

Farewell Heights Secondary Plan – Public Comments

Comments received up to and including December 2nd, 2021.

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

From: Libby Racansky [REDACTED]@gmail.com>
Sent: November 23, 2021 9:00 AM
To: Parish, Sarah <SParish@clarington.net>
Cc: Salazar, Carlos <csalazar@clarington.net>
Subject: Re: Could you please redirect my email below to Carlo Pellarin,

EXTERNAL

Thank you for your reply. Yes, I would like to be put on the list of people interested in this project.

It is a long story of my and our group involvement in this application. Our Municipality, CLOCA, MNR, Ministry of the Environment, Municipal Affairs and all people involved were all hoping that the urban boundary will not be extended further north into this groundwater recharge area that will furthermore affect our special unconfined aquifer that is very vulnerable to contamination.

William Manson, who was the Manager of this area and other applications in Courtice north, allowed it to strip this and other lands of its vegetation overnight, hoping that this will make it less sensitive.

I have so much info about these dealings with developers of this and of other Courtice lands.

Manson also used the so-called OHAP Agreement (Ontario Housing Agreement Program) that was agreed upon by the Ministry of Municipal Affairs in 70's for the City of Oshawa, not for Courtice. He arranged the loan for Clarington for extension of sewers/water into this sensitive area for social housing, which was never built here. Immediately after extension of sewer/water 150 residents of Courtice lost their well water and were forced to hook up. Developers received reimbursement for their so-called losses and the residents received nothing. (This was repeated in my Hancock Neighbourhood and others as well.

We have managed along with help of the above mentioned Ministries and the Durham Region former [staff at](#) the OMB pre-hearings. Developers and the owners of lands of Farewell Heights and Neighbouring land on the east side signed with us Agreement that the watershed study will determine the extent of development, if any and that they will contribute financially to this cause.

New staff of Durham Region, Lawyers not aware of this Agreement, overturned everything around not so long ago at the OMB, even though CLOCA didn't have any data or even though watershed planning was not prepared for this area. To this date, I am not aware of any study that could support development here.

Our aquifer was so lowered that it cannot function normally. Its high but shallow aquifer is underlain by clay. This is different from all the aquifers within the GTA urban boundary. It contains two largest PSW complexes, which are mostly forested swamps, some marshes and one bog. Wetlands need a high water table for them to function as well. These trees are used to high water table and therefore its roots are very shallow. I know this from my own PSW that with development, trees are falling down,, understory is drying. There is no protection of these wetlands, even though all local, regional provincial and federal policies alluding to their protection.

Cold stream Farewell Creek with its fisheries will suffer if any precautions will not be made. **That is why I have asked for any studies for this area. .I have also asked for the developer/s or landowners of this area. It is not fair for the public to ask them to comment on something they don't know about. Your presentation could be good, but it doesn't give the public any chance to prepare themselves for commenting.**

It would be good, if the development could be bound to the urban boundary, but in our case intensification is unsuitable. Impermeable surfaces will not allow precipitation to seep into this aquifer to make it function. In all cases until now, the groundwater flow from NE to SW was redirected and we are now experiencing flooding/wetness in our Parks, on our roads and on the other side the complexes are getting dryer. This is not healthy, safe and sustainable development. All studies claimed that there will be no impacts on anything. Really?

I did ask Mr, Jeff Almeida for help to at least allow trenchless technology (paid for by the owners) for the extension of water/sewer anywhere in this area, since it is least destructive to groundwater flow, and protects certain important vegetation and wildlife. I didn't get a reply from him. If I could use this technology to protect my endangered, threatened and rare species, why couldn't developers afford it TO PROTECT THE PUBLIC? Durham Envision states that the former Lake Iroquois Shoreline will be protected along with ORM, etc. Let's do it! Studies especially made for the Region, Clarington and CLOCA for this area all advised to proceed with caution here. Did our politicians read these studies???

Can you help and fill us in on this application as much as possible? Politicians throughout the years made promises to us that they did not and do not keep. We need support from staff to make this area liveable, again, especially now with negative climate changes.

I will not attach any docs at this time.

Libby Racansky

Parish, Sarah

From: Kevin Email <[REDACTED]@rogers.com>
Sent: November 25, 2021 12:13 PM
To: Parish, Sarah; Salazar, Carlos
Cc: Farewell Heights Secondary Plan; [REDACTED]@gmail.com
Subject: Farewell Heights Secondary Plan

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EXTERNAL

Good afternoon Sarah and Carlos. I received the letter sent to all residents that could be affected by the "Plan" but I am not certain what the plan actually is or timelines. I have included a concerned neighbor in this email as well.

I live on Vetzal Court, a cul de sac and our house is right beside the field where Adelaide could be extended. I purchased the home after consulting with the city about whether or not Adelaide would be extended any time soon. I was assured that the idea keeps coming up but has yet to be put into a plan. I'm afraid such a project would significantly lower the value of my house, not to mention the value of many homes.

I also do not see any value in extending Adelaide to Tooley Road. Do you think people feel that Trulls and Pebblestone are that far of a drive?

I assumed the project would take it to Townline, but that does not seem to be the case here.

I'll simply lay out my questions if you can please let me know:


1. Can you tell me if that is one of the major projects being considered?
2. The letter starts with a statement, "The Municipality of Clarington has been asked to prepare a Secondary Plan in north Courtice,,,,," Can you please advise who the Municipality has been asked by?
3. Has there already been a decision that this extension of Adelaide will be happening?
4. If so, how soon do you expect the project to start?
5. I was informed years ago that there were some issues with CLOCA (Central Lake Ontario Conservation Authority). Has your project met there conditions and received their approval?
6. Are there any other organizations that would cause that project to be delayed?

