

Additional Dwelling Units – Public Comments

Comments received from September 10, 2021 to October 19, 2021.

The following documents were received from the public regarding the proposed Municipally-initiated Official Plan and Zoning Bylaw Amendments to increase permissions for Additional Dwelling Units (ADUs).

If you require any of this information in an alternate format, please contact the Planning and Development Services Department at planning@clarington.net or 905-623-3379 ext. 2405

Jull, Mark

From: Chad V [REDACTED]@hotmail.com>
Sent: Friday, September 10, 2021 1:17 PM
To: Jull, Mark
Subject: Re: Notice of Public Meeting for Additional Dwelling Units

Follow Up Flag: Follow up
Flag Status: Completed

EXTERNAL

Hi mark
Please let me know when the council makes their decision
I would like to be able to live in an accessory unit and right now I was told it is not permitted
Thanks
Chad veinot
63 Simpson ave Bowmanville

Sent from my iPhone

On Aug 18, 2021, at 1:21 PM, Jull, Mark <MJull@clarington.net> wrote:

Good afternoon,
You are receiving this correspondence because you requested to be kept informed about updates to the Official Plan and Zoning Bylaw Amendments to increase permissions for additional dwelling units (ADUs).

Please find attached the proposed Amendments and the Notice of Public Meeting to be held September 13, 2021.

Further information is available at Clarington.net/ADUs.

Thank you,

Mark Jull, MCIP, RPP
Planner II, Community Planning & Design
Planning & Development Services
Municipality of Clarington
40 Temperance St. Bowmanville, ON L1C 3A6
905-623-3379 ext. 2426 | 1-800-563-1195
www.clarington.net

Jull, Mark

From: Dianne [REDACTED]@bell.net>
Sent: Sunday, September 12, 2021 8:04 AM
To: Jull, Mark
Subject: Additional Dwelling Units

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from [REDACTED]@bell.net. [Learn why this is important](#)

EXTERNAL

Good morning Mark!

I noticed in the newspaper that Clarington is planning on amending the bylaws to allow ADUs. I'm very happy to hear this! With housing prices skyrocketing, adult children are staying at home much longer but need more space. Also, families who wish to keep their loved ones out of longterm care will benefit as well.

I was wondering what the size limit would be for an accessory structure? Has that been determined yet? and can it be a small, separate house with a basement? Would it depend on the size of your property? The bigger the property, the bigger the accessory structure allowed?

I would like to tune into the meeting tomorrow and be kept informed of any updates.

Thank you!

Dianne Phillips

Jull, Mark

From: sljanssens sljanssens [REDACTED]@bell.net>
Sent: Sunday, September 12, 2021 12:16 PM
To: Jull, Mark
Subject: Additional Dwelling Units

Follow Up Flag: Flag for follow up
Flag Status: Completed

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EXTERNAL

Good day Sir,

Regarding the above - the only thing we can say is - no to this. As for ADU's in houses - happens now....whether illegally or legally. As for the backyard idea....so people can start putting units in their backyards? How does electricity or sewage / water get installed? We can see a lot of illegal units being built and used. We are just creating overpopulated areas which are not supported with proper utilities or parking for the additional cars. Take a look around - there are driveways with two, three, four or more cars parked....how many people do you think live there? Overflow onto streets is ridiculous.

Our roadways cannot take the constant increase in population now. Why do we continue to build more houses without bringing industries (that pay more than minimum wage) here to stop the traffic on the highways and to help to lower our taxes. This area is growing too fast without proper planning.

As for regulating these -- that is laughable. There is no regulation taking place on decks, sheds, ponds, fences and parking on streets now. We have never seen a bylaw officer going around checking on any of the above listed items. They only take action when you make the call and squeal on one of your neighbours - yeah, that helps the situation. As far as we are concerned -- the regulation will not occur. Illegal units will continue to be built in homes and now we will add backyards to the mix.

Thank you.

