



Public Meeting Report

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Report To:	Planning and Development Committee		
Date of Meeting:	May 12, 2025	Report Number:	PDS-019-25
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Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure Services		
Reviewed By:	Mary-Anne Dempster, CAO		
File Number:	COPA2025-0007 (PLN 41.15)	Resolution#:	
Report Subject:	Soper Springs Secondary Plan Statutory Public Meeting		

Purpose of Report:

The purpose of this report is to provide information and seek input from the public and Council regarding the draft Soper Spring Secondary Plan. It does not constitute, imply or request any degree of approval.

Recommendations:

1. That Report PDS-019-25 and any related communication items, be received;
2. That any received comments be considered during preparation of the recommended Soper Springs Secondary Plan and Urban Design and Sustainability Guidelines;
3. That Staff report back to Council with a Recommendation Report, including the Official Plan Amendment for the Soper Springs Secondary Plan; and
4. That all interested parties listed in Report PDS-019-25 and any delegations be advised of Council's decision.

Report Overview

This report provides an overview of the planning processes for the Soper Springs Secondary Plan, including initiation of the plan, the planning policy framework, public engagement, and comments, as well as agency comments received to date

The Secondary Plan is envisioned to create a compact, complete, connected and walkable community in Bowmanville, that is interconnected with the natural environment. The Plan will reflect and enrich the character of the area, creating a sense of place for residents and visitors and leading to a sustainable built form.

The purpose of the Statutory Public Meeting is to obtain comments from the public, Council members, landowners, and commenting agencies on the draft Soper Springs Secondary Plan and draft Urban Design and Sustainability Guidelines. These comments will inform revisions to the draft Secondary Plan before it is recommended to Council for approval.

1. Background

- 1.1 The draft Soper Springs Secondary Plan (Attachment 1) provides an outline to allow for the development of a connected, complete community with residential, commercial, employment, and recreation opportunities. The Secondary Plan will lead to a sustainable built form that protects the significant scale of the natural environment, promotes alternative modes of transportation, and supports a healthy lifestyle for current and future generations.
- 1.2 The purpose of this Secondary Plan and accompanying Urban Design and Sustainability Guidelines is to establish goals and policies to guide development within Soper Springs over time, as it is implemented through subdivision, zoning and site plan control.
- 1.3 The preparation of this Secondary Plan follows the same procedures as an Official Plan Amendment under the Planning Act. This includes the preparation of supporting technical studies, public engagement, a statutory public meeting and Council approval. The draft Official Plan Amendment (Attachment 2) will amend the Clarington Official Plan to add the new Soper Springs Secondary Plan.

2. Soper Springs Secondary Plan

- 2.1 The Secondary Plan Area is generally bound by Liberty Street North to the west, Concession Road 3 to the south, and Lambs Road to the east. The Study Area's

northern boundary aligns with the Bowmanville urban boundary. The area is approximately 184 hectares in size and is located on the north side of Bowmanville

