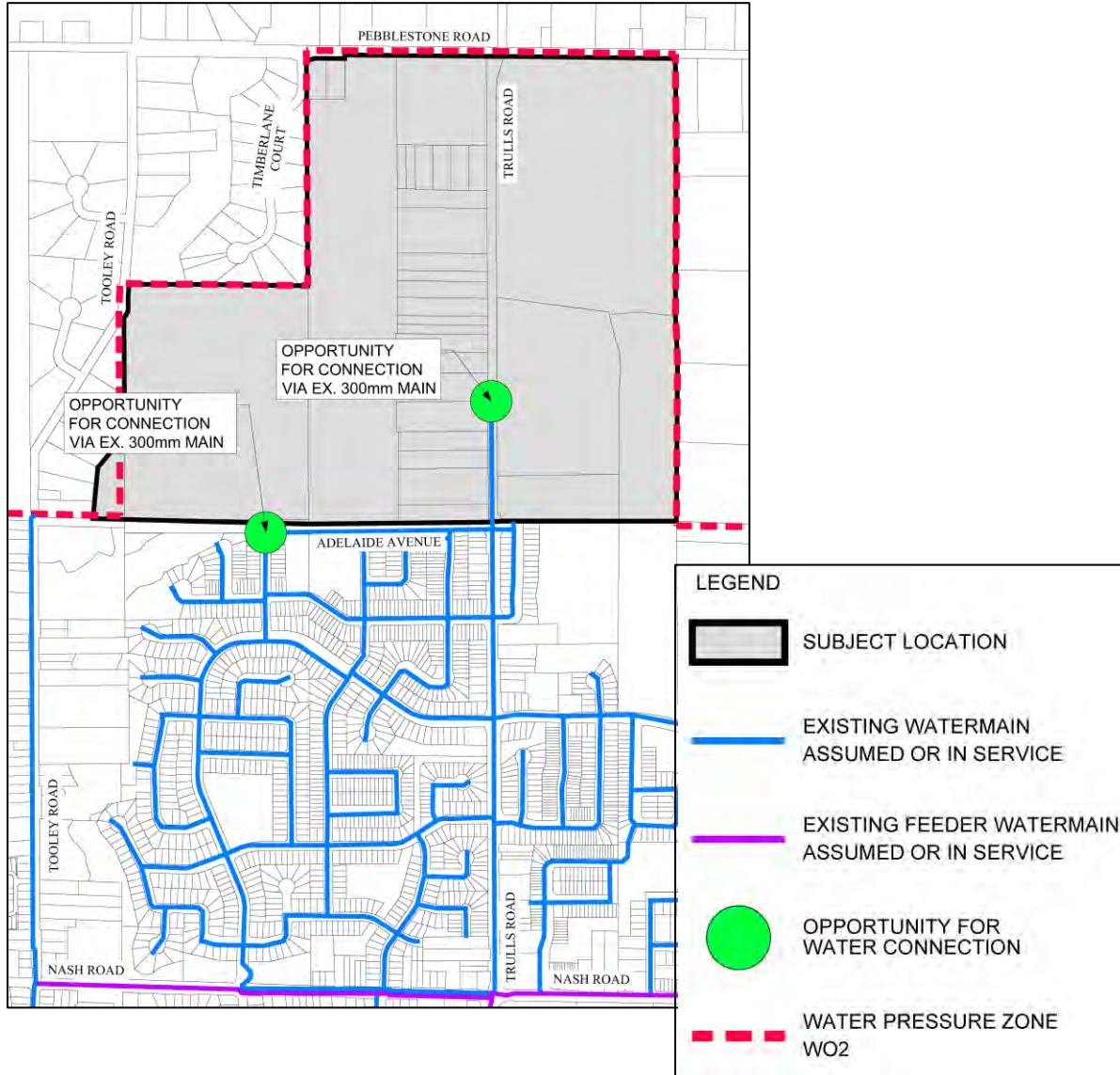
Challenges

- 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.