Lynne and Stephen Janssens

Jull, Mark

From: SHIRLEY ANDRECHUK/KENDONNELL/GALLERY986 [REDACTED]@rogers.com>
Sent: Sunday, September 12, 2021 3:17 PM
To: Jull, Mark; Salazar, Carlos
Subject: Public Meeting re Additional Dwelling Units

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [REDACTED]@rogers.com. [Learn why this is important](#)

EXTERNAL

I would like to know how you are going to address the extra parking spaces if you add dwellings. Presently driveways, roads are filled with house owners parking on the roads.

Also, if we have all these extra dwellings, do our taxes go down because the neighbourhood will certainly look pretty sloppy.

Thank you,

Shirley Andrechuk

*2 White Cliffe Court
Courtice, ON L1E 1T1*

[REDACTED]@rogers.com

Jull, Mark

From: kelly schmidt [REDACTED]@hotmail.ca>
Sent: Monday, September 13, 2021 9:17 AM
To: Backus, Lisa; Jull, Mark
Subject: Accessory Dwellings

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL

Good morning,

I realized I missed the deadline to submit any thoughts in regards to ADU's. I am still hopeful that I may be heard.

We live in the beautiful community of Kendal and have been looking into adding an ADU for our aging parents on our one acre property (which does boarder the Oakridge Moraine)They are looking into the next chapter of their life and are happiest when out here with us. Our parents have always had our best interests at heart and now we wish to do the same for them. By allowing a ADU for them, they would have the freedom they deserve and be surrounded by their much loved family. As a nurse of 23 years and counting, I have seen the heartache of many families not able to visit or support their loved ones due to barriers such as the pandemic with restricted visitor policies, homes that are unaccessible with flights of stairs and lack of family support. I have the knowledge, skill, support and judgement to care for our parents if need be. The thought of them ever having them hospitalized or spend their days in a nursing home is unbearable. We are all aging and one day will be faced to make choices we didn't plan for. Please allow ADU's so that we may plan the best possible life for our parents. Even our children are going to need help with housing in todays world. ADU's may be an option for them as well.

Thank you on behalf of a daughter who simply loves her parents,

Kelly Schmidt

Sent from my iPad

Jull, Mark

From: aimie harris [REDACTED]@gmail.com>
Sent: Monday, September 13, 2021 9:34 AM
To: Jull, Mark
Subject: Re: Limitations for ADUs on rural land

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL

Good Morning

I see the ADU meeting is today.

I am working but wanted to mention for the meeting - that the 2017 cut off date should be removed altogether.

This kind of restriction will cause too many families a lost opportunity to provide for their low income family members.

The big developers need to go back to building smaller war time size houses that everyone was able to afford. They say they can't make money on them but I disagree.

Smaller houses more houses, less expense and time per house. Plus they get added benefits and discounts from the town and region for being developers - that the individual family definitely doesn't get. Ie the permits get passed quickly without controversy by environment ministry and the Region of Durham !

My input for the meeting.

Thanks

Aimie Harris

Sent from my iPhone

> On Sep 7, 2021, at 8:31 AM, Jull, Mark <MJull@clarington.net> wrote:

>

> Good morning,

>

> Thank you for your interest and participation in this project. We will take your comments as a submission regarding the proposed Amendments to increase permissions for Additional Dwelling Units (ADUs). Your comments will be carefully considered before drafting recommended Amendments for Council's consideration.

>

> The recommended Amendments will not be drafted until after the Public Meeting on September 13, 2021 and we have received and considered additional comments from the public and commenting agencies.

>

> We have you listed as an Interested Party so you will continue to receive notices and updates about the project.

>

> Thanks,

>

> Mark Jull, MCIP, RPP

> Planner II, Community Planning & Design Planning & Development
> Services Municipality of Clarington
> 40 Temperance St. Bowmanville, ON L1C 3A6
> 905-623-3379 ext. 2426 | 1-800-563-1195
> <https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.clarington.net%2F&data=04%7C01%7CMJull%40clarington.net%7Ce3afe6f819c8469d0f4908d976bb3720%7C2c663e0f310e40c2a196f341569885a9%7C0%7C0%7C637671368743549634%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C1000&sd=oare8ADQIov0Jf%2BqH77cxt1XV%2BrnjjWP0QTOkSwzt9s%3D&reserved=0>