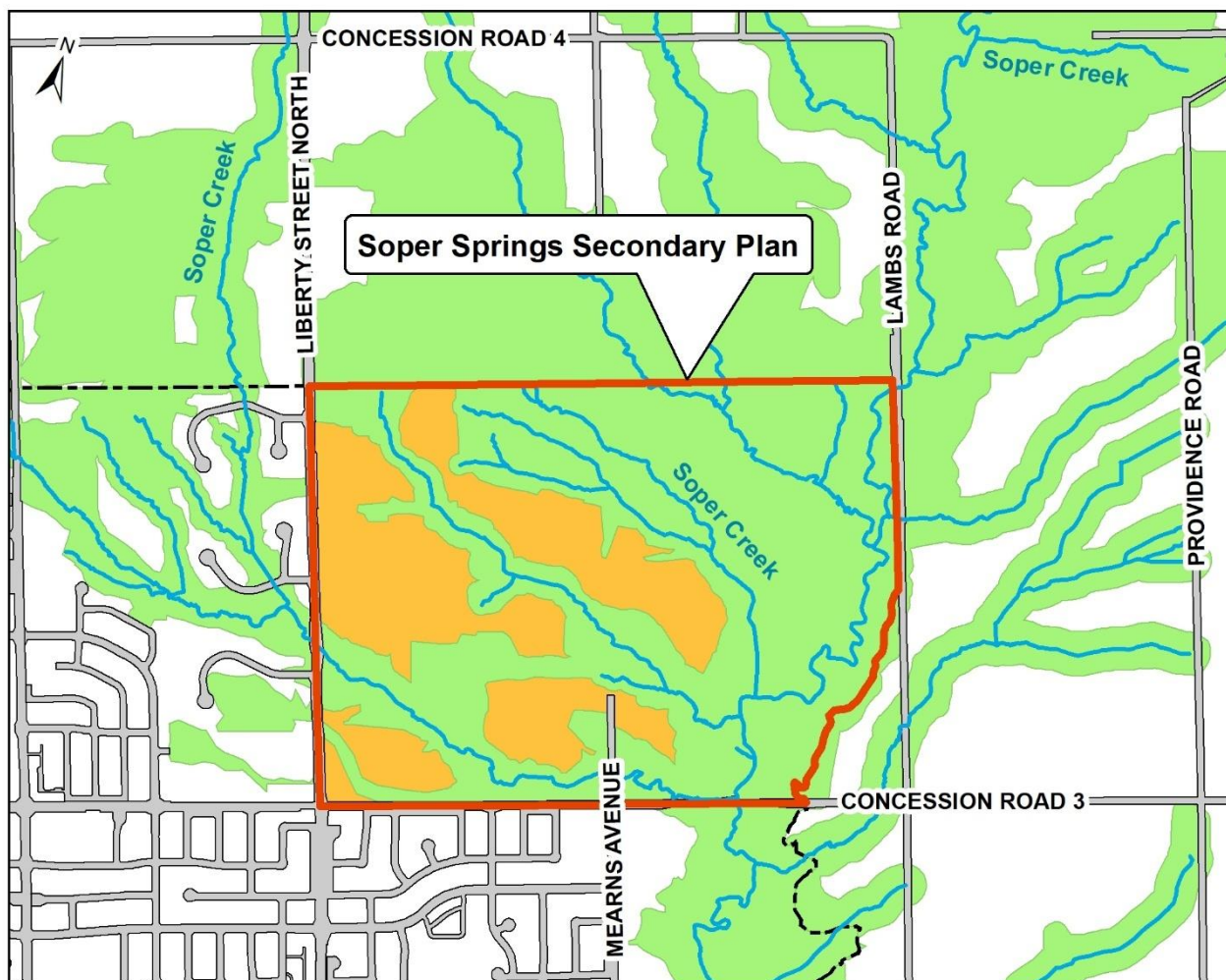


Figure 1: Soper Springs Secondary Plan Area

- 2.2 Currently, the Secondary Plan Area consists of agricultural field, single detached dwellings and the Soper Creek vallylands. It is surrounded by low density residential neighbourhoods to the south, estate residential lots to the west, and agricultural fields and natural areas to the north and east. These natural areas are located, in part, within the Greenbelt Plan.

Initiation of the Secondary Plan

- 2.3 The Municipality of Clarington received a request from the Bowmanville North (Soper Springs) Landowners Group to initiate the Soper Springs Secondary Plan with their commitment to cover 100% of the costs as required by Clarington Official Plan policies. In April 2018, Council authorized staff to commence the Soper Springs Secondary Plan ([PSD-032-18](#)). Staff was authorized to finalize the draft Terms of Reference and issue a Request for Proposal to retain the necessary consultants, which was ratified by Council (Resolution PD-072-18).
- 2.4 The Terms of Reference were finalized on the proposal of the landowner group. The Terms of Reference outlines the process for the Soper Springs Secondary Plan and Urban Design and Sustainability Guidelines, and include descriptions of all the studies, reports, and outreach required as part of the project.