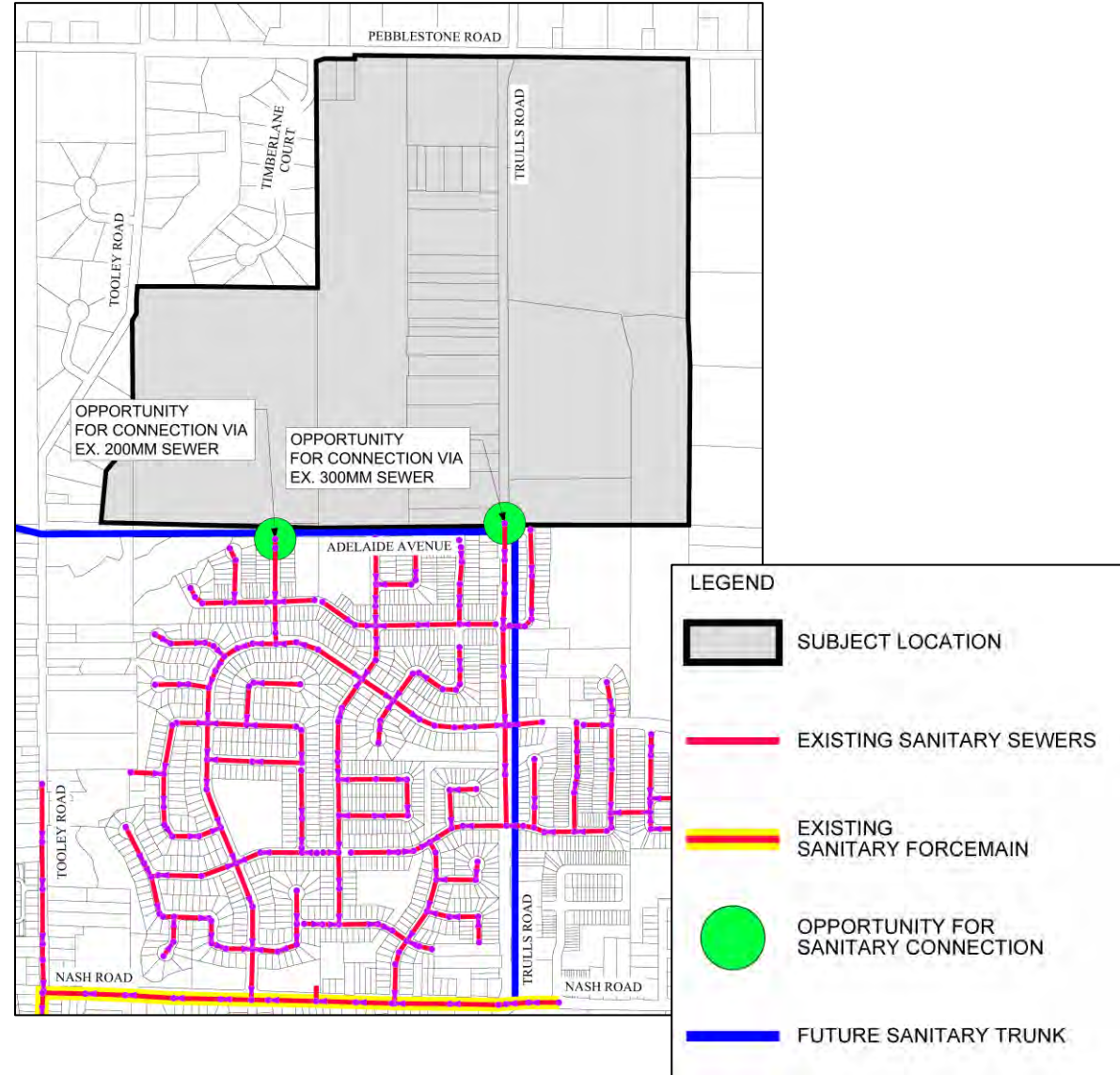


Master Servicing + Stormwater Management

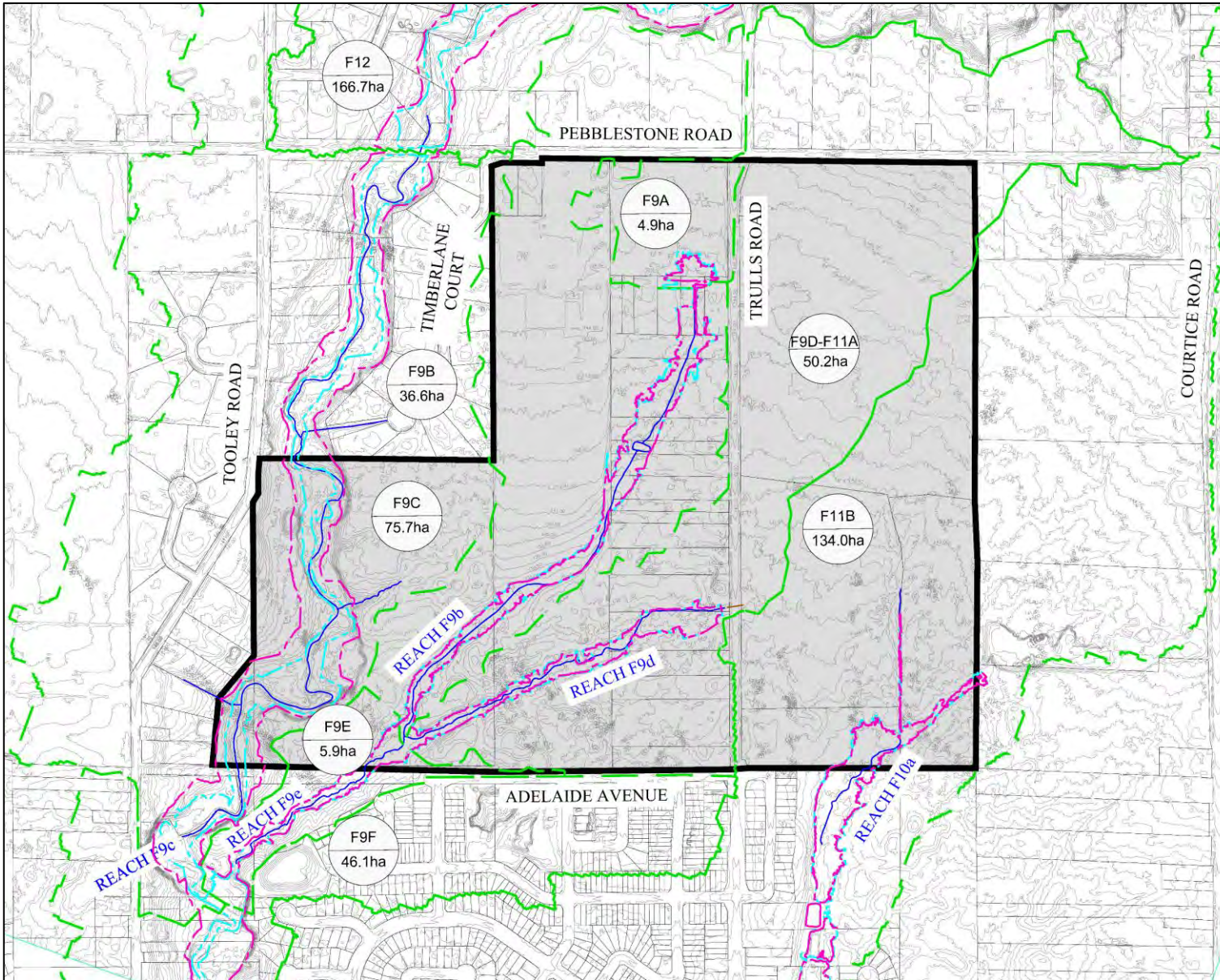
Existing Water Supply Network



Existing Sanitary Infrastructure

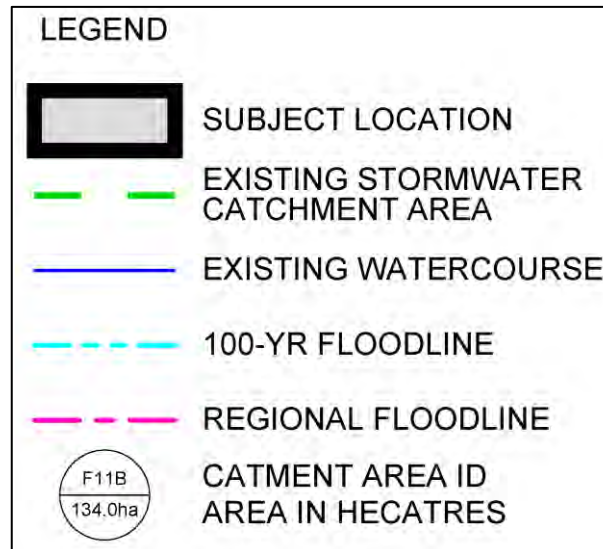


Existing Stormwater Drainage - Farewell Creek



Existing Conditions

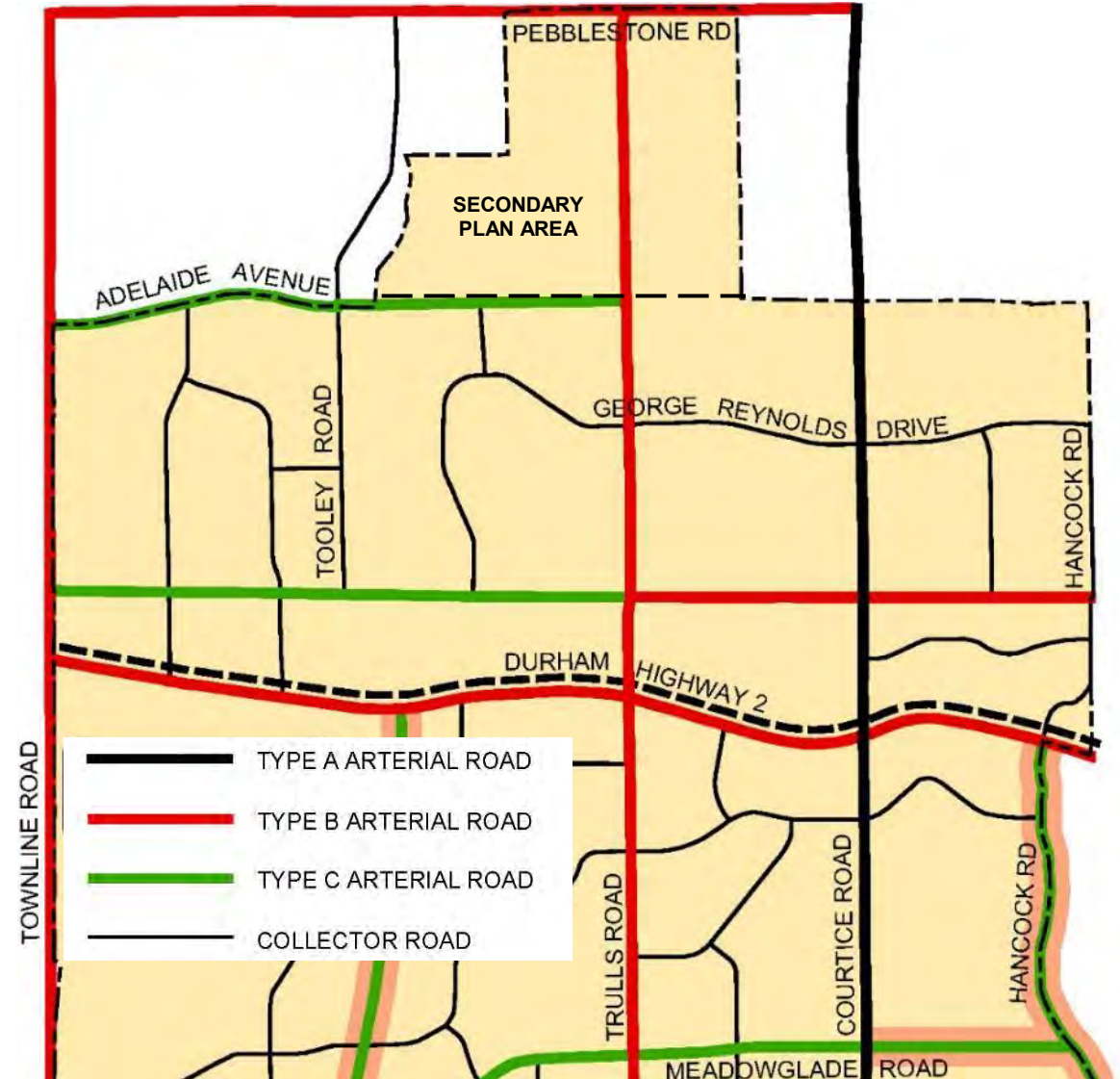
- Secondary Plan Study Area is comprised of 4 main catchments.
- Existing Stormwater Drainage areas



