

Public Comment and Delegate Summary Tables

Public Comment Summary Table

The following table summarizes the comments received from members of the public since draft Amendments were circulated on August 18, 2021 for the Statutory Public Meeting held on September 13, 2021. All written comments are posted to the project's website without summaries or edits: www.clarington.net/ADUs

Public Comment Code Name Date Received Method Delivered	Summary of Comments	Response
PC001 Regan Trolly Aug 19, 2021 Email	Disappointed that an ADU is not permitted in his house since it's within the Natural Heritage System of the Greenbelt.	Ontario's Greenbelt Plan states that ADUs are not permitted in the Natural Heritage System. No changes to Amendments.
PC002 Dale Sturrock Aug 19, 2021 Email	Opposes allowing ADUs in a house and another in a garage in Bowmanville. States the Municipality will not be able to handle traffic, or more students in the schools.	Allowing one ADU in a house and one in an accessory building is required by the <i>Planning Act</i> . No changes to Amendments.
PC003 Lori Moore Aug 23, 2021 Email	Strongly supports the proposal for ADU in primary and additional dwellings. States it's a progressive way to address housing shortages.	Comment received. No changes to Amendments.
PC004 Sandra Farrell Aug 25, 2021 Email	Supports idea of more ADUs, but does not want to see more housing in the Greenbelt or Oak Ridges Moraine (ORM).	While many areas of the Municipality may have two ADUs on a lot, only one per lot is permitted within the Greenbelt and ORM, and only in certain areas. No changes to Amendments.
PC005 Peggy Clarke Aug 25, 2021 Sept 23, 2021 Phone call	Phone discussion: Concerned about climate impacts (more parking, less open ground, less trees). Concerned about more people smoking around her property. Later left voicemail: Concerns about people smoking near her backyard. Would like there to	One parking space per ADU is required, and there remain minimum landscape open space requirements to assist with the absorption of stormwater. Smoking regulations are beyond the scope of this project. No changes to Amendments.

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	be prohibition or regulations for where people may smoke on private property.	
PC006 Colette Godfrey Aug 29, 2021 Email	Concerned about parking, cars blocking footpaths, sticking into roads, parking on the street. Adequate off-street parking must be provided.	One parking space per ADU is required. Municipal Law Enforcement will continue to enforce parking bylaws. No changes to Amendments.
PC007 Ryan Carr Sept 1, 2021 Email	Supports the proposed amendments. States it will help with increased cost of housing. Suggests allowing the third ADU in the principal building rather than in accessory building. Suggests allowing increased height for accessory buildings and allow accessory structures to have basements. Suggests reducing parking to one space for all dwelling units.	Permitting a triplex by-right is not the intention of the changes to the <i>Planning Act</i> . Recommended heights for accessory structures are appropriate to allow 1.5 storeys in urban areas, however the recommended maximum height has been increased from 6m to 6.5 to allow a full 2 storeys in rural areas. An accessory building may have a basement, so long as it conforms to other zoning standards. The requirement for 2 outdoor parking spaces for the principal dwelling will remain to help ensure adequate parking. Amendments modified to allow 6.5 metres in rural areas.
PC008 Aimie Harris Sept 3 Email	Supports ADUs. New housing is not affordable. ADUs are an affordable alternative. States developers are paving over farmland, but she just wants a second unit on her ORM land so her son can stay and help the family.	Comment received. No changes to Amendments.
PC009 John Kersey Sept 7 Email	Recently moved to Newcastle from Toronto and is concerned after seeing ADUs in Toronto not being inspected frequently enough. States one parking space is not enough.	O. Reg. 299/19 states that Municipalities may require a maximum of one parking space per ADU. No changes to Amendments.
PC010 Esther and Tim Carlton Sept 7 Email	Question about how Municipality will ensure ADUs on private sanitary and water services will have sufficient capacity.	All ADUs will require a building permit. As part of the building permit process, any development on lands serviced by private services must be reviewed and approved by the Durham Region Health Department. No changes to Amendments.
PC011 Connie Owen Sept 7	States that these Amendments are part of UN's plan to seize all private property.	Comment received. No changes to Amendments.

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Email		
PC012 Rudy Kraayvanger Sept 9 Email	<p>Supports project. Would like to see same permissions across all of Municipality without the restrictions on Greenbelt and the Oak Ridges Moraine (ORM).</p> <p>Mr. Kraayvanger was also a delegate the Public Meeting and his presentation is summarized in the table below.</p>	Restrictions on the Greenbelt and ORM are provincially mandated. No changes to Amendments. However, one of the recommendations in the Report is for Council to direct staff to write a letter to the Province to reconsider the restrictions on the Greenbelt and ORM.
PC013 Michael Longarini Sept 9 Email	<p>Supports project. Would like to see permissions further expanded for Garden Suites and ADUs in accessory buildings. Feels cost for Temporary Use Bylaw for Garden Suites is too high.</p> <p>Mr. Longarini was also a delegate the Public Meeting and his presentation is summarized in the table below.</p>	The recommended Amendments are as permissive as Provincial and Official Plan policies currently allow. No changes to Amendments.
PC014 Frank Johansen Sept 9 Email	Supports project. Asks for relaxing some of the zoning standards, questions for clarification.	The specific requests may be dealt with through a Minor Variance application. No changes to Amendments.
PC015 Chad Veinot Sept 10 Email	Supports project, would to have/live in an ADU.	Comment received. No changes to Amendments.
PC016 Dianne Phillips Sept 12 Email	Supports project. Notes need for affordable options for adult children. Questions about size limits and if accessory can have basement.	An accessory building may have a basement, so long as it conforms to other zoning standards. No changes to Amendments.
PC017 Lynne and Stephen Janssens Sept 12	Opposes any new ADUs. States there are many illegal apartments and cars parked on streets and concerns with traffic. States there is no regulations for decks, other structures, or	Comment received. Municipal Law Enforcement will continue to enforce Municipal Bylaws, including those concerning parking. No changes to Amendments.

