

Public Comments Summary Table

Submission Number Date	Name, group (if applicable)	Summary of Comments	Response
S001 June 2, 2020 June 4, 2020	Izabelle Fracz	Concerned with where Fenning Drive extension is expected to connect to Prestonvale Road.	Comments will be carried forward as a part of EA process.
S002 June 8, 2020	Nawaf Elwazani	Comments regarding the future 401 interchange at Prestonvale Road, the inclusion of a school site and additional green spaces.	Special Study Area for a future Highway 401 Interchange is built into the Land Use Plan and Secondary Plan Policies. An elementary school site is included and there are three designated neighbourhood parks as well as policies for Parkettes to be added through the Development Application process.
S003 May 26, 2020	Becky Noordman, Holland Homes	Overall, supportive of Secondary Plan to date and requested a project update.	Provided a project update. No change to Secondary Plan.
S004 June 1, 2020	Kelvin Wong	Asked for an update on the project and minor clarification questions related to the Public Meeting.	Public Meeting will present new roads and land use designations to be followed by zoning in the fall. No change to Secondary Plan.
S005 June 9, 2020	Becky Noordman, Holland Homes	Comments regarding the proposed vision for the property located at 1440 Gord Vinson Avenue and how it relates to the Secondary Plan Draft Documents.	High density matches the Regional Corridor Width, maximum densities were removed from the Secondary Plan policies.

Submission Number Date	Name, group (if applicable)	Summary of Comments	Response
		Requested changes to the high-density width as well as change to maximum density requirements.	
S006 June 12, 2020	Leonardo Pilotto	Comments regarding the potential Highway 401 and Prestonvale Road interchange and it's benefits to the developing community.	Special Study Area for a future Highway 401 Interchange included in the Land Use Plan and Secondary Plan Policies.
S007 June 14, 2020	Susan Young	Lives in the Bayview neighbourhood, expressed concerns with future development and the impacts including traffic, noise and access on the existing residents.	Following the adoption of the Southwest Courtice Secondary Plan, the Municipality will begin to accept development applications on the undeveloped lands within the Secondary plan Area. As a part of these applications, the Municipality will require Noise Assessments and Traffic Impact Studies/Assessments to ensure the proposed developments are appropriate for the area. Development Approvals are not granted at this time.
S008 June 17, 2020	Mustafa Ghassan, Delta Urban	Letter of Support on behalf of the Southeast Courtice Landowners Group dated June 15th, 2020, addressed to the Planning & Development Committee in preparation of the SWC SP Public Meeting on June 23rd, 2020.	Acknowledged, no changes to Secondary Plan needed.
S009 June 17, 2020	Johnathan Bagg	Resident of the Bayview Neighbourhood expressed	Staff have worked closely with Mr. Bagg and conducted a Staff Visits. He is

Submission Number Date	Name, group (if applicable)	Summary of Comments	Response
June 23, 2020		concerns with his property being inappropriately designated as Environmental Protection.	working with the Subwatershed Study as well as the Secondary Plan. Policies have been added to the Secondary Plan to permit further redefining of the Environmental Protection Limits identified in the Plan, subject to the completion/review/approval of the appropriate studies. Staff will continue to work with Mr. Bagg.
S010 June 19, 2020	Louise Foster	Member of the Landowner Group, comments related to the cost-recovery policies within the Secondary Plan.	Cost sharing policies included in Section 8.2.6 of the Secondary Plan. Agreed to by the Landowner Group.
S011 June 21, 2020	Libby Racansky	Asked for clarification on the road alignment for the future Townline Road extension and its impacts on the creek and the costs associated.	Comments will be carried forward as a part of EA process.
S012 June 22, 2020	Mark Stainsz	Clarington resident requesting information on the Secondary Plan.	No changes to Secondary Plan needed.
S013 June 23, 2020	Steve Toman	Resident of the existing Bayview Neighbourhood on Fenning Drive. Expressed concerns with an existing electrical system in his side yard. Further, requested additional recreational facilities as a result of the increased	Relating to his property on Fenning Drive, the property outside update area, within existing built up subdivision. No change to Secondary Plan. Relating to the request for additional parklands, there are three additional parks planned within the Secondary Plan as well as appropriate