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

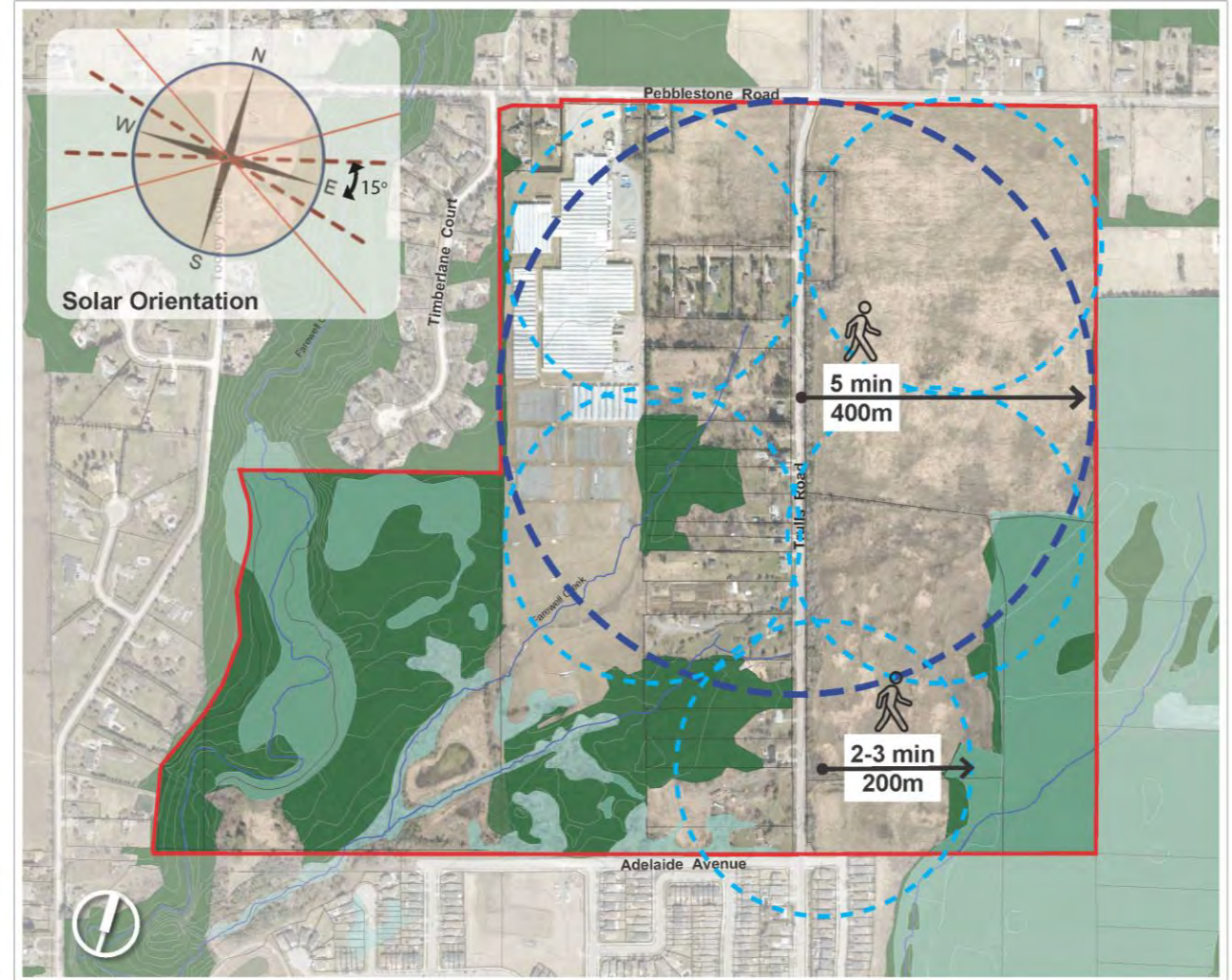
- Existing road network has limited local connectivity creating large blocks.
- Existing road cross sections are rural with gravel or paved shoulder and ditch. No sidewalks or crosswalks are provided.
- Existing cycling network is discontinuous - Trulls Road is a cycling route (shared roadway).
- Existing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

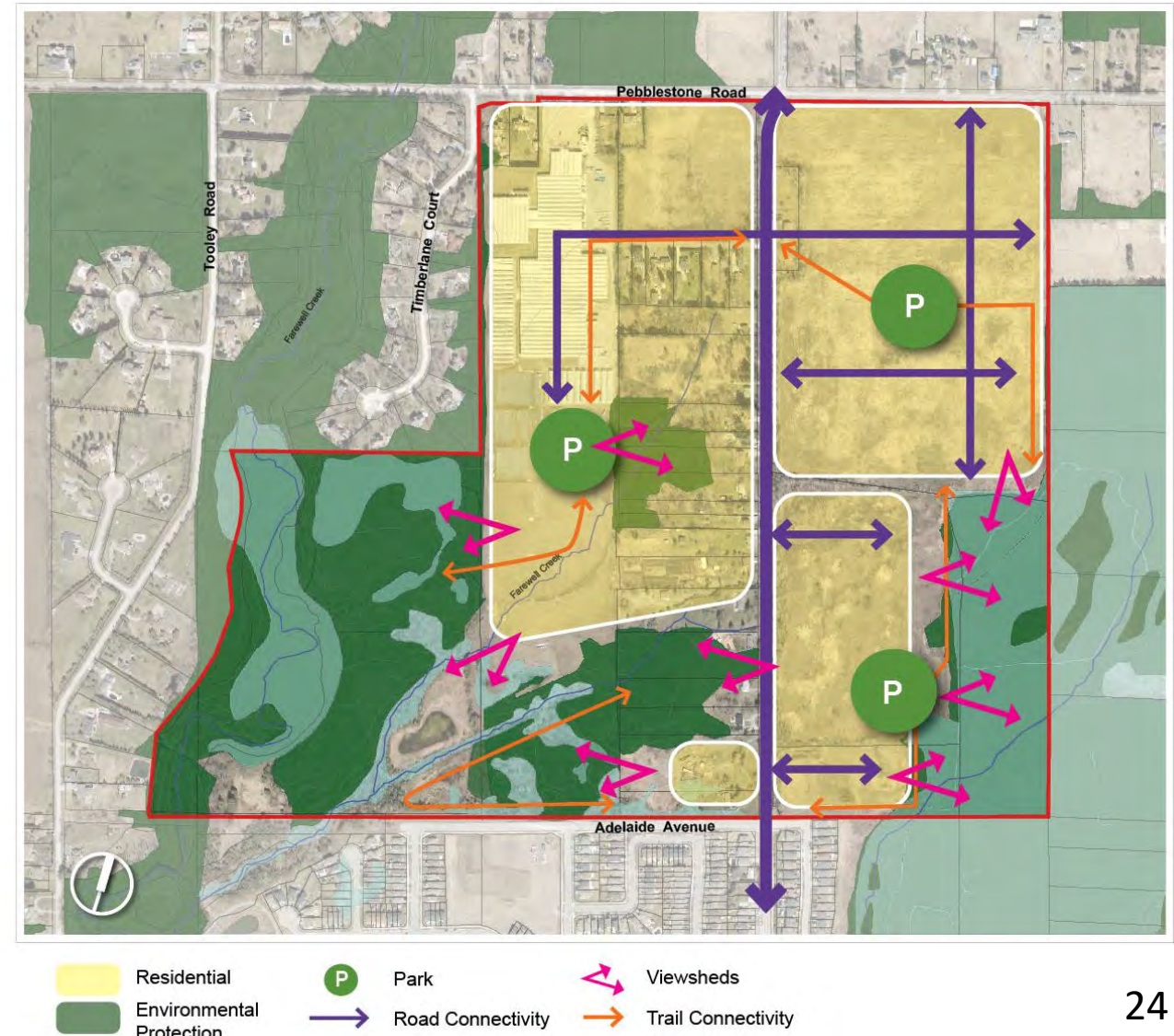


Urban Design Analysis

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

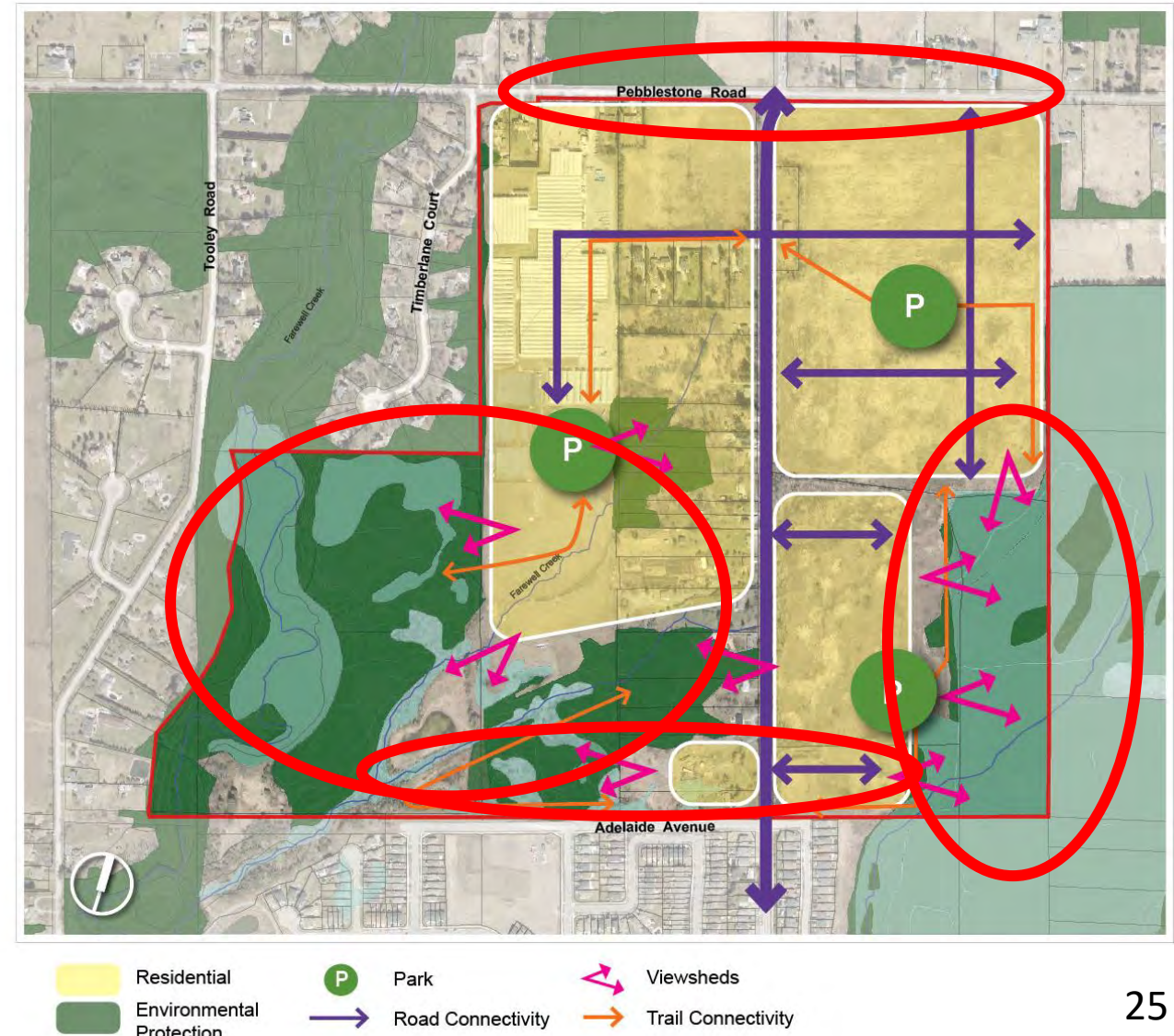


Urban Design Analysis

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.