> -----Original Message-----
> From: aimie harris [REDACTED]@gmail.com>
> Sent: Friday, September 3, 2021 4:38 PM
> To: Jull, Mark <MJull@clarington.net>
> Subject: Re: Limitations for ADUs on rural land

> EXTERNAL

> I would like to see this expanded to small under 900 sq feet two bedroom additions if room, land space is available to do it... so generations are not stuck in basements forever or in staircase lofts with children or seniors. A little more flexibility needed.
> Thanks
> A positive move forward for the poorer populations.
> Thanks again
> Aimie

> Sent from my iPhone

>> On Sep 3, 2021, at 4:19 PM, aimie harris [REDACTED]@gmail.com> wrote:

>> I see, my input...
>> The Region of Durham and the Municipality of Clarington seriously need to be approving the ADU capabilities for families.
>> All my coworkers are in the same situation trying to help their families find affordable housing. Their kids are all moving home too !
>> What A1 Ag land all these big developers are cementing over and building hundreds / thousands of houses on... will still never be affordable for the younger generation cause they will start at \$550 - 600,000 and part time, casual, short contract jobs can't pay for that.
>> The ADUs are an excellent alternative to affordability.
>> We are on a farmland Oak Ridges and Green space ... but We just want a nice size implement shed with mow over top with future apartment abilities when money becomes available.
>> We are not asking for what the big developers are doing to our farmland, we just want the ability for our son to stay on the land to help us and continue putting food on your tables for the future and beyond generations.
>> It will not be surveyed off.
>> Thanks
>> Looking forward to your feedback and support.
>> Aimie

>>
>> Sent from my iPhone
>>
>>>> On Sep 3, 2021, at 1:22 PM, Jull, Mark <MJull@clarington.net> wrote:
>>>
>>> Good afternoon,
>>> The proposed Amendments outline the various restrictions for ADUs on Rural Lands. These are available on the project's website
<https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.clarington.net%2FADUs&data=04%7C01%7CMJull%40clarington.net%7Ce3afe6f819c8469d0f4908d976bb3720%7C2c663e0f310e40c2a196f341569885a9%7C0%7C0%7C637671368743549634%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=N%2F8p60Fs04GQAJBMT2oVDJkRKXDx8NOyMNUDalbeOCY%3D&reserved=0> . If you provide your address I could comment more specifically.
>>>
>>> Keep in mind that at this stage the amendments as drafted are not being recommended for approval. We will not draft recommended amendments until after our Public Meeting on Sept 13, and receiving comments from the public and commenting agencies.
>>>
>>> Information about the meeting is on the website. I encourage you to send me written comments expressing your support or opposition to the amendments, and if there's anything specific you'd like to see changed, added, or removed.
>>>
>>> Thanks,
>>>
>>> Mark Jull, MCIP, RPP
>>> Planner II, Community Planning & Design Planning & Development
>>> Services Municipality of Clarington
>>> 40 Temperance St. Bowmanville, ON L1C 3A6
>>> 905-623-3379 ext. 2426 | 1-800-563-1195
>>> <https://can01.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.clarington.net%2F&data=04%7C01%7CMJull%40clarington.net%7C095aff9af9474dfa8c1c08d96f1abb6f%7C2c663e0f310e40c2a196f341569885a9%7C0%7C0%7C637662982864624110%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjEhaWwiLCJXVCi6Mn0%3D%7C1000&sdata=jbzfc9DufXYQaT%2BB6nkDivMkFVeJaaaStiMa30LPJ0A%3D&reserved=0>
>>>
>>>
>>> -----Original Message-----
>>> From: aimie harris [REDACTED]@gmail.com>
>>> Sent: Friday, September 3, 2021 12:56 PM
>>> To: Jull, Mark <MJull@clarington.net>
>>> Subject: Limitations for ADUs on rural land
>>>
>>> EXTERNAL
>>>
>>> Hi Mark

>>> Can you update me on what the limitations are for the rural land as
>>> we are hoping for a new implement shed with future ADU built in on
>>> top as there are no other options with current housing prices Thanks
>>> Aimie
>>>
>>> Sent from my iPhone
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Jull, Mark

