

The Amendment to the OP and Zoning Bylaws – Affordability Units

Items of Interest: Suitability of Supporting Affordability with Additional Dwelling Units in Lands of Harmony, Farewell and Black Creek watershed.

Oak Ridge Moraine and the Greenbelt is exempted from this Provincial Implementation in Clarington Communities.

The intensification of Courtice North Neighborhood, and its northern rural communities within this area, have already removed so much of forested areas, or in many cases have no setback from PSW in this groundwater recharge area. This has caused us to now experience either intense dryness and hot temperatures, or wetness, even flooding not only within the urbanized centers, but in the adjacent lands of this watershed. Also, extreme winds are experienced more and more often. These negative conditions are causing damages to our infrastructure (roads, parks, SWM and to green infrastructure like wetlands and Creeks).

This watershed is important for the remaining forests, wetlands, and ensures farms have sufficient water. You cannot have a healthy ecosystem, healthy communities, and healthy farm communities, without forests. The wells which have dried up so far, and the drought being experienced is due to the deforestation of this area, and the disruption of the watershed.

<https://www.americanforests.org/blog/no-trees-means-no-rain/>

<https://www.americanforests.org/magazine/article/forests-the-protector-of-water/>

Hwy 418 with 18 hectares of removal of very mature forested areas in surrounding lands of this watershed without mitigation intensified these impacts. Huge, mature trees, will take years before small replacements can provide the same benefit. We need to keep the trees we have in order to maintain a cooler climate with less runoff, along with many other benefits this provides.

<https://www.epa.gov/soakuptherain/soak-rain-trees-help-reduce-runoff>

This watershed is the only land in the GTA containing PSW and endangered, threatened and rare species of wildlife. Many of them perished because their habitat was removed.

Because this watershed from its headwaters all the way to the Lake is underlain by clay it is very sensitive to human impacts. The above-mentioned development diverted its groundwater flow from the wetlands to the existing living area, its roadways and parks. Thus, removing it from where it is needed and useful and diverting it into areas where problems have now arisen.

Dampness or pooling of living areas is not a healthy environment for people. The endangered, threatened and rare species which are helpful to people were replaced by pests like ticks, mosquitos, red ants, etc., which those species would normally control. These types of pests are thriving in these conditions. Such an environment is nowhere being mentioned in any policies of federal, provincial, regional and local Policies/Plans.

I totally agree we need a place to put affordable housing, as this is indeed necessary, but not in an area which is an important watershed, which has been so damaged already, and needs to be repaired not further destroyed. Intensification is needed in areas where redevelopment would be a positive move, creating desirable and affordable homes without disrupting woodlots and wetlands. These wetlands are what keeps our remaining forested area, and smaller woodlots from totally drying. These are vital for our survival and freshwater is a limited resource which needs to be protected, as without it there will not be sufficient water to feed into Lake Ontario, which supplies water to so many of us.

Therefore, adding additional dwellings into these lands is not suitable for this watershed because it would even further reduce the possibility of infiltration into the ground and increase overland runoff. In this area increasing affordability should be allowing basement rentals. This would provide options, and at the same time preserve what we have left in this watershed.

Conclusion: This watershed should be included within ORM and Greenbelt with the only exception of urban lands where the existing basements could be used to satisfy provincial interest of affordability.

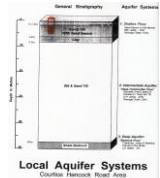
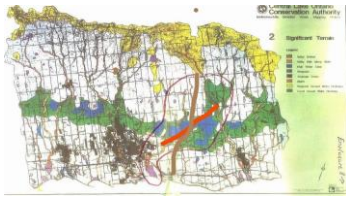
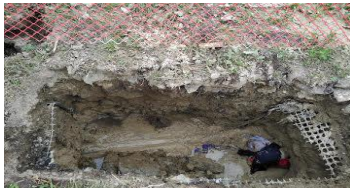


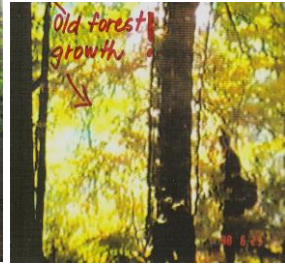
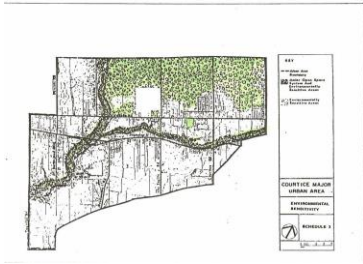
TABLE I
Test Pit Excavation Summary