Coordination of Initiatives

- 2.5 The following processes have been undertaken at the same time as the Soper Springs Secondary Plan and have been incorporated into the study process:

Environmental Assessment

- 2.6 An Environmental Assessment (EA) is required for all new or realigned major roads needed for the Soper Springs Secondary Plan. As part of the Secondary Plan, an EA is being undertaken for the new collector roads.
- 2.7 This project is being undertaken using the 'Integrated Approach' which jointly satisfies the requirements of the Planning Act and the Environmental Assessment Act. All public notices, communications and review periods have been designed to ensure that they conform to the requirements of both the Planning Act and the Environmental Assessment Act.

Soper Creek Subwatershed Study (Soper Creek SWS)

- 2.8 Soper Creek Subwatershed Study is required to inform the preparation of the Soper Hills and Soper Springs Secondary Plans, which are planning future neighbourhoods within the Soper Creek Subwatershed area. The study was conducted as a separate project but was coordinated with the Soper Springs Secondary Plan process. The purpose of the Study includes the assessment of the potential impact of proposed land use changes on the natural features, mitigation of the impacts, and an implementation and monitoring plan.
- 2.9 The first phase of the study is complete and provided an understanding of the environmental features, functions, and constraints to inform the development of the draft

Soper Springs Secondary Plan and Soper Hills Secondary Plan. The draft Phase 2&3 reports were completed to provide subwatershed management strategies, implementation and monitoring plans. The draft Phase 2&3 report was presented to the public at a Public Information Centre on April 10, 2025. Recommendations from the Soper SWS are integrated into the draft Secondary Plan and draft Urban Design and Sustainability Guidelines.

3. Secondary Plan Process

- 3.1 The development of the draft Soper Springs Secondary Plan was informed by a comprehensive public engagement process and several technical background studies.
- 3.2 The Secondary Plan process for Soper Springs involves four phases (Figure 2). As provided in the draft Terms of Reference and further refined through the tender and award process, our lead Consultant, SGL Planning & Design Inc. has summarized the planning for this Secondary Plan.