From: Linda Fockler [REDACTED]@gmail.com>
Sent: Thursday, September 16, 2021 3:19 PM
To: Jull, Mark
Cc: [REDACTED]1@gmail.com; 'Luverne'; 'Frances and Tim Tufts'; [REDACTED]@outlook.com
Subject: RE: Additional Dwelling Units
Attachments: Questions to Mark Jull re 2969 Conc. Rd. 8 re current zoning & proposed ADU changes 9-13-21 mtg on ADUs.docx

Follow Up Flag: Follow up
Flag Status: Completed

EXTERNAL

Hello again Mark

I have finally put together all the questions from the three of us who attended the virtual meeting on Sep. 13th from my home. I have attached a Word document detailing the various queries that we all have. I would appreciate it if you could attach your answers, in a different colour font, beside each question in the Word file, so that it is easy to see your reply. Thanks very much for your time.

Linda Fockler
905-[REDACTED]

From: Linda Fockler [REDACTED]@gmail.com]
Sent: September 13, 2021 5:13 PM
To: 'Jull, Mark'
Cc: [REDACTED]@gmail.com'; 'Luverne'; 'Frances and Tim Tufts'
Subject: RE: Additional Dwelling Units

Hello Mark

Thank you for following up with Mayor Foster's request my reply to my questions. However, the meeting today raised a couple of additional questions which I would also like to have answered. I will send these under a separate email, once I have prepared it. I also would like some additional clarification on your comments below but I will also add those queries to the other email to follow.

However, in the meantime, could you either forward me the ADU file that was presented at the beginning of today's meeting. Specifically we would all like to see the map that was shown as it was very hard to locate our specific properties on the map as it showed on the computer screen. I believe this map was in the presentation file. I am hoping that I can expand the view and then see street names and towns to help me and my neighbours locate our properties. This will then confirm our zoning relative to the information presented today.

I will correspond separately on the other questions. Thanks again for your help.

Linda

From: Jull, Mark [mailto:MJull@clarington.net]
Sent: September 13, 2021 2:34 PM
To: [REDACTED]@gmail.com
Subject: Additional Dwelling Units

Good afternoon Linda,

Thank you for your delegation today. You had mentioned that you contacted the Planning Department in August and not received a reply. Please accept my apologies on behalf of the Department.

In your delegation you asked about the maximum size of additional dwelling units (ADUs) and minimum lot size.

For an ADU in a single dwelling, there is no maximum size per se. The proposed Zoning Bylaw Amendment only states the ADU would be the smaller of the two units in a house. For an ADU in an accessory building, the floor area of the ADU can't be bigger than the floor area of the main residential building on the lot.

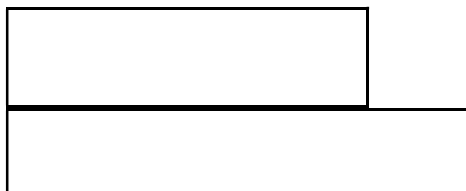
As for lot size, that would only be an issue for an ADU in an accessory building. The accessory building would be limited to whichever is less of the following: 10% of the lot, 120 sq.m, or total permitted lot coverage (usually between 30-45%). It's a bit complicated, but the goal is make the accessory building an appropriate size relative to the lot.

If you would like to review the proposed amendments in detail, please have a look at the project's website: www.clarington.net/ADUs On that website, you may find Attachment 1 most helpful as it contains comparison tables and explanatory comments. The Staff Report also provides further details.

If you have further questions, please reach out to me directly. If you'd like to talk on the phone, I would kindly ask that we arrange a time over email and I will call you then. It's a bit tricky (for me anyway!) using my office phone while working from home.