Submission Number Date	Name, group (if applicable)	Summary of Comments	Response
		population to the area.	parkette policies for individual development applications as they proceed following the approval of the Secondary Plan.
S014 June 23, 2020	Jim Boate	Clarington residential expressed interest in multi-use paths within the Secondary Plan Area and overall promoting a bike friendly community with connections to the GO station and the developing lands to the east.	The policies of the Secondary Plan have been updated to encourage multi-use paths throughout the Secondary Plan Area to encourage connectivity throughout the area as well as to the neighbouring lands.
S015 June 23, 2020	Diane Kennedy	Clarington Resident generally supportive of the Secondary Plan but requests the consideration of additional bike lanes.	The policies of the Secondary Plan have been updated to encourage multi-use paths throughout the Secondary Plan Area to encourage connectivity throughout the area as well as to the neighbouring lands.
S016 June 23, 2020	Fabio Furlan	Landowner in the Secondary Plan area. Overall, supportive of Secondary Plan to date and requested a project update. Requested information on the proposed densities along the Townline Road Extension.	The lands along the Townline Road Extension range in Low to Medium Density designations. The western portion of the extension is Low-Density residential with a minimum density of 13 units per hectare. The eastern side of the Townline Road extension is Medium-Density Residential with a minimum density of 40 units per hectare. There are no maximum densities within the Secondary Plan.

Submission Number Date	Name, group (if applicable)	Summary of Comments	Response
S017 June 23, 2020	Ron Giorsky	Clarington resident, asked general questions about the proposed land use plan and the location of parks adjacent to the existing cemetery.	No changes to the Secondary Plan needed.
S018 June 23, 2020	Leonardo Pilotto	Clarington resident with concerns related to the connection of the Secondary Plan area to the 401, questions about bike lanes and concerns related to the size of driveways and parking on the sidewalks.	No changes to the Secondary Plan needed. The future 401 interchange has been identified as a Special Study Area on the Land Use Schedule, with corresponding policies. The Plan includes policies to encourage multi-use pathways and the parking concerns can be addressed throughout the comprehensive zoning update for the Secondary Plan area.
S019 June 25, 2020	Kelvin Wong	Landowner with questions about the timing of approval for the Secondary Plan following the Public Meeting and road widths.	No changes to the Secondary Plan needed. Timing can vary but we are proceeding ahead on schedule, a member of the Interested Parties list and would be kept informed of the process as it proceeds ahead. Road widths are generally defined in the documents; however exact locations are determined through the EA and development approvals processes.
S020 June 29, 2020	Marc DeNardis	General comment asking why the proposed plan did not reflect the LPAT Approved plans for the Southeast corner of Bloor Street	Development at Bloor Street and Townline Road precedes the Secondary Plan, any update to this property would have to conform to the High Density/Mixed-Use

Submission Number Date	Name, group (if applicable)	Summary of Comments	Response
		and Townline Road.	designation as outlined in the Secondary Plan.
S021 June 29, 2020	Alisha Ritskes	General concerns related to the protection of natural areas, tributaries, and wildlife habitat. Questions related to how the plan encourages active modes of transportation instead of vehicular movement. General questions on how the existing built-up area is being addressed through this Secondary Plan update.	Additional policies related to the implementation of the recommendation of the ongoing Subwatershed Study have been included. The policies of the Secondary Plan have been updated to encourage multi-use paths throughout the Secondary Plan Area to encourage active transportation and connectivity throughout the area as well as to the neighbouring lands. The properties outside update area, within existing built up subdivisions. No change to Secondary Plan.
S022 July 6, 2020	Steve Toman	Resident of the existing Bayview Neighbourhood on Fenning Drive. Had additional questions relating to the draft Secondary Plan. Questions relating to tree planting, cultural heritage, additional recreational facilities, increased traffic as a result of development and reiterated concerns about an existing electrical system in his side yard.	Policies within the Secondary Plan and Urban Design and Sustainability Guidelines encourage/promote enhanced planting throughout the secondary Plan area, including Key View Corridors. There has also been additional policies added to strengthen the protection of properties with Cultural Heritage Significance as well as a corresponding Appendix. Relating to his property on Fenning Drive, the property outside update area, within existing built up subdivision. No change to Secondary Plan. Relating to the request for additional parklands, there are three