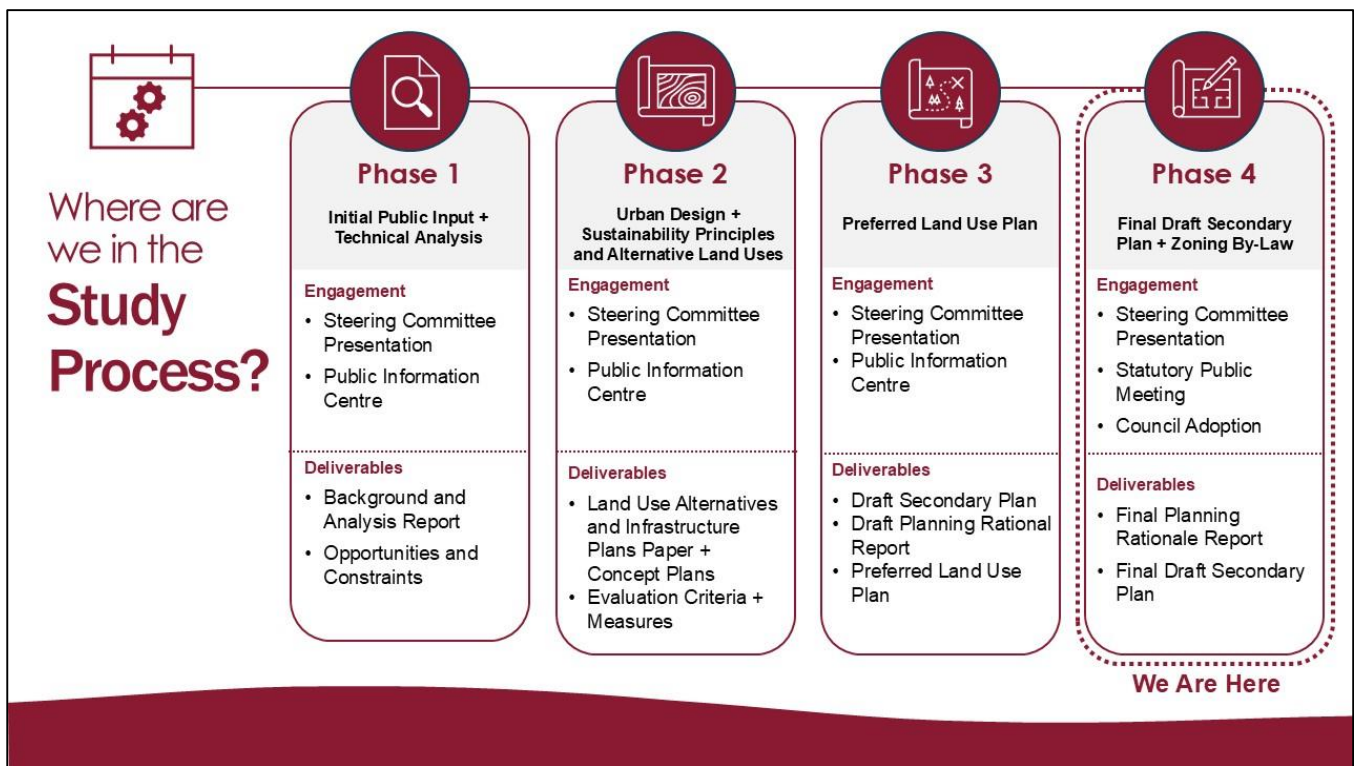


Figure 2: The Soper Springs Secondary Plan Process

- 3.3 The following section generally describes the process that was undertaken to develop the draft Soper Springs Secondary Plan. A sequence of events summary table is provided in Attachment 3-Sequence of Events for reference.

- Phase 1: (Public Input and Technical Analysis) included technical analysis through background studies and initial consultation with the community to determine the vision for the new neighbourhood, including two Public Information Centres in June 2019 and December 2021. A Background and Analysis Summary Report was prepared.
- Phase 2: (Urban Design and Sustainability Principles and Alternative Land use) developed principles of Urban Design and Sustainability for the Secondary Plan area, three land use options and created evaluation criteria to evaluate the options. This phase also included a Public Information Centre in June 2022. A Phase 2 Summary Report was prepared.
- Phase 3: (Preferred Land Use Plan) resulted in the preferred alternative land use, the draft Environmental Protection Area that was presented to the public and agencies for comment. A Joint Public Information Centre (with Soper Hills Secondary Plan and Soper Creek Subwatershed Study) was held for public feedback in December 2023. The comments received from the Steering Committee, the public and agencies contributed to an emerging land use plan and policy direction. The Joint Public Information Centre presentation, the draft Preferred Land Use Alternative report and the Environmental Protection Area Schedule are posted on the project webpage.
- Phase 4: (Final Secondary Plan and Zoning By-law) intend to focus on the finalization for the Secondary Plan. This includes the Statutory Public Meeting and Recommendation Report. In this phase, the supporting technical documents will be finalized, and the preparation of the implementing zoning by-law will take place. Comments received during the Public Meeting, will be outlined in the Recommendation Report.

- 3.4 Public engagement included four Public Information Centres, one interactive presentation and a survey. Feedback received through various methods over the last several years focused on the sustainability vision, environmental protection and creation of a low-rise mixed-use neighbourhood.
- 3.5 All comments submitted on the draft Secondary Plan will be responded to in an future recommendation report to Council.

Technical Studies

- 3.6 Preliminary technical background work was completed prior to the December 2021 Public Information Centre #2. The [Phase I Background and Analysis Summary Report](#) outlined the findings and analysis to inform the development of the Secondary Plan.

- 3.7 A draft Transportation Assessment Report was prepared by TYLin for the Soper Springs Secondary Plan area to establish the preferred road network for the Secondary Plan and evaluate how the Secondary Plan area will affect the traffic generated by future growth with consideration for existing traffic conditions, land use planning alternatives, forecasted traffic growth rates and identifying any shortcomings and recommendations.
- 3.8 A draft Functional Servicing Study Report (FSSR) was prepared by TYLin for the Soper Springs Secondary Plan area to demonstrate how the Secondary Plan area can be efficiently serviced in terms of water supply and distribution, wastewater and stormwater. Taking all comments and consideration from the agencies, findings, and recommendations of the Soper Creek Subwatershed Study, stormwater management facilities and locations are recommended within the Secondary Plan area.
- 3.9 Attachment 4 provides a summary of the technical work that was completed to date. These reports will be updated based on comments received from agencies and the public after the Public Meeting.