Thanks again,
Mark

Mark Jull, MCIP, RPP
Planner II, Community Planning & Design
Planning & Development Services
Municipality of Clarington
40 Temperance St. Bowmanville, ON L1C 3A6
905-623-3379 ext. 2426 | 1-800-563-1195
www.clarington.net



Questions to Mark Jull

My Property Description: 2969 Concession Rd 8, RR1, Bowmanville, ON L1C 3K2 (s/be L1C 5Z2)

(owners Linda Fockler &

Joseph Kupiec)

Roll Number 1817 010 110 11900 0000

Sub No. 0001 RU and FL

Sub No. 0002

Total Acreage = 14.22 Acres

Questions related to **Current Applicable** By-Laws and/or legislation re: Oak Ridges Moraine as they relate to my **property today**

- 1) **Currently** what is the zoning category under Natural Heritage Act for environmental protection of the Oak Ridges Moraine for my land? Same question under Greenbelt legislation? I think these are the names of the bodies controlling my property as they were mentioned in your ADU presentation. What restrictions do they put on our properties?
- 2) Please provide the most current map showing the above categories as currently applicable.
- 3) **Currently** can we:
 - i. a) have a basement apartment for: i) a relative such as in-laws
ii) a non related person/couple
 - b) if there is an existing loft/basement apartment can the owner apply for approval to have this unit become an ADU that can be rented to non-related tenants? Can the owner modify the unit to make it a full stand-alone unit with a private kitchen and bathroom of its own? Would there be additional permit costs to do this?
 - c) add an addition on to my home; if yes, is there any size restriction and what is the maximum size I could build?
 - d) sever any separate lot(s) off my 14.22 property? If not, how much land would we need to own to be allowed to sever a lot? We have two frontages as we are a corner lot fronting on Aked Rd. and Concession Rd. 8.
 - e) Are there any restrictions on outdoor structures such as decks, gazebos, sunshade shelters, hot tubs, etc. If these are allowed, are there any limitations on size, permanent or mobile installation, or permit requirements?

e) Can you put the name(s)/numbers of any by-law numbers and legislation Acts/names that apply to my property beside each of the above questions so that I can review them myself if I have any more questions please?

Questions related to Proposed Applicable ADU By-Laws and/or legislation re: Oak Ridges Moraine and both rural and urban hamlet properties

- 1) What will be the various municipal costs involved in either building or converting an existing unit or building a new ADU, i.e such as plan approval costs; various building permits; septic systems, etc. Also, what government level of approvals are needed before you can commence these changes? Is there a cost just to register to be allowed to build/convert an ADU?
- 2) What is the expected cost in dollar terms of increased taxes for property owners who are allowed one ADU; two ADU's?
- 3) What are the Garden Suites mentioned in your ADU presentation? What is the by-law/legislation that applies to these suites?
- 4) Would existing livestock barns qualify as an 'existing structure' that could be converted to an ADU, if ADU's are allowed on the owner's property? Are there any additional restrictions on these buildings to be allowed to convert them to ADUs?
- 5) If a property has frontages on two sideroads and they qualify to build a ADU building separate from the original residence, can they build the new ADU on one frontage and have the original residence on the other sideroad? And, also, in a property qualifies for two ADU's can they also sever a lot if they have 10 acres so that their second ADU building would actually be a segregated separate lot/property?
- 6) The ADU presentation mentioned 'Financial Incentives'. Would these be available to individual, private property owners, or are they only for large property developers? If these incentives will apply to private property owners, can you provide me with the link on the Clarington website that details these incentives please?
- 7) In the Sept. 13th ADU meeting, Mayor Foster proposed a motion that the Clarington council send a recommendation to the provincial government level controlling the Oak Ridges Moraine, asking them to be more flexible on the limitations on some of the Oak Ridge Moraine properties. Again, my thanks to the Mayor and the council that approved this motion. Could I please get a copy of this motion when it is sent to the relevant provincial government body?
- 8) Can you provide me with the link to the Clarington website where I can find/print out the meeting presentation, notes, minutes for the Sep. 13th ADU meeting please?