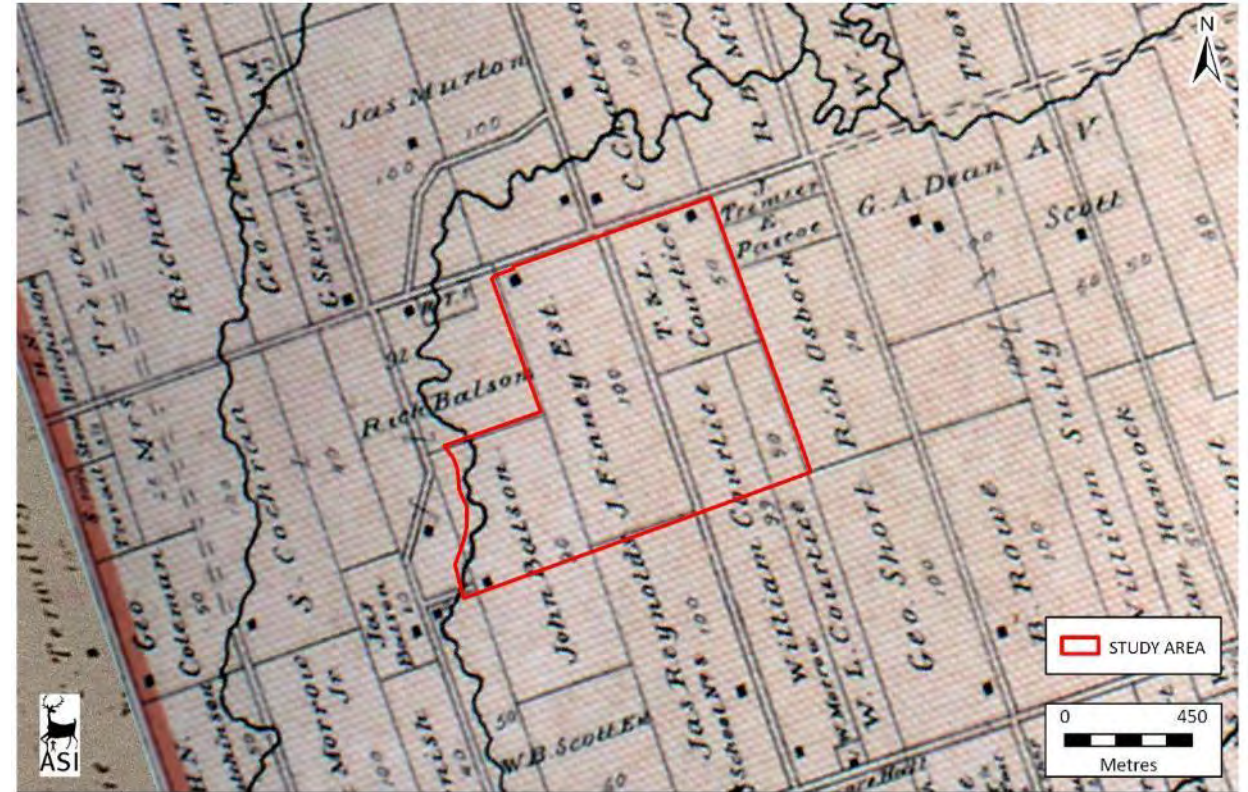


Figure 3: The Farewell Heights Secondary Plan study area on the 1878 *Illustrated Counties of Northumberland and Durham*.

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

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

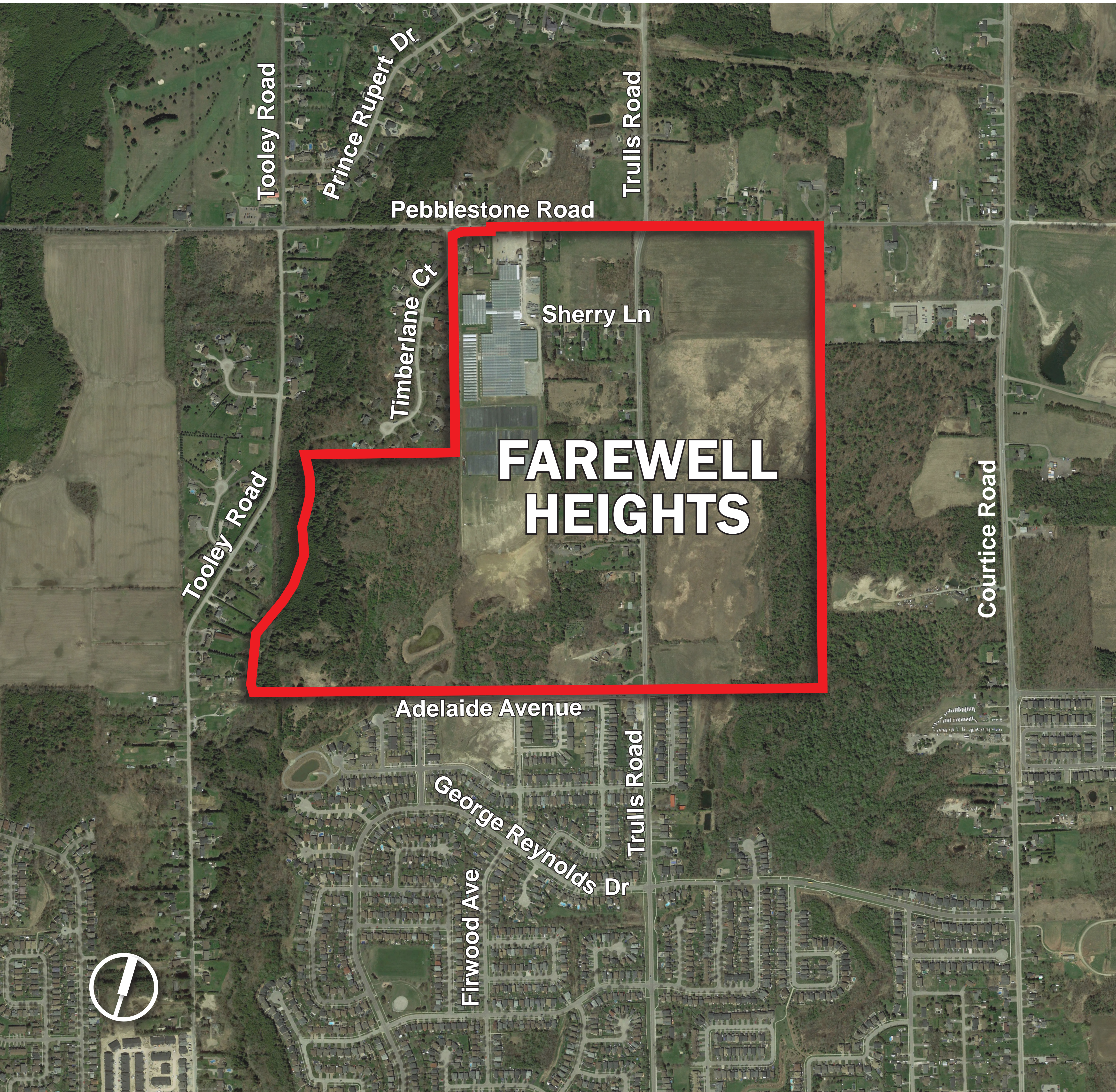
Walk around to review
the display boards