4. Secondary Plan Vision and Policy Framework

- 4.1 The Soper Springs Secondary Plan is envisioned to reflect and enrich the history and character of both the Secondary Plan area and the Municipality of Clarington. The draft Secondary Plan has provided for built form that protects the significant scale of the natural environment, promotes alternative modes of transportation, and supports a healthy lifestyle for current and future generations.
- 4.2 To implement the vision for the Secondary Plan area, principles were developed based on the [Sustainability and Green Principles Report](#), including:
- Principle 1: Provide for the efficient use of land through the creation of compact, complete, connected and walkable communities
 - Principle 2: Reduce dependence on personal vehicles and prioritize active transportation modes of travel by creating a network that encourages walking and cycling and improve overall health for the residents and community.
 - Principle 3: Protect, enhance and value significant natural features within and adjacent to Environmental Protection Areas (EPA).
 - Principle 4: Encourage parks and open spaces that are highly visible, accessible and usable.
 - Principle 5: Provide for adequate servicing (water and wastewater) to new developments.

- Principle 6: Respect cultural heritage through conservation and appropriate incorporation into the community.

- 4.3 In addition to above mentioned principles, the draft Soper Springs Secondary Plan has been prepared to respond to provincial policy changes, the local context and completion of technical studies. Policy directions of interest in this Secondary Plan are detailed below.

Housing Diversity and Density

- 4.4 The draft Secondary Plan facilitates and promotes an inclusive community by permitting a range of housing types. In support of Clarington's Pledge to build 13,000 new residential units by 2031. A variety of building types and heights are supported throughout the Secondary Plan, ranging from detached dwellings and townhouses to mid-rise apartments and mixed-use buildings. The targeted number of residential units to be accommodated in the Secondary Plan area is 1200 units.

Affordable Housing Framework

- 4.5 The draft Secondary Plan includes a collection of policies intended to support the Municipality's objective for a minimum of 30% of all new housing units be affordable . The draft Secondary Plan proposes a range of housing forms, sizes and tenures to meet the needs of a diverse population and households of various sizes, incomes and age compositions.
- 4.6 There are limited tools available to the Municipality to require the delivery of affordable housing units. The draft policies encourage the integration of affordable housing into the community, especially in locations that are easily accessible to transit and services. Draft policies permitting additional height for development that provides affordable housing in the Medium Density land use designations are also included..
- 4.7 To support achieving the affordable housing objectives, the Municipality will explore potential incentives such as reduced application fees and fast-tracked application approvals. One incentive included within the draft Secondary Plan is the opportunity to reduce the minimum parking requirements. This incentive would be explored on a site-by-site basis where affordable housing is provided as part of a development application.

Alignment with Soper Creek Subwatershed Study

- 4.8 Consistent with the Clarington Official Plan, lands designated Environmental Protection Area do not permit any development besides low intensity recreation and uses related to conservation, flood or erosion control projects.

- 4.9 In addition to the lands designated Environmental Protection, four Environmental Constraint Overlays are introduced based on the Soper Creek SWS findings and recommendations. These 'overlay' areas are not land use designations; they identify areas where potential environmental constraints need to be considered or studied as part of future development applications.
- 4.10 Policies in the draft Secondary Plan specify that a site-specific environmental impact study is required to determine appropriate natural heritage feature boundaries, compatible development and appropriate mitigation strategies.
- 4.11 Following the completion of the required studies, the Environmental Constraint Overlays may be modified as deemed appropriate by the study, without amendment to the Secondary Plan, and the underlying land use designations in Schedule A will apply.