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Email	parking. Says regulation will not occur and illegal units will be built.	
PC018 Shirley Andrechuk Sept 12 Email	Would like to know how parking will be addressed. States that cars already fill driveways and roads. Also states that taxes will go down because ADUs are unattractive.	Municipalities may require a maximum of one parking space per ADU. Municipal Law Enforcement will continue to enforce parking regulations. No changes to Amendments.
PC019 Kelly Schmidt Sept 13 Email	Supports project. Wants to add an ADU to her property in Kendal for her parents.	Comment received. No changes to Amendments.
PC020 Aimie Harris Sept 13 Email	States there shouldn't be a 2017 'cut off' date for accessory buildings in the Greenbelt. States this will cause a lost opportunity for many families.	The Greenbelt Plan was updated in 2017 and included the restriction of ADUs in accessory buildings to those "existing." MMAH staff have confirmed July 1, 2017 is the appropriate date to determine "existing." No changes to Amendments.
PC021 Linda Fockler Sept 16 Email	<p>Follow up after her delegation with a set of questions, mainly about her specific property. Would like to have more permissions for ADUs within the Oak Ridges Moraine.</p> <p>Ms. Fockler was also a delegate the Public Meeting and her presentation is summarized in the table below.</p>	Restrictions on the ORM are imposed by the Province. No changes to Amendments. However, one of the recommendations in the Report is for Council to direct staff to write a letter to the Province to reconsider the restrictions on the Greenbelt and ORM.
PC022 Joe Kay Sept 23, 2021 Phone call	Supports allowing ADUs, but would like to build a new accessory building on his lot within the Greenbelt. Disappointed but understands the restrictions are from the Province. Notes the need for affordable housing and that policies and rules should be inclusive of all people, including rural people.	Explained Provincial restrictions, but advised he could (if Amendments approved) have an ADU within the existing house (and build an addition if desired). Also explained that Council would like staff to send a request to the Province asking them to reconsider the restrictions on the Greenbelt and ORM.
PC023 Teddy Roeloffzen Sept 23, 2021 Phone call	Would like to put an ADU in an existing accessory building. However it is within the OP's EPA and will likely not be allowed yet.	Explained Provincial restrictions and that our Official Plan and Zoning Bylaw are being comprehensively reviewed based on Council's direction and an ADU may be permitted in the accessory building then.

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PC024 Aimie Harris Sept 27, 2021 Email	Supports allowing ADUs, would like them permitted for family members. Email included examples of Mennonite housing (single dwellings with added units).	Comment received. No changes to Amendments.
PC025 Libby Racansky Sept 27, 2021 Email	Two follow-up emails from Ms. Racansky's delegation. Suggests that ADUs should not be considered affordable housing. States that affordability will lead to sprawl, and that if one application for an ADU is approved on sensitive lands, then we will receive a "flood" of applications. States that on her daily walks she sees the negative effects of development, such as dry wetlands and flooding.	ADUs are part of the Council-approved Affordable Housing Toolkit. ADUs will not be permitted within Environmental Protection Areas or Hazard Lands (which includes floodplains). Zoning standards limit lot coverage to provide open space for stormwater absorption.
PC026 Dan Labecki Sept 29, 2021 Email	Supports allowing ADUs, particularly in rural areas. Notes shortage of rental units in the Municipality. Notes ADUs can provide additional income to homeowner and an affordable option for renters.	Comment received. No changes to Amendments.
PC027 Kathleen Flynn Sept 29, 2021 Email	Supports allowing ADUs in urban and rural areas. Notes the need for additional housing, hopes Amendments are approved soon.	Comment received. No changes to Amendments.