FAREWELL HEIGHTS SECONDARY PLAN

Public Information Centre #1



Secondary Plan Study Area



FAREWELL HEIGHTS SECONDARY PLAN Public Information Centre #1



Secondary Plan Study Team

Clarington



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Partner
Servicing Engineer

 BA Group



Margaret Briegmann P.Eng.
Principal
Transportation Engineer

 BURNSIDE



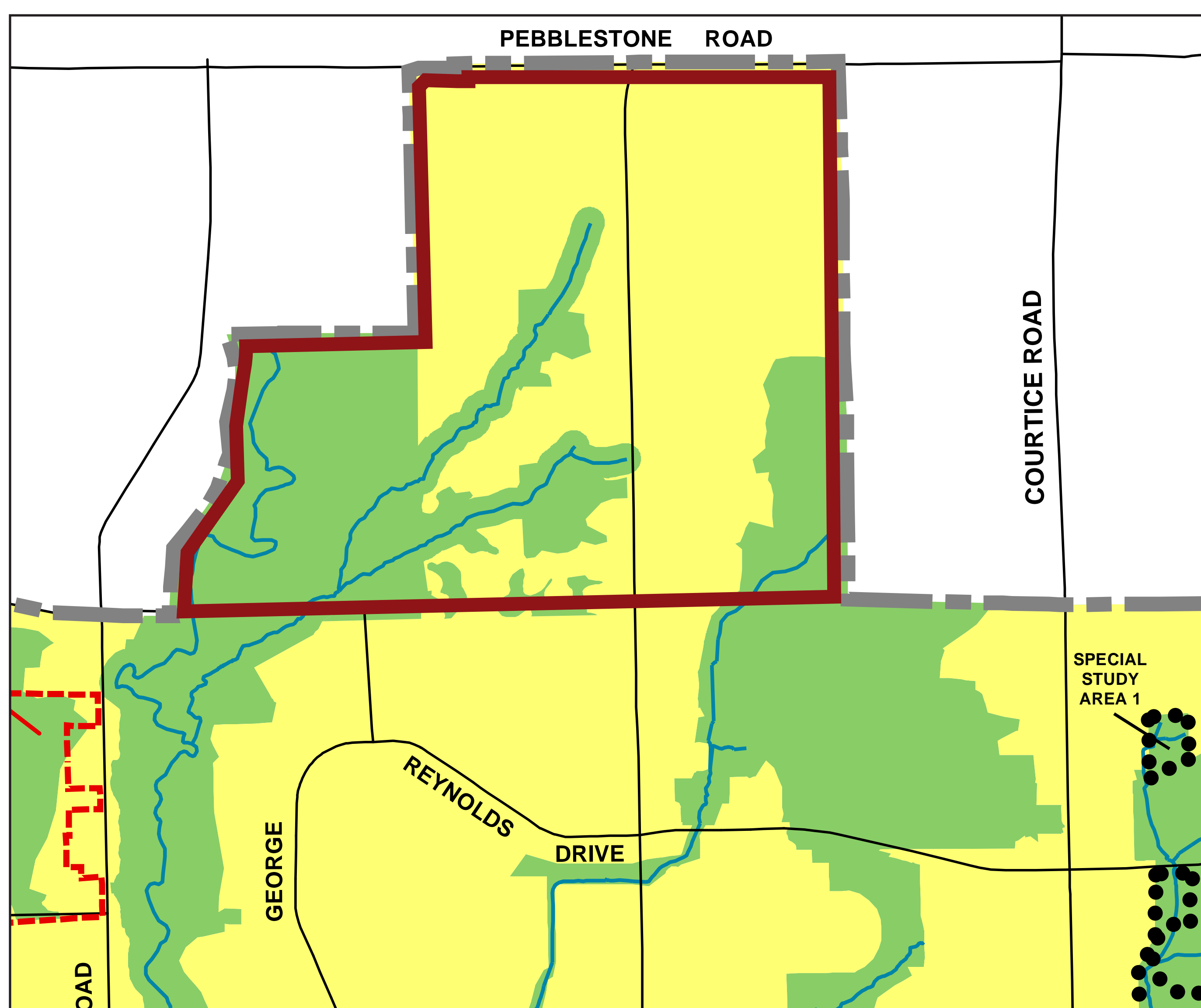
Hannah Maciver
Senior Ecologist

FAREWELL HEIGHTS SECONDARY PLAN

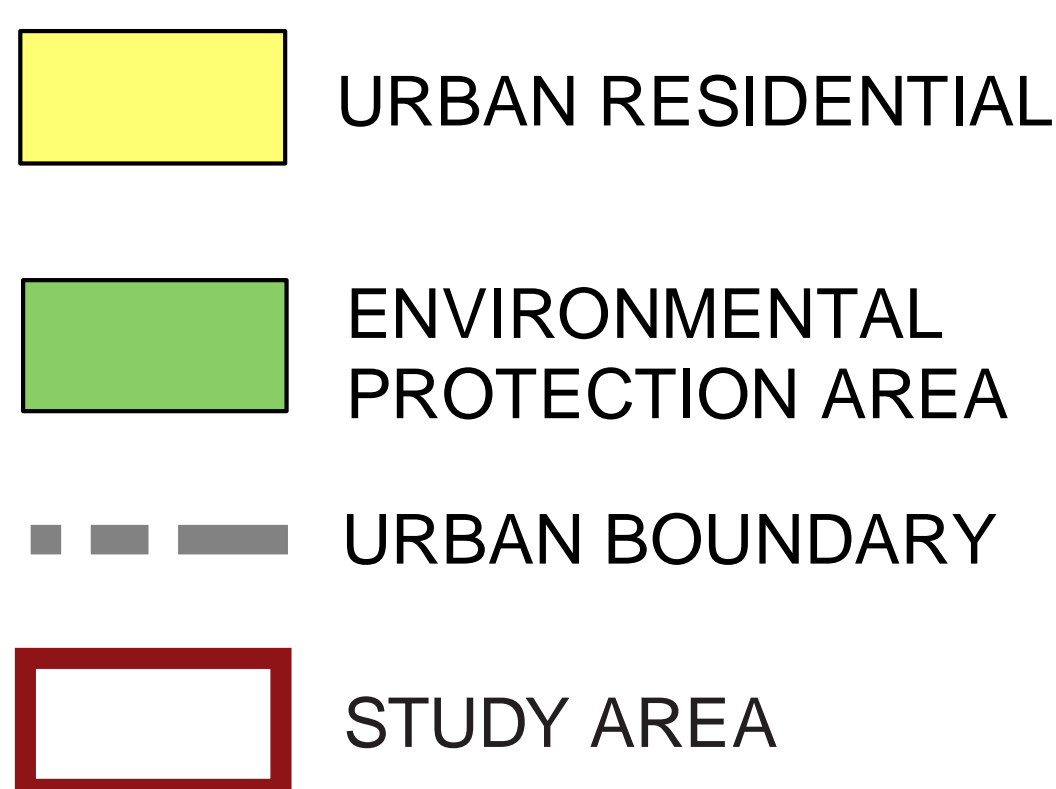
Public Information Centre #1



Secondary Plan Study Area



Source: Map A2 Courtice Urban Area, Official Plan, Municipality of Clarington (2018)



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 are to be preserved and protected, no development is permitted except for trails, erosion control, stormwater management.
- The Environmental Protection Area designation includes a 30 metre vegetation protection zone.