5. The Soper Springs Secondary Plan Summary

- 5.1 The draft Land Use Plan (Figure 3) identifies the distribution of land uses and the draft Secondary Plan policies describe their permitted land use, built form, height permissions and minimum density.
- 5.2 A majority of the lands in the Secondary Plan area are designated Environmental Protection Area, which is primarily made up of natural heritage features, the Soper Creek and its tributaries, hydrologically sensitive features, the regulatory flood plain, headwater drainage features with a "Protection" classification and hazard lands associated with valley systems. No development, with the exceptions of trails, low impact development and erosion control are permitted in the Environmental Protection Area designation.
- 5.3 Mearns Avenue is proposed to be extended north and west to intersect with Liberty Street North opposite Pamela Court. A second collector road will extend from the Mearns Avenue extension north and west to connect to Liberty Street North between Pamela Court and Sydel Court.
- 5.4 Two designations, Medium Density Local Corridor and Medium Density Residential generally permit four to six storey development. These higher densities are located along Concession Road 3, the Mearns Avenue extension and Liberty Street North. The remaining pockets of developable land are designated Low Density Residential.
- 5.5 One Neighbourhood Park and two Parkettes are proposed, with the Neighbourhood Park located central to the Secondary Plan area and the two parkettes distributed to ensure parks are within a 5-minute walk of residents,
- 5.6 One Utility designation is proposed on Liberty Street North and is intended to contain a Regional water reservoir.

- 5.7 Areas designated as 'Land Use to be Determined' require further detailed study to determine whether urban development within, and access to the small parcels, is feasible. An Official Plan Amendment will be required to delineate the Environmental Protection Area boundaries and the appropriate land use designation on the developable portion.