Page: 1
Title: [Yellow House](#)
Date: 2023-08-28 10:00:00

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Author: Jane Doe







Photo by [unreadable]

Jull, Mark

From: Libby Racansky [REDACTED]@gmail.com>
Sent: Monday, September 27, 2021 9:36 AM
To: Backus, Lisa; Salazar, Carlos; Jull, Mark; Langmaid, Faye
Subject: To protect Aquifer in Courtice Harmony, Farewell and Black Creeks watershed and health and safety of people

Follow Up Flag: Follow up
Flag Status: Flagged

EXTERNAL

Good morning,

I am forwarding the Clerk's summary on Public meeting on **Additional Dwelling Units**. Forgive me, but in newspaper advertisements for the public, the main point of the meeting was **Supporting Affordability with Additional Dwelling Units. Was the ad incorrect?**

Also, the Oak Ridge Moraine and the Greenbelt should have limited opportunities, according to the ad.

What is affordable housing?

"In Canada, housing is considered "affordable" if it costs less than 30% of a household's before-tax income. Many people think the term "affordable housing" refers only to rental housing that is subsidized by the government. In reality, it's a very broad term that can include housing provided by the private, public and non-profit sectors. It also includes all forms of housing tenure : rental, ownership and co-operative ownership, as well as temporary and permanent housing.

The primary focus will be on meeting the needs of vulnerable populations, such as women and children fleeing family violence, seniors, Indigenous peoples, people with disabilities, those dealing with mental health and addiction issues, veterans and young adults."

1. I am afraid that this misunderstanding of the main point - affordability will lead to sprawl. If you approve one application, especially in ORM, Greenbelt or PSW and the leftovers of forest adjacent to these wetlands or leftovers of old forest growth, you will get a flood of applications. This happened not so long ago when our Planning suggested that the remaining best agricultural soil (along Lake Ontario) would be included within the Greenbelt to protect it for our future generation.

2. The main point of my delegation on Courtice north was degradation of the groundwater recharge and its aquifer. From studies for individual applications we only know of the water table decline for each application. We do not know what the cumulative effect of these water table lowerings do to the leftovers of PSW, its surrounding forests with old forest growth, nor CLOCA knows. **Seepage zones** were never ever mentioned in any of these studies, even though CLOCA asked for this years ago. Right now, **there is not enough land left for infiltration into the ground.**

Looking at the Map D below, I hope you understand my worry about these wetlands of Courtice and upper watershed that are found in no other Clarington Neighbourhood watershed or in GTA.

<https://www.clarington.net/en/business-and-development/resources/Official-Plan/Map-D-EXEMPT.pdf>

On my daily walks I can see how these **wetlands are drying**, and **other places, after precipitation are flooded or pools are created within living areas, along the roads or parks. This moisture is creating excellent habitat for mosquitoes, ticks, etc., which now are overabundant here.**

Our shallow but high aquifer is underlain by CLAY and this is the cause of pooling, flooding, and washout.

Excerpts from Clarington web:

"Planning is responsible for managing growth, and guides the management of land and resources.

The Clarington Official Plan is a document that guides sustainable development, helps manage growth, focuses on the development of a healthy community

The Planning Services Department works with many partners to ensure the social and economic goals of residents are balanced with the need to protect the environment".

I understand that affordability of housing units is very important, but the sensitivity and suitability of certain lands MUST be considered to create a livable community.

Please, give us a clear explanation of the affordability of dwellings in suitable places, where the health and safety of residents are considered first. Also, possible negative effects of inappropriate location of additional dwellings that may pose a financial threat to residents by raising our taxes to fix the incoming problems that must be stressed

(people may want municipal water supply, road upgrade or repair, etc).

And please, **include Courtice and the watershed of Harmony, Farewell and Black Creeks within ORM and the Greenbelt lands in regards to limitation of affordable dwelling units project (in this case - the existing units could be used for rental only, etc).**

I am afraid that it will be used by the people who do not need financial help and those most vulnerable will be forgotten.

Thank you for considering my points,
Libby Racansky

PS: I will send you photos, studies, in a separate email because you cannot be here when the problems arise.