Summary of Delegations at the Public Meeting held September 13, 2021

Name of Delegate	Summary of Comments	Response
Linda Fockler	<p>Ms. Fockler was present in support of additional dwelling units (ADUs). She noted that she lives in the Oak Ridges Moraine and expressed concerns regarding the restrictions. Ms. Fockler questioned if there is a limit for severances for rural lands. She explained that the amendments will allow ADUs with some limitations for the Oak Ridges Moraine and that the goal of the restrictions is to preserve the Moraine to ensure the aquifer will remain unpolluted for the GTA community.</p> <p>Ms. Fockler added that families living on the Moraine love and protect the lands from individuals who dump garbage, pick up garbage others dump, report strangers hanging around and ensures that personal use keeps the land, springs, and creeks in an environmentally pure condition.</p> <p>She expressed that the lands should be protected and stated that ADUs will allow children to return to their parents' lands and continue to protect them. Ms. Fockler requested that, if the goal is to preserve the Moraine, allow families living there to have the opportunity to build ADUs and to ensure the people who care, remain on the land as caregivers. She explained that ADUs would allow older generations to move into new units and how properties with frontages on two side roads would create up to three new homes to assist in complying with the provincial guidelines to create affordable housing.</p> <p>Ms. Fockler concluded by requesting that Council allow small housing, with controlled regulated development that protects the Moraine and to keep the lands out of developers' hands.</p>	<p>Following Ms. Fockler's presentation, she was advised that restrictions to ADUs on the Oak Ridges Moraine are provincially mandated. In response, Ms. Fockler requested that the Municipality ask the province to reconsider these restrictions and allow more flexibility. Though no changes were made the Amendments, one of the recommendations of the Report is for Council to direct staff to write such a letter to the province.</p>
Rudy Kraayvanger	<p>Mr. Kraayvanger was present in support of the Additional Dwelling Units (ADUs) as they allow property owners to do more with their property. He expressed his concern regarding the confusion between the Oak Ridges Moraine and Greenbelt. Mr. Kraayvanger stated that there is opportunity to have ADUs within the provincial controlled areas. He stated</p>	<p>The restrictions to ADUs within the Greenbelt and Oak Ridges Moraine are provincially mandated. Though no changes were made to the Amendments, one of the recommendations of the Report is for Council to direct staff to write</p>

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	<p>that existing properties would not be changed or adversely affected by adding ADUs.</p> <p>Mr. Kraayvanger stated that he believes there does not need to be as many limits as suggested in the area and concluded by questioning if all residences will have one front door access or can they have two exterior entrances.</p>	<p>a letter to the province requesting they reconsider these restrictions and allow flexibility.</p>
<p>Michael Longarini</p>	<p>Mr. Longarini was present in support of the Additional Dwelling Units (ADUs). He stated that Clarington should open up the possibility for ADUs to allow more flexibility in the approval process and reduce the barriers and associated costs.</p> <p>Mr. Longarini explained that accessory structures can provide a way to take stress off the demand for rural lot creation, or settlement area expansion. He added that many farms also support additional possibilities for worker living areas.</p> <p>Mr. Longarini stated that the garden suite approvals should be temporary and that including "portable" in the definition is an unnecessary barrier. He explained that the garden suites should not have restrictions on who the occupants are and should be allowed to have extended family, residential rental or short-term rentals, or any other home business already permitted in the area.</p> <p>Mr. Longarini noted that the location of garden suites on large lots should be flexible for maximum setbacks. He questioned if an old garage was converted into a garage/ADU, does it restrict from building another new garage on the property if space allows. Mr. Longarini expressed his concerns regarding the cost of a temporary use by-law and approval process and concluded by stating he hopes to see continued efforts to support affordable housing in rural Clarington.</p>	<p>Garden Suites are not permitted within the Oak Ridges Moraine or within the Environmental Protection Areas as identified in the Official Plan. As per the <i>Planning Act</i>, they are required to be permitted through a temporary use bylaw. The definition of 'Garden Suite' in the <i>Planning Act</i> includes that they be "portable." The recommended Amendments to the Official Plan removes any requirements about the health or familial relationship of the occupants. There are no policies about the required setbacks or distance from the principal dwelling, as these would be addressed through the temporary use bylaw. No changes have been made to the Amendments.</p>
<p>Libby Racansky</p>	<p>Ms. Racansky spoke in opposition of the Additional Dwelling Units (ADUs). She explained that the Moraine and Greenbelt is exempted from the provincial implementation in Clarington communities. Ms. Racansky explained that the intensification</p>	<p>Staff feel the recommended Amendments strike a balance between implementing the <i>Planning Act's</i> requirements for ADUs and other provincial policy that protects the natural</p>

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	<p>of the Courtice North neighbourhood and its northern rural communities have already removed numerous forested areas. She added that it caused residents to experience dryness, hot temperatures, or wetness, even flooding within the urbanized centers.</p> <p>Ms. Racansky stated that the watershed is important for the remaining forests, wetlands, and ensures farms have sufficient water. She explained that there needs to be a place for affordable housing, but not in an area that is important to the watershed, which has been damaged already. Ms. Racansky stated that intensification is needed in areas where redevelopment would be a positive move, creating desirable and affordable homes without disrupting woodlots.</p> <p>She concluded by explaining that adding ADUs into the lands are not suitable for the watershed because it would further reduce the possibility of infiltration into the ground and increase overland runoff. Ms. Racansky added that the watershed should be included within the Moraine and greenbelt, with an exception of urban lands where the existing basements could be used to satisfy the interest of affordability.</p>	<p>environment. No development, including ADUs, are permitted in wetlands or floodplains. The recommended Amendments include minimum setbacks and lot coverage to help ensure sufficient open space remains to absorb stormwater. No changes have been made to the Amendments.</p>