Submission Number Date	Name, group (if applicable)	Summary of Comments	Response
			<p>additional parks planned within the Secondary Plan as well as appropriate parkette policies for individual development applications as they proceed following the approval of the Secondary Plan. Further, following the adoption of the Southwest Courtice Secondary Plan, the Municipality will begin to accept development applications on the undeveloped lands within the Secondary plan Area. As a part of these applications, the Municipality will require Traffic Impact Studies/Assessments to ensure the proposed developments are appropriate for the area. Development Approvals are not granted at this time.</p>
<p>S023 August 5, 2020</p>	<p>Lindsay Deegan</p>	<p>Neighbourhood resident that generally supports all the plans as presented at the Public meeting. Questions related to whether a crosswalk or streetlight is considered at the Southgate Drive and Townline Road intersection.</p>	<p>No changes to the Secondary Plan needed. The intersection is outside of update area, within existing built up subdivision. No change to Secondary Plan. Following the adoption of the Southwest Courtice Secondary Plan, the Municipality will begin to accept development applications on the undeveloped lands within the Secondary plan Area. As a part of these applications, the Municipality will require Traffic Impact Studies/Assessments to ensure the proposed developments are appropriate for the area and whether they spark the</p>

Submission Number Date	Name, group (if applicable)	Summary of Comments	Response
			need for crosswalks and/or streetlights.
S025 February 10, 2021	Mustafa Ghassan, Delta Urban retained as representative of the Southwest Courtice Landowners Group	Numerous minor clarification questions and modifications requested including consistency in definitions and numbering throughout the Draft document.	Throughout multiple meetings as well as minor edits to the plan, all questions were clarified with the LOG.
		Requests the relocation of the park at the intersection of Denning and the north-south collector.	The park was relocated to the south-east, to allow for a better distribution of park facilities within the Secondary Plan area.
		Stated that if the Secondary Plan were to proceed with the integration of Low and Medium Density policies together, then this needs to be clear.	The Secondary Plan policies and Land Use Schedule were updated to separate the two designations.
		Comments relating to establishing Right-of-Way (ROW) widths within the Secondary Plan.	All ROW widths within the Plan are consistent with the Municipal Standards.
		States major concerns with sidewalks being required on both sides of the street on local roads.	Requirement removed from the policy, encouraged through the guidelines along the Key View Corridors.



Submission Number Date	Name, group (if applicable)	Summary of Comments	Response
		States concern with the proposed diagonal Key View Corridor from the southeast corner of the plan. Proposed an alternative east-west Key View Corridor from the proposed School Block to the Environmental Protected Lands.	Updated the Land Use Schedule to relocate the Key View Corridor as per the LOGs comments.
		LOG requests language be added to the Secondary Plan related to the Cost Sharing Agreement as identified in the Clarington Official Plan.	A Cost Sharing Policy has been added to the Secondary Plan.
S024 April 26, 2021	Bryce Jordan, GHD	Bryce Jordan hired to represent the landowners of the property at the southeast corner of Prestonvale Road and Bloor Street. The High-Density/Mixed-Use designation does not coincide with the policies up to this point and conflicts with ongoing planning process for the site and existing zoning.	Northern portion of the property in question adjusted to a Medium Density Designation, more appropriate to the existing zoning on the property.
S025 April 26, 2021	Mustafa Ghassan, Delta Urban retained as representative of the Southwest	Requests confirmation that the Municipality will be the one building the proposed trail system (pathways, pedestrian bridges, lookouts and seating areas - to the satisfaction of the Conservation Authority and the Municipality)? In	It is acknowledged that often time the Municipality will be the one constructing the works, or the Municipality will enter into a form of DC Credit Agreement with the individual landowners.