From: [Libby Racansky](#)
 To: [PlanningOutside](#); [Backus, Lisa](#); [Salazar, Carlos](#); [Jull, Mark](#); [Langmaid, Faye](#); [Brake, Stephen](#); [Weiler, Brandon](#)
 Subject: Photos to my Affordable Housing Units email sent in earlier
 Date: Monday, September 27, 2021 12:02:50 PM

EXTERNAL

A- Mapping -Landscape -original forest/wetlands,streams, leftovers after development, groundwater flow impacted by drainage of different planning proposals like Hwy 418. All studies agree with sensitive aquifer in Courtice north, clay, etc, but none of the applications for subdivision design reflect the protection of this special aquifer.



B, Aquifer, in Courtice and comparison with normal aquifer studies, digs for 418 -red points to clay; hydro poles, boreholes- clay. Gibson studied the whole Courtice and arrived to the same conclusion - a high, but shallow aquifer needs protection for many reasons. Even Golder agreed ...

A Canadian hydrogeologist joined the International Commission to protect the aquifers, which are the only source of freshwater.

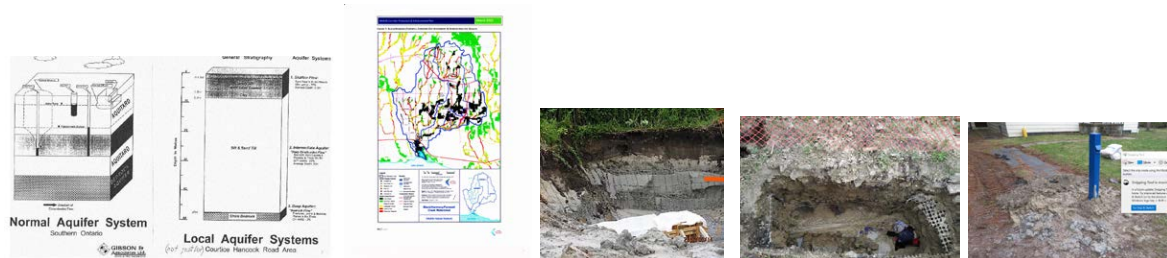
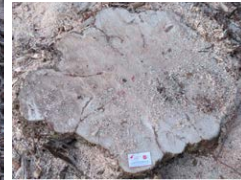
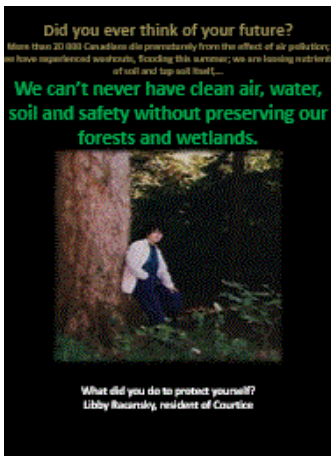


TABLE 1
 Test Pit Excavation Summary

TEST PIT NO.	DEPTH INTERVAL (m)	SOIL DESCRIPTION	GROUNDWATER CONDITIONS
1	0.0 to 0.28 (0.28 to 0.40)	Black ORGANIC SILT (brown); Shows SILTY SAND, position of silt (red)	Groundwater springing from base of excavation Seepage @ 0.28 m
2	0.0 to 0.43 (0.43 to 0.60)	Black ORGANIC SILT (brown); Shows SANDY SILT, trace clay, trace peat (red)	Groundwater springing @ base of excavation Seepage @ 0.43 m
3	0.0 to 0.42 (0.42 to 0.67)	Black ORGANIC SILT, moss and peat (brown); Shows SANDY SILT, trace gravel, position of silt (red) (red)	Groundwater springing from base of excavation Seepage @ 0.42 m
4	0.0 to 0.41 (0.41 to 0.59)	Black ORGANIC SILT, moss and peat (brown); Shows SANDY SILT, trace roots (red)	Groundwater springing from base of excavation Seepage @ 0.41 m
5	0.0 to 0.36 (0.36 to 0.45)	Black ORGANIC SILT, moss and peat (brown); Shows SANDY SILT, trace roots and peat (red)	Groundwater springing from base of excavation Seepage @ 0.36 m
6	0.0 to 0.39 (0.39 to 0.47)	Black ORGANIC SILT, mosses (brown); Shows in Grey SANDY SILT, trace organic (red)	Groundwater springing from base of excavation Seepage @ 0.40 m
7	0.0 to 0.71 (0.71 to 0.93)	Black ORGANIC SILT, moss and peat, trace (blue (brown)); Shows SANDY SILT, trace roots and peat (red)	Groundwater springing from base of excavation Seepage @ 0.73 m