FAREWELL HEIGHTS SECONDARY PLAN

Public Information Centre #1



Natural Heritage Evaluation

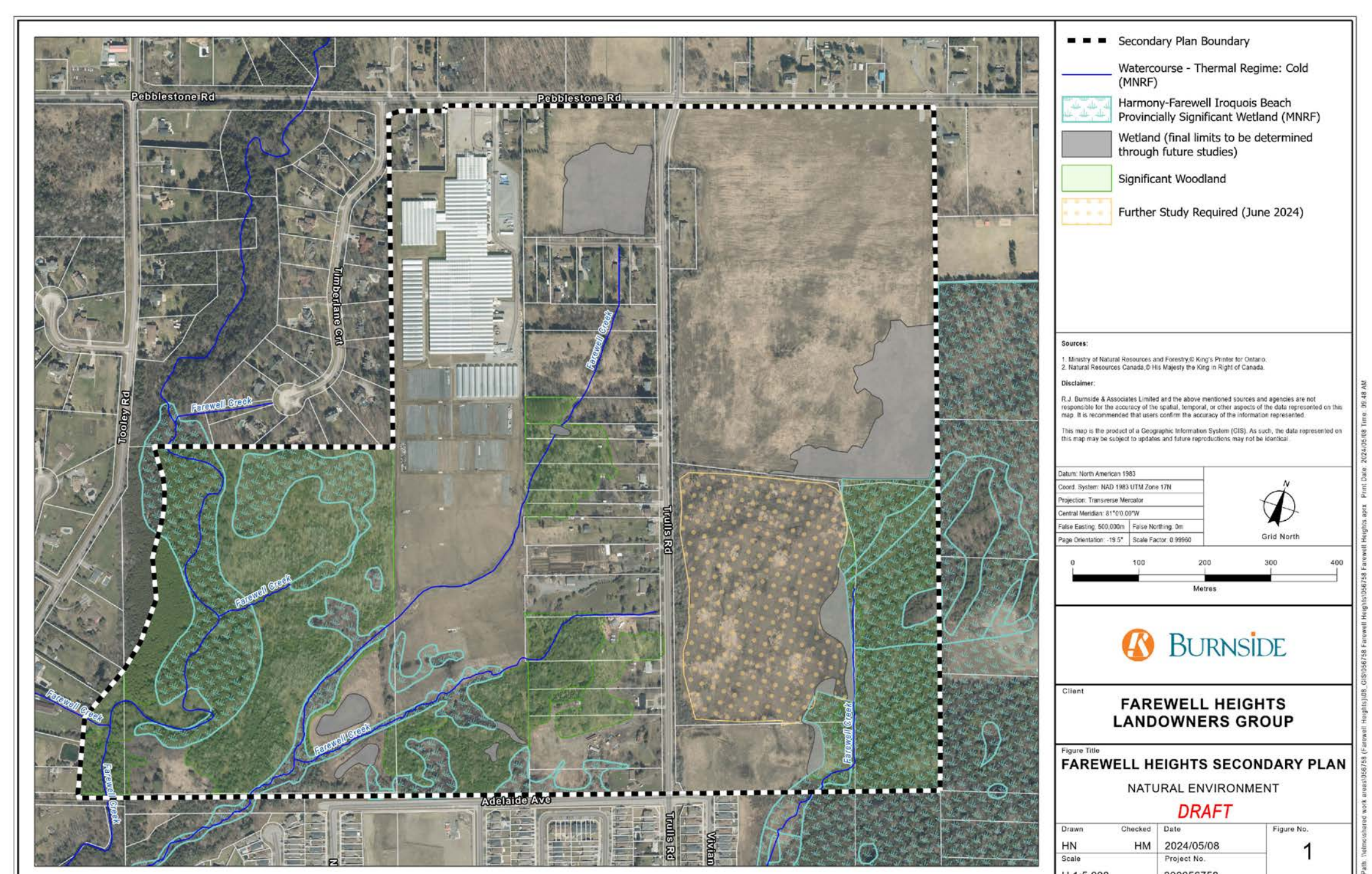
Opportunities

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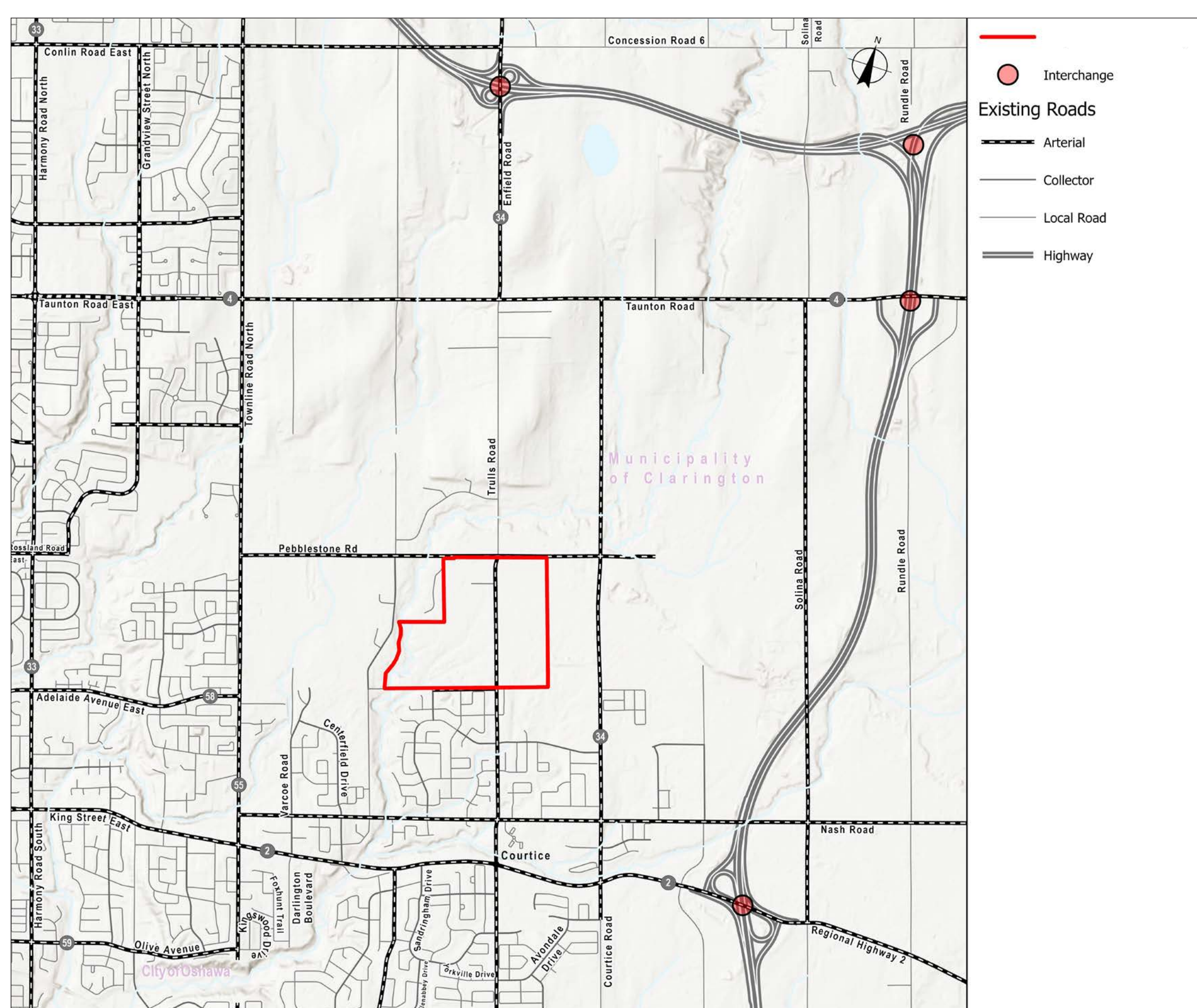
FAREWELL HEIGHTS SECONDARY PLAN Public Information Centre #1



Landscape Analysis

Opportunities

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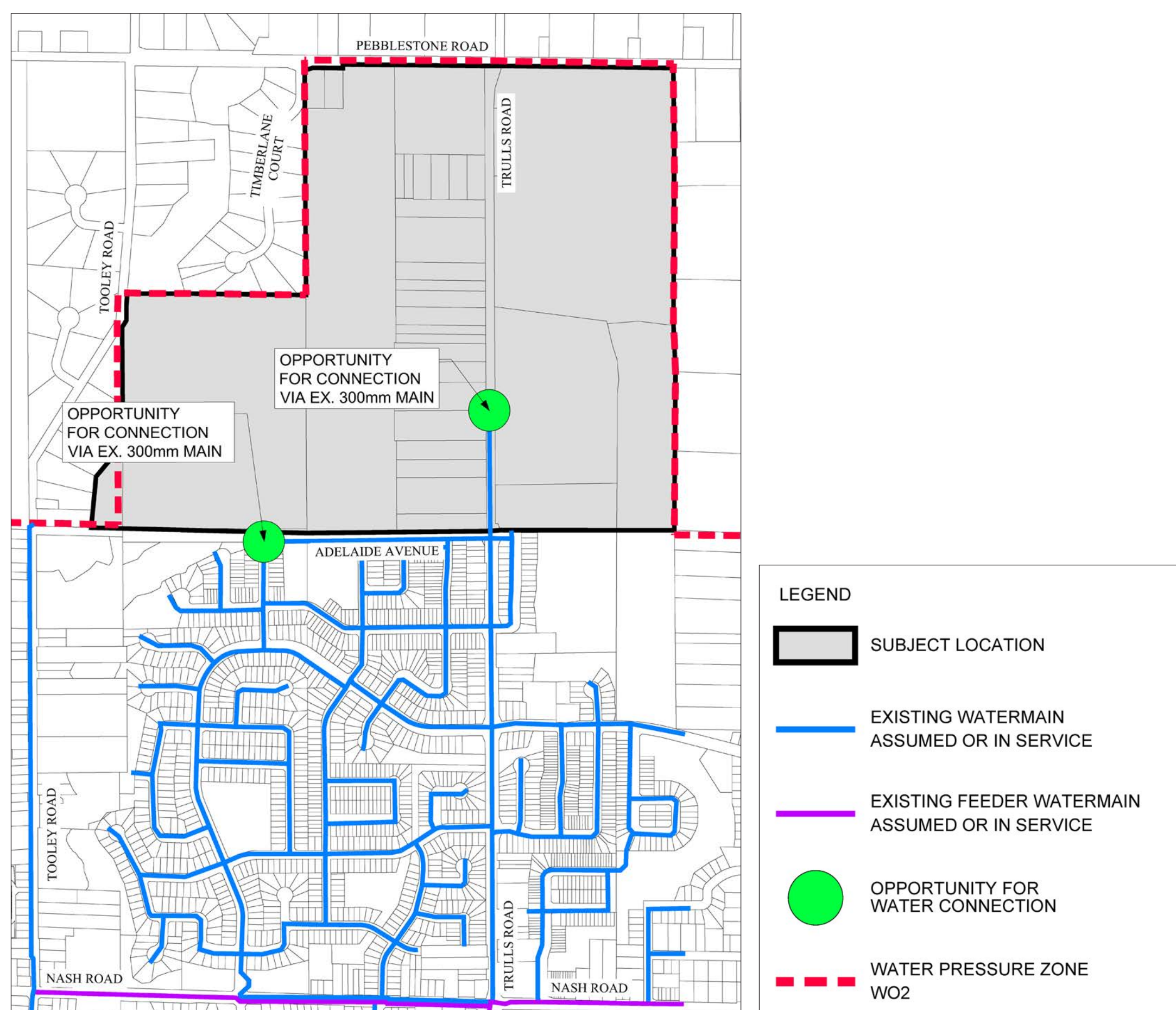
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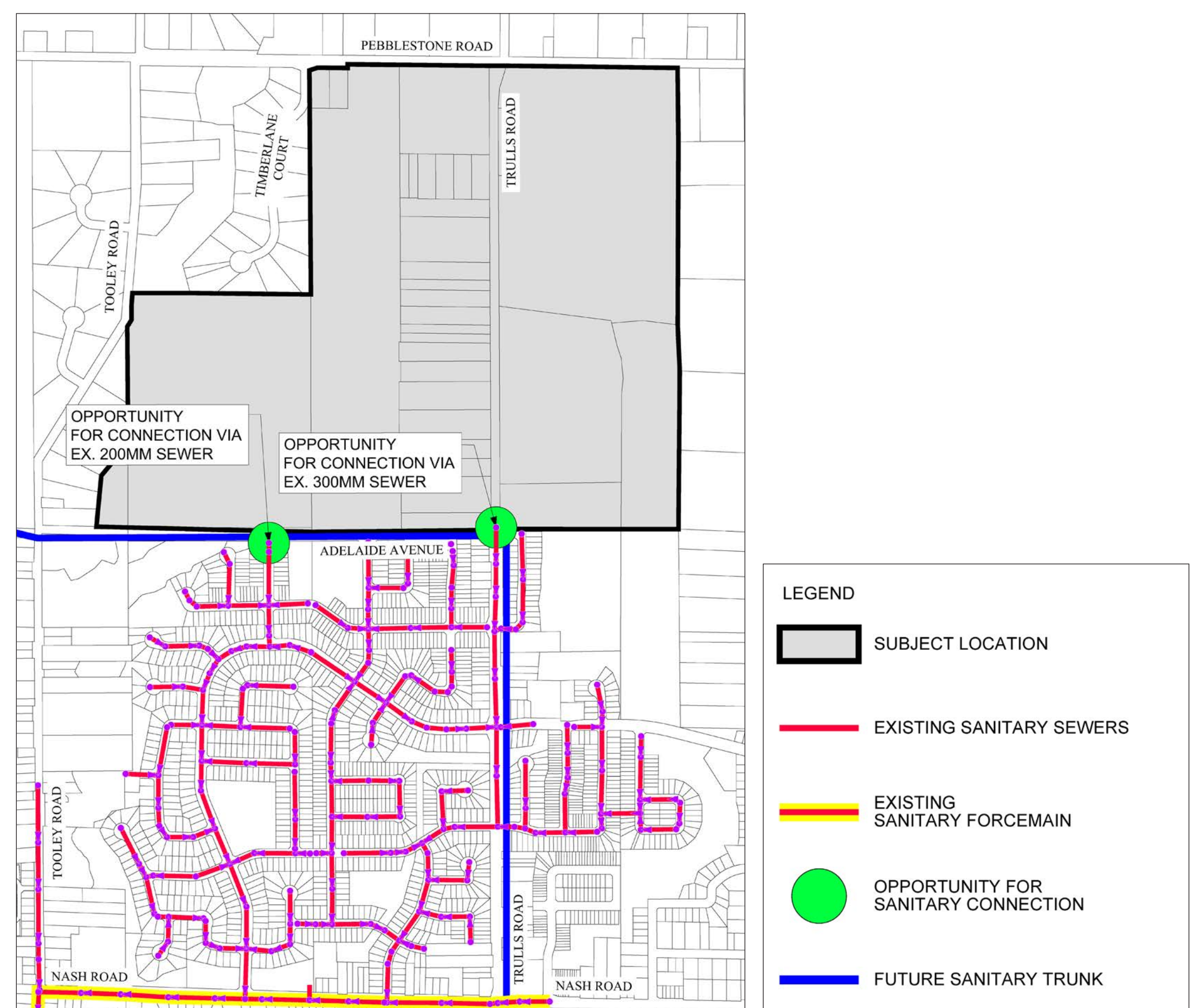