Submission Number Date	Name, group (if applicable)	Summary of Comments	Response
	Courtice Landowners Group	addition, requested revisions to the Draft Scheduled to ensure consistency with the trail alignments.	
		3.2.14; As some of the lands continue to be farmed, this policy creates an encumbrance to the on-going farming operation. It is acknowledged that any removal of trees would require further consultation with the Municipality, but a formal Study and Approval is onerous.	Plan updated to remove "study" and inserted "Consultation is required with the Municipality prior to the removal or any trees and shrubs"
		3.4.3; LOG requests the following policy be revised "the stormwater management pond west of Preston vale Road and north of the EPA shall be used as a temporary facility but ultimately shall be replaced by the facility planned on the east side of Prestonvale Road." The LOG requests "shall" to be revised to "may."	Policy updated from "Shall" to "May".
		3.5.1; LOG requests the policy be revised from "shall" to "should" or "may". The Group noted landowners do not typically have control over telecommunications/communicatio	Secondary Plan revised to update the policy to say "May" instead of "Shall". Staff have further agreed to remove the latter half of the policy as its more of an Urban Design matter.

Submission Number Date	Name, group (if applicable)	Summary of Comments	Response
		<p>n utilities, electrical stations or electrical stations, etc. These matters are typically up to the discretion of the utility company. As such, the Group may not have the authority to provide architectural or landscaping features around these utility items.</p>	
		<p>5.2.4; The Group requests the policy be revised to: "The precise public right-of-way widths for all Arterial and Collector Roads within the Secondary Plan Area shall be confirmed through Phases 3 and 4 of the Southwest Courtice Municipal Class Environmental Assessment, if necessary or appropriate."</p>	<p>Secondary Plan revised as per LOG comment.</p>
		<p>It was noted by the LOG that View Corridors should not be tied to Local Roads or identified on the land use schedule. There should be a level of flexibility and the View Corridors should be aspirational.</p>	<p>The Plan was updated to keep the Key View Corridor policies, acknowledging that they are conceptual. An alternative second View Corridor was added (east-west, just south of the proposed Neighbourhood Park).</p>
		<p>6.2.6; Group is concerned with the proposed policy and its impact on future applications.</p>	<p>The policy was removed entirely from the Secondary Plan.</p>
		<p>6.3.8; The Group is supportive of</p>	<p>The Policy was revised as per the LOGs</p>

Submission Number Date	Name, group (if applicable)	Summary of Comments	Response
		entering into an affordable housing contribution agreement with the Municipality. However, the Group would prefer the specifics (e.g., payment trigger dates) to not be laid out in the Secondary Plan.	comments.
		Requested clarification on the policy related to the 80% limit for detached and semi-detached dwelling units that is to apply to the Low-Density Residential Designation. The LOG expressed this policy may result in a conformity issue. As such, rewording and flexibility is required as it makes sense for some sites to have 100% Single/semi-detached dwelling, where as some site may benefit from having more than 20% Townhouse dwellings.	Policy 6.6.3 was added to clarify the Municipalities objective; Detached and semi-detached <i>dwelling units</i> shall account for a minimum of 80 percent of the total number of units in the Low Density Residential designation. Townhouses shall account for no more than 20 percent of the total number of units in the Low Density Residential designation.
		Requested clarification on proposed densities within the Secondary Plan.	All densities listed in the Secondary Plan are minimums, maximum densities have been removed.
S026 May 4, 2020	Katrina Metzner, Holland Homes	Landowner in the Secondary Plan area requesting update on timing of the Secondary Plan going to Clarington Council for	No Change to the Secondary Plan needed. Responded to the inquiry advising the date of the upcoming Council meeting.
S027	Mustafa	Letter of support from the LOG to	No Updates to the Secondary Plan are

Submission Number Date	Name, group (if applicable)	Summary of Comments	Response
May 6, 2020	Ghassan, Delta Urban	proceed with the Recommendation Report for the Secondary Plan, OPA and the Urban Design and Sustainability Guidelines for the Southwest Courtice Secondary Plan.	required.