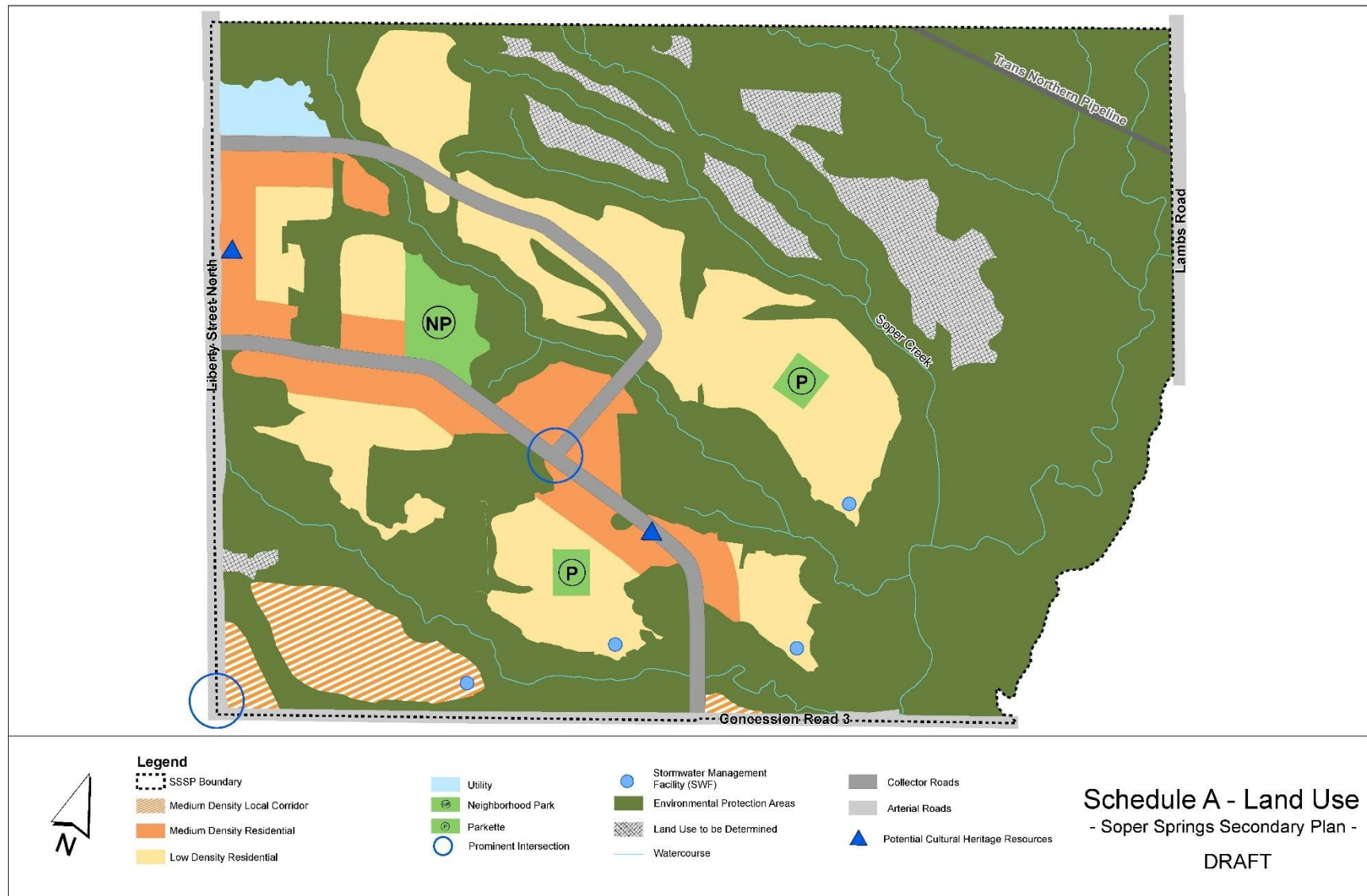


Figure 3: Schedule A - Land Use Plan (Draft)

- 5.8 The draft Environmental Constraint and Transportation Schedule B (Figure 4) provides greater details on environmental constraints, road classification and active transportation planned for the Secondary Plan area.
- 5.9 Two types of trails are identified in the Secondary Plan Area: Multi-Use Paths and Municipal Trails. Multi-Use Paths are pathways separated from vehicular traffic that accommodate pedestrian and cycling routes within the road right of way. Multi-Use Paths are proposed to be located along the two collector roads.
- 5.10 Municipal Trails can be paved or unpaved and provide access to environmental features in the Environmental Protection Area designation. They are intended to keep users on a designated path to minimize disruption to the surrounding landscape.