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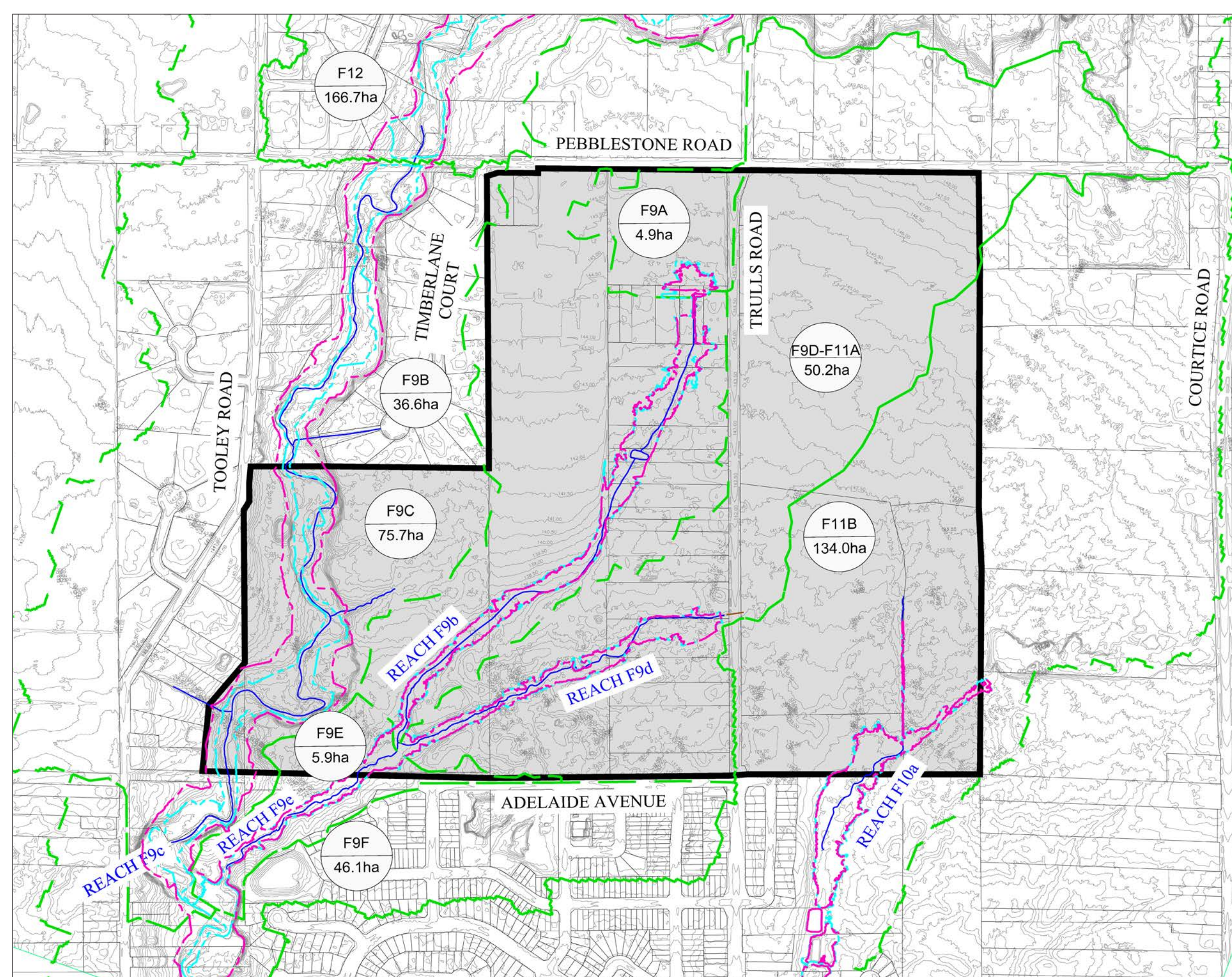
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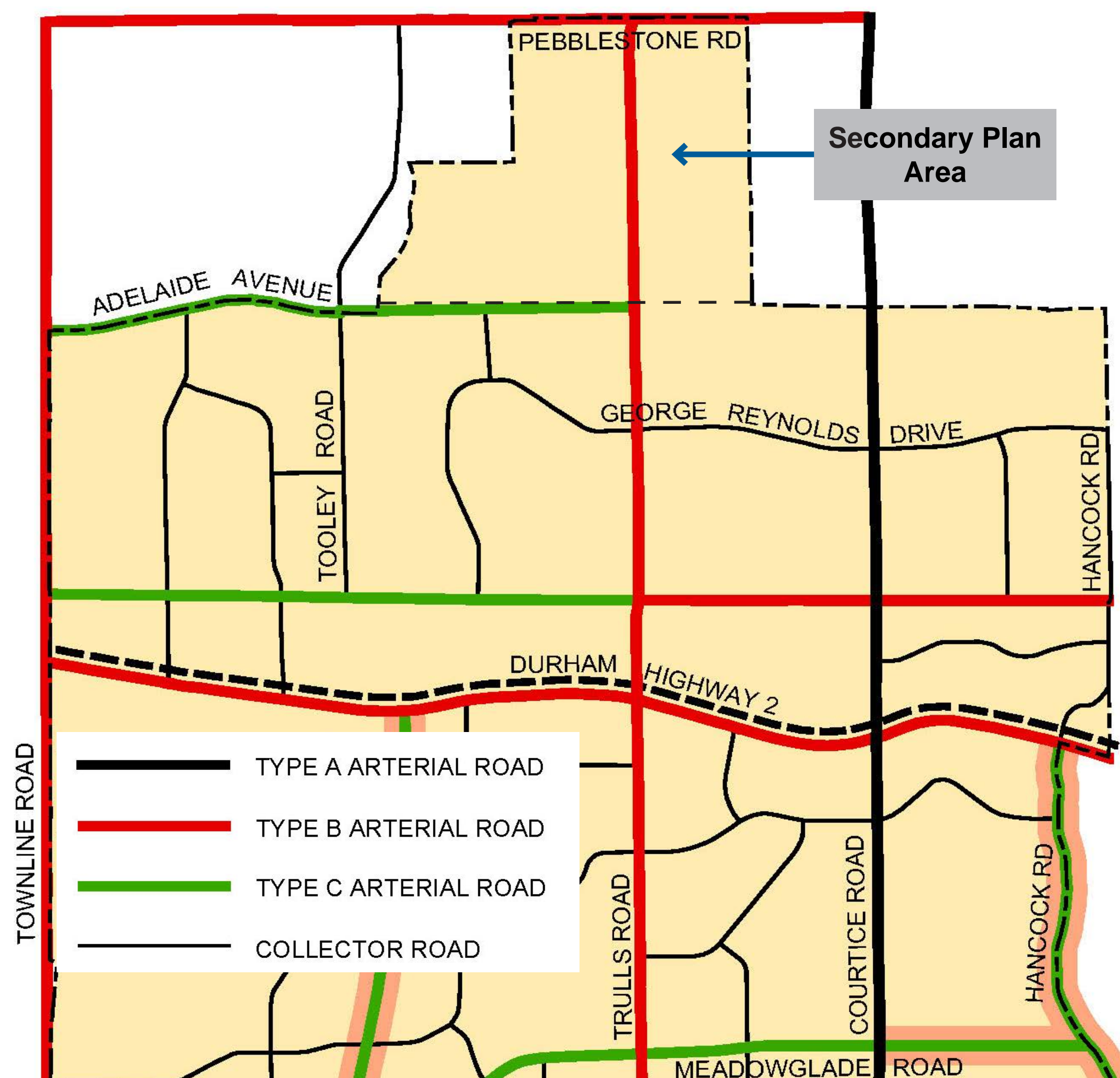
Public Information Centre #1