TEST PIT NO.	DEPTH INTERVAL (m)	SOIL DESCRIPTION	GROUNDWATER CONDITIONS
1	0.0 to 0.28 0.28 to 0.63	Black ORGANIC SILT (topsoil) Brown SILTY SAND, pockets of silt (top)	Groundwater upwelling from base of excavation Seepage at 0.33 m
2	0.0 to 0.43 0.43 to 0.63	Black ORGANIC SILT (topsoil) Brown SANDY SILT, trace clay, trace gravel (top)	Groundwater upwelling at base of excavation Seepage at 0.45 m
3	0.0 to 0.42 0.42 to 0.57	Black ORGANIC SILT, roots and nodules (topsoil) Brown SANDY SILT, trace gravel, pockets of black organic silt (top)	Groundwater upwelling from base of excavation Seepage at 0.47 m
4	0.0 to 0.41 0.41 to 0.59	Black ORGANIC SILT, roots and nodules (topsoil) Brown SANDY SILT, trace roots and nodules (top)	Groundwater upwelling from base of excavation Seepage at 0.49 m
5	0.0 to 0.36 0.36 to 0.45	Black ORGANIC SILT, roots and nodules (topsoil) Brown SANDY SILT, trace roots and nodules (top)	Groundwater upwelling from base of excavation Seepage at 0.39 m
6	0.0 to 0.39 0.39 to 0.47	Black ORGANIC SILT, nodules (topsoil) Brown to Grey SANDY SILT, trace organic (top)	Groundwater upwelling from base of excavation Seepage at 0.42 m
7	0.0 to 0.71 0.71 to 0.93	Black ORGANIC SILT roots and nodules, wood (trace topsoil) Brown SANDY SILT, trace roots and nodules (top)	Groundwater upwelling from base of excavation Seepage at 0.73 m

Note: Locations of test pits shown on Figure 2.
Test pits excavated on December 1, 1995



Gulder Associates



Common Aquifer

Testing, flooding, trees

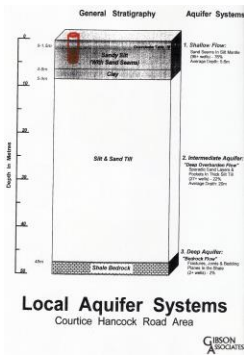
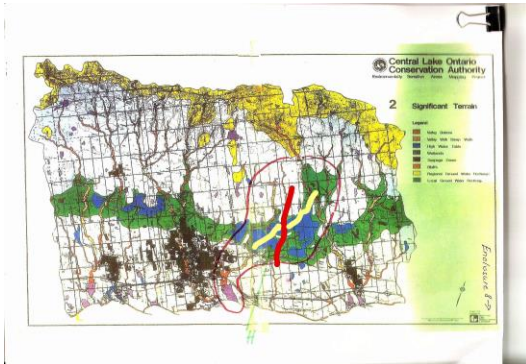


TABLE I
Test Pit Excavation Summary

TEST PIT NO.	DEPTH INTERVAL (m)	SOIL DESCRIPTION	GROUNDWATER CONDITIONS
1	0.0 to 0.28 0.28 to 0.63	Black ORGANIC SILT (topsoil) Brown SILTY SAND, pockets of silt (wet)	Groundwater upwelling from base of excavation Seepage at 0.23 m
2	0.0 to 0.43 0.43 to 0.63	Black ORGANIC SILT (topsoil) Brown SANDY SILT, trace clay, trace gravel (wet)	Groundwater upwelling at base of excavation Seepage at 0.45 m
3	0.0 to 0.42 0.42 to 0.57	Black ORGANIC SILT, roots and rootlets (topsoil) Brown SANDY SILT, trace gravel, pockets of black organic silt (wet)	Groundwater upwelling from base of excavation Seepage at 0.47 m
4	0.0 to 0.41 0.41 to 0.59	Black ORGANIC SILT, roots and rootlets (topsoil) Brown SANDY SILT, roots and rootlets (wet)	Groundwater upwelling from base of excavation Seepage at 0.49 m
5	0.0 to 0.36 0.36 to 0.45	Black ORGANIC SILT, roots and rootlets (topsoil) Brown SANDY SILT, trace roots and rootlets (wet)	Groundwater upwelling from base of excavation Seepage at 0.39 m
6	0.0 to 0.39 0.39 to 0.47	Black ORGANIC SILT, rootlets (topsoil) Brown to Grey SANDY SILT, trace organics (wet)	Groundwater upwelling from base of excavation Seepage at 0.42 m
7	0.0 to 0.71 0.71 to 0.93	Black ORGANIC SILT roots and rootlets, wood fibres (topsoil) Brown SANDY SILT, trace roots and rootlets (wet)	Groundwater upwelling from base of excavation Seepage at 0.73 m

Notes: Locations of test pits shown on Figure 2.
Test pits excavated on December 1, 1995