I appreciate your response,

Sincerely,

Kevin Connolly
[REDACTED] Vetzal Court
Courtice, ON

L1E 0H3

Cell: 905-

Parish, Sarah

From: Mike Krane <[REDACTED]@cadretransit.com>
Sent: November 26, 2021 9:28 AM
To: Parish, Sarah
Subject: Farewell Creek

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EXTERNAL

Hi Sarah,

I'm emailing you in regards to the Farewell Heights Secondary Plan. There is no information on what the actual proposal is, on either the Clarington website or the flyer I received in the mail. I live right beside Adelaide and this will impact me greatly. Can you please direct me to what the proposal is. The information online goes as far as saying there's four phases, but provides zero information otherwise. I think it's safe to say that no one wants this land developed into homes. We purchased our house and paid top dollar because we were beside some form of nature that's actually remaining.

As the flyer says to provide you with comments to be mentioned at the meeting, please include my opinion that myself and several other neighbors want this land left alone and not to be developed on. Where does it end ?

Thanks,
Mike Krane

Parish, Sarah

From: Murray Asch <[REDACTED]@gmail.com>
Sent: November 27, 2021 10:38 AM
To: Parish, Sarah
Subject: farewell hieghts plan

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EXTERNAL

I just received a vague notice about the plan. In advance of the meeting, are you able to elaborate so that I can prepare my comments?

Thanks so much.

--

Murray Asch, MD, FRCPC, FSIR

Diagnostic and Interventional Radiologist

Lakeridge Health

R.S. McLaughlin Durham Regional Cancer Centre

Adjunct Professor of Medicine Queens University

1 Hospital Court

Oshawa, Ontario

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Parish, Sarah

From: ClerksExternalEmail
Sent: November 29, 2021 8:35 AM
To: [REDACTED]@ibcinvest.com
Cc: Parish, Sarah; Salazar, Carlos
Subject: FW: PLN 41.11 Farewell Heights info needed ASAP

Good Morning Chris,

Thank you for your email. I have copied our Planning and Development Services Department as they will be best to answer your questions.

Thank you.

From: [REDACTED]@ibcinvest.com>
Sent: November 27, 2021 5:03 PM
To: ClerksExternalEmail <clerks@clarington.net>
Cc: [REDACTED]@ibcinvest.com
Subject: PLN 41.11 Farewell Heights info needed ASAP

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EXTERNAL

Hello,

I have been made aware that the Farewell Heights development PLN 41.11 is taking place directly across from my house on Pebblestone road. I have a lot of concerns about the development I need answers to that are not provided on the website link provided (there is just a very simplistic map with not details).

Please provide me with the following details:

- 1) Will there be a road access to this development from Pebbblestone Road and where will it be located
- 2) How far will the houses be setback from the road edge of Pebblestone road?
- 3) What will be the mandatory green space size & tree/bush requirement between the development and Pebbelstpone road edge?
- 4) Can I get a copy of the proposed lot layout for the development?

As you can imagine the residents of Pebblestone road will be greatly impacted by this development and this information would help understand what is happening directly where we live. Hopefully with the information above the residents can understand what is being planned on our doorstep and our input can be taken into consideration BEFORE things get too far along in the process.

I thank you in advance and look forward to your request.

Chris Cappuccitti
905- [REDACTED]

Parish, Sarah

From: [REDACTED]@rogers.com
Sent: December 1, 2021 10:44 AM
To: Farewell Heights Secondary Plan
Subject: Secondary Plan, Public Meeting

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EXTERNAL

Hi Sarah Parish,

My name is William Levine.

I have lived at [REDACTED] Timberlane Court for 28 years, beginning in 1993.

My property is a 1 acre estate lot adjacent to the west property line of the area under study.

A reasonable person realizes that development comes over time due to the pressures of population growth.

However, in recent years the importance of maintaining and protecting the history of urban areas, and the quality of life for current residents, has become an integral part of all development in the province of Ontario.

As has considering the injurious effects of development on existing adjacent properties and communities.

To this end, I am proposing a number of suggestions to minimize future impacts of a major, high density residential development adjacent to the estate homes on Timberlane Court.

Please note that these suggestions also consider the potential for negative impacts on our wells.

- 1) A buffer zone needs to be established along the west property line of the proposed development area, adjacent to the properties on the east side of Timberlane court.

- 2) This buffer zone should be naturalized with evergreen trees. (minimum 6-8 feet in height at time of planting)
- 3) This buffer zone should be a minimum of 60 feet wide.
- 4) All structures, such as houses, should be set back a minimum of 60 feet from the buffer zone,
and a minimum of 120 feet from the west property line.
- 5) All structures that are built adjacent to the west property line, such as houses, should be a maximum of 2 storey structures in height.
- 6) All structures that are built adjacent to the west property line, should be detached houses not townhome complexes.
- 7) To help with noise, privacy, and night time vehicle lights coming from east-west streets,
the east side of the buffer zone should be designed so that it includes a 10 foot high highway style barrier.
- 8) The development should include water main access on Timberlane Court, for the purpose of addressing water well failure,
and for the purpose of addressing the increased risk of residential fire due to the proximity of high density housing.

Please have my comments presented at the Public Meeting.

I will be in attendance.

Yours Sincerely

William Levine

██████████@rogers.com

905 ██████████