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Source: Map J2 – Transportation Network, Roads and Transit, Courtice Urban Area – Official Plan, Municipality of Clarington (2018)

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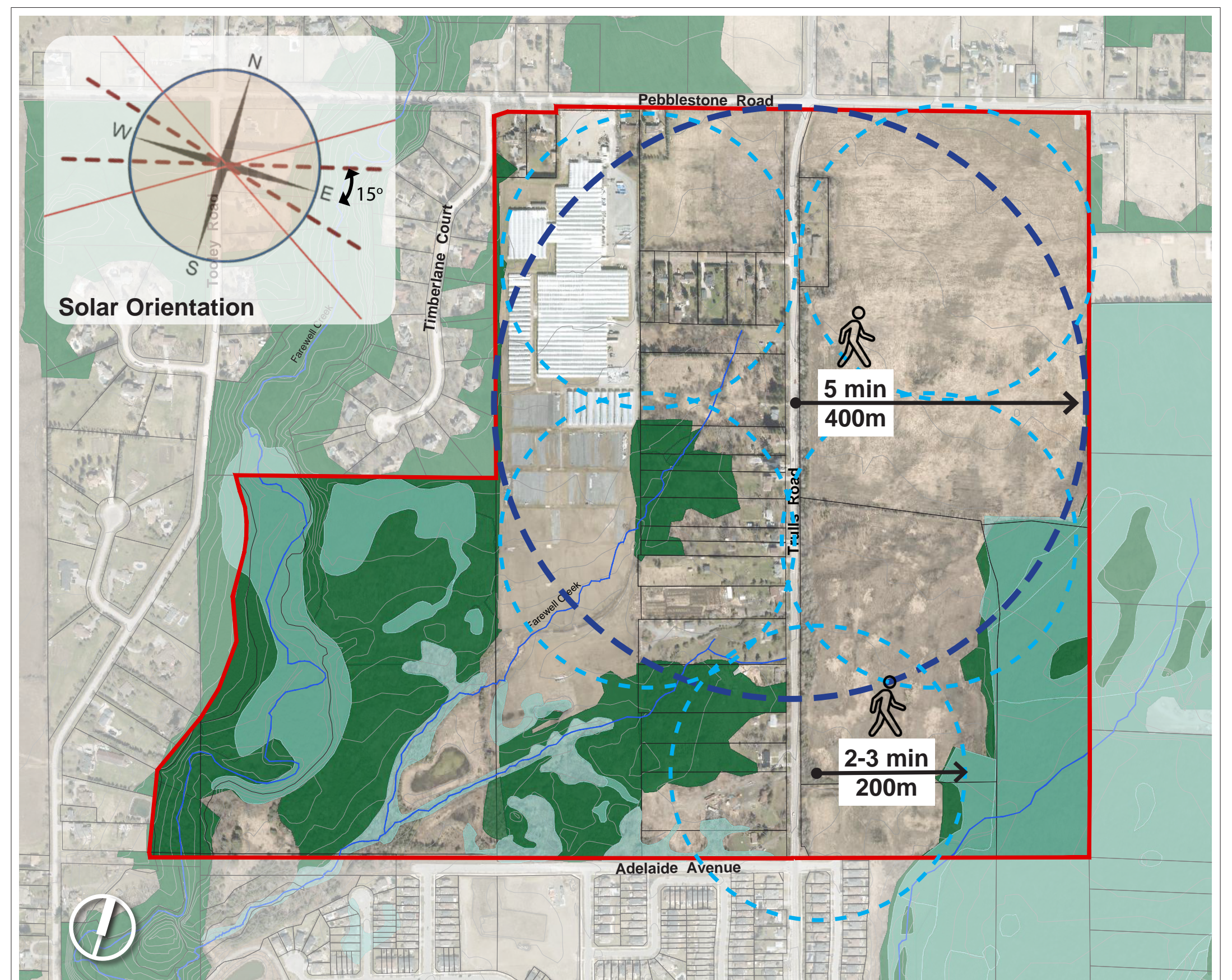
Public Information Centre #1



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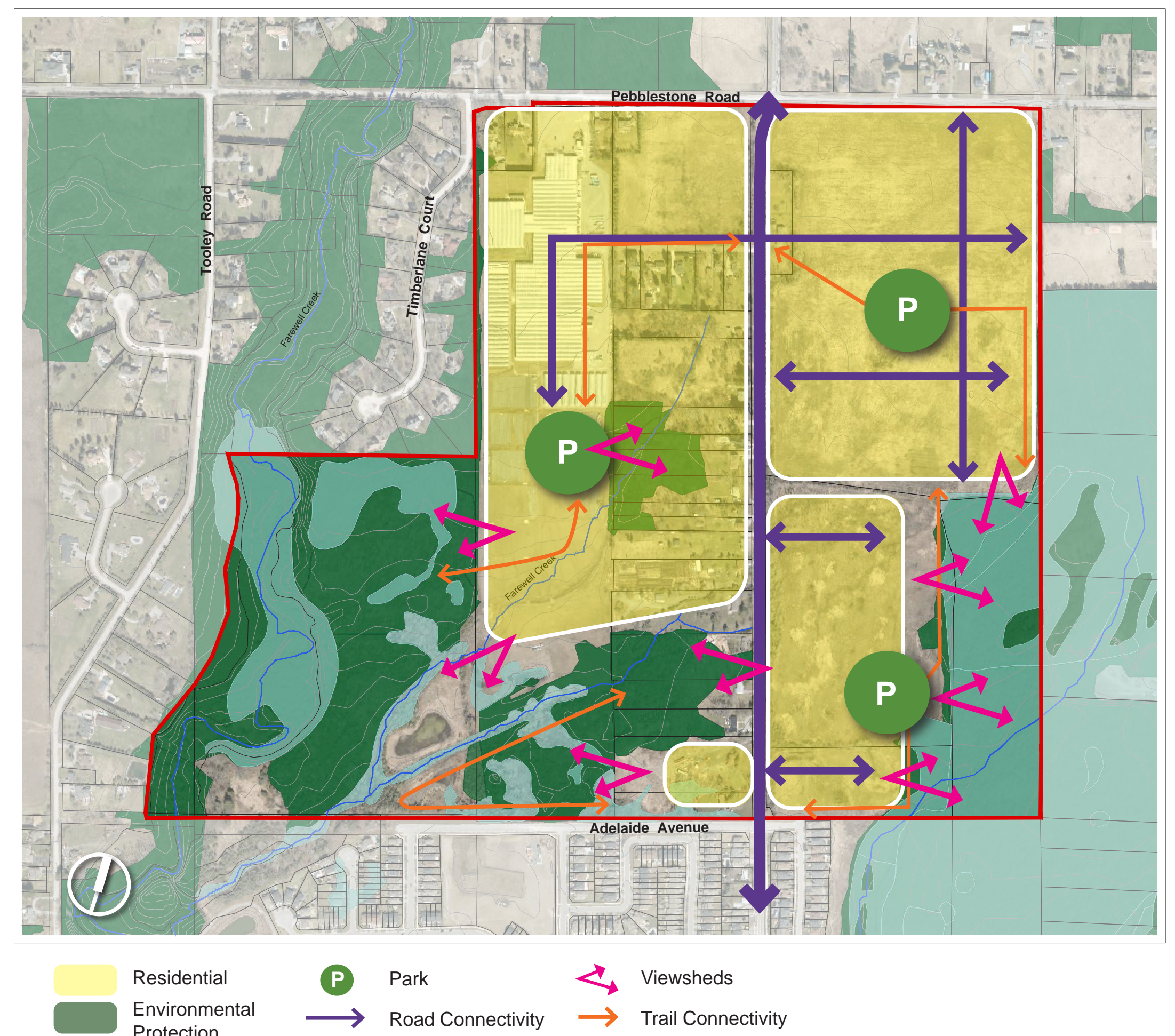


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