Note: Locations of test pits shown in Figure 1. Test pits occurred in December 1, 1995

C. Few examples of flooding, pooling, washouts caused by the runoff after precipitation that used to go underground to the aquifer (Hwy 418, Black Creek and erosion at Hancock, Hwy 2/Courtice Rd., Trolleybus and Headgate lands,, Hancock/Nash, Trulls/Pebblestone , Trolleybus tributary flooding other people's lands,marsh created by runoff from 418, Nash/Courtice, Concession 7, even Solina village, sinkhole close to SWM at Nash/Courtice



These are just a few examples ... How can we cope with climate change???

Libby Racansky

Jull, Mark

From: Zone Clarington
Sent: Wednesday, September 29, 2021 2:35 PM
To: Jull, Mark
Subject: FW: New Zoning By-law Review Comment - 2021-09-29-021

Follow Up Flag: Follow up
Flag Status: Flagged

From: no-reply@clarington.net <no-reply@clarington.net>
Sent: Wednesday, September 29, 2021 1:37 PM
To: Zone Clarington <zoneclarington@clarington.net>
Subject: New Zoning By-law Review Comment - 2021-09-29-021

Please see the public comment regarding the Zoning By-law Review below:

- **First Name**

Dan

- **Last Name**

Labecki

- **Email**

██████████@gmail.com

- **Street**

56 Ormiston Street

- **City**

Hampton

- **Postal Code**

L0B 1J0

- **Comments**

I support the full depth and breadth of the proposed changes in the by-law review. In particular, the proposed zoning regulations for Rural Residential Lots.

- Do you find this new approach to zoning non-farming rural lots more straightforward and less confusing?

Yes, I do.

- What are your thoughts on applying a zone to rural residential lots that more closely reflects the permitted uses?

I love it and feel it's absolutely necessary to address the shortage of rental units in the community.

I agree with and support the approach that has been outlined in this article excerpt (in particular, for those us living in the purposed RR zones):

One of the main recommendations in the toolkit is that Clarington staff implement the new housing requirements outlined in Bill 108 — More Homes, More Choices Act. Bill 108 requires that municipalities amend their official plans and zoning bylaws to allow various housing types or additional dwelling units (ADUs). The number of units allowed on certain lots has now increased. Subject to certain conditions, one ADU will be permitted within the house, and another will be allowed in an accessory structure such as a garage. ADUs are essentially self-contained and include a private kitchen, bathroom and sleeping area. These ADUs can provide an additional income to the homeowner and attainable, affordable housing for renters.

I hope this approve is approved as soon as possible.

Thanks,

Dan Labecki

[This is an automated email notification -- please do not respond]

Jull, Mark

From: Zone Clarington
Sent: Wednesday, September 29, 2021 2:35 PM
To: Jull, Mark
Subject: FW: New Zoning By-law Review Comment - 2021-09-29-023

Follow Up Flag: Follow up
Flag Status: Flagged

From: no-reply@clarington.net <no-reply@clarington.net>
Sent: Wednesday, September 29, 2021 1:50 PM
To: Zone Clarington <zoneclarington@clarington.net>
Subject: New Zoning By-law Review Comment - 2021-09-29-023

Please see the public comment regarding the Zoning By-law Review below:

- **First Name**

Kathleen

- **Last Name**

Flynn

- **Email**

██████████@gmail.com

- **Street**

14 Tait Crescent

- **City**

Bowmanville

- **Postal Code**

L1C 7G7

- **Comments**

I fully support the changes proposed in the draft zoning by-law. There is certainly a need for additional housing, and the change to allow one ADU within the home, and potentially another in an accessory structure such as a garage, is spot on with what I feel is needed; in both the urban and rural areas of Clarington.

All the best in your efforts to get the by-law passed, and in a timely manner!

Kathleen Flynn