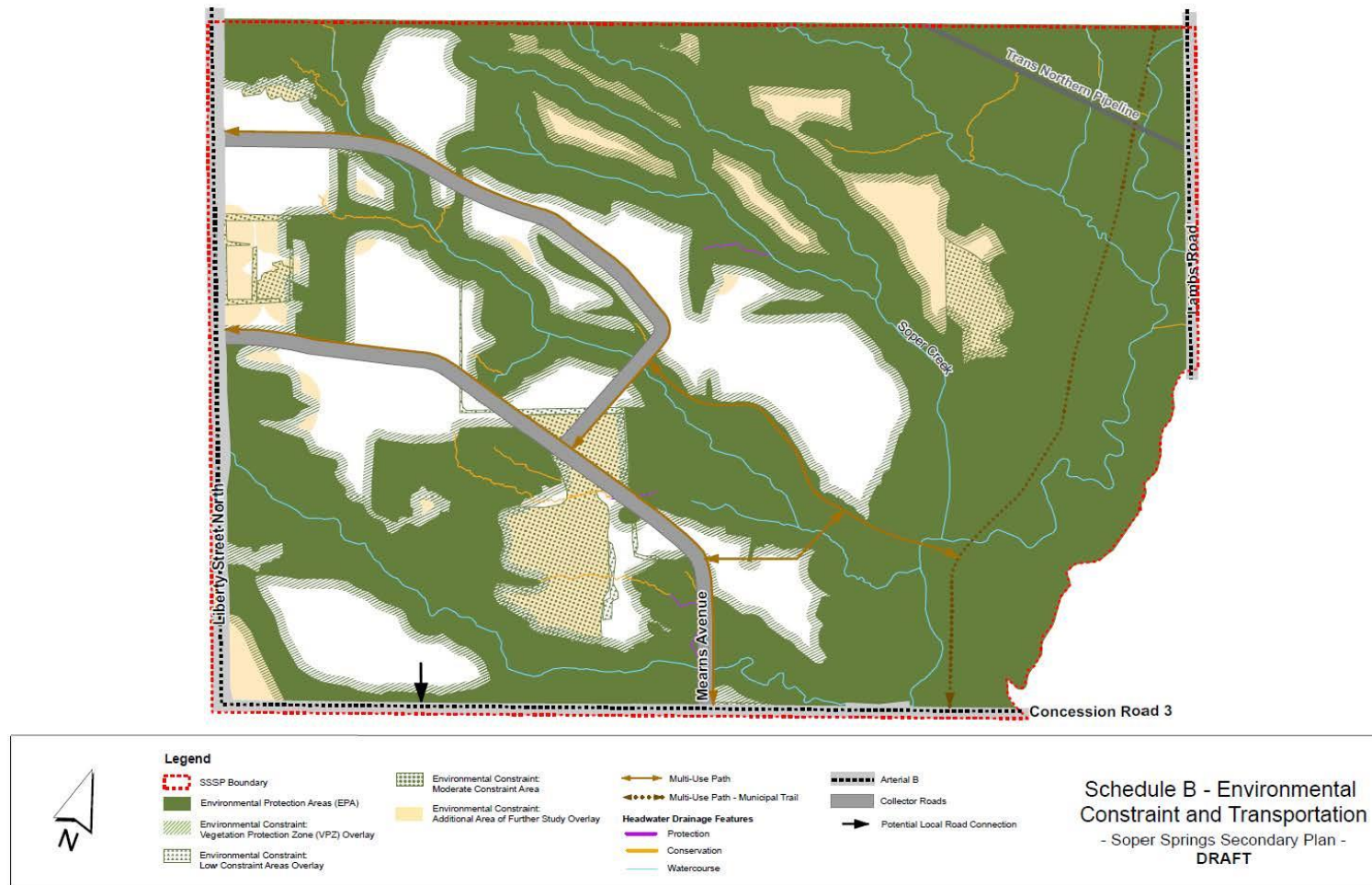


Figure 4: Schedule B – Environmental Constraint and Transportation (Draft)

- 5.11 The draft Soper Springs Secondary Plan is supported by draft Urban Design and Sustainability Guidelines (Guidelines) (Attachment 5), which is built on the Sustainability and Green Principles Report (see Section 4.2) and was informed by the Municipality of Clarington's Green Development Framework.
- 5.12 The draft Guidelines provide direction for the design of streets and blocks, built form, streetscape design, community focal points, environmental protection area interface, parks and open space as well as sustainability. The draft Guidelines will provide a level of expectation for the design and assist with the review and evaluation of future development applications.

6. Conformity with Provincial Legislation

Planning Act

- 6.1 The Ontario Planning Act mandates how planning should be carried out in the Province of Ontario and requires municipalities to have regard for matters of Provincial Interest. These matters of Provincial Interest include but are not limited to the protection and conservation of the environment; the provision of housing, community services and facilities, education, and health facilities; appropriate growth and development; and consideration for public and private interests.
- 6.2 The draft Secondary Plan has had regard for matters of provincial interest by providing for a variety of housing forms and options, including detached and semi-detached dwellings, a full range of townhouses and apartment buildings. The Environmental Protection Area designation has been delineated based on the findings of the Soper Creek SWS. A variety of community services and amenities, including parks, are also planned within the Secondary Plan area.

Provincial Planning Statement, 2024

- 6.3 On October 20, 2024, the new Provincial Planning Statement, 2024 (PPS, 2024) came into effect, integrating and replacing the existing Provincial Policy Statement, 2020 and the A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2020, into a single, province-wide policy document. PPS 2024 sets out high level policy direction for planning across Ontario related to housing, growth, infrastructure, protecting the environment and public health.

Land Use and Housing Mix

- 6.4 PPS promotes the creation of complete communities by accommodating a mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open space,

and other uses to meet long-term needs. PPS also directs that settlement areas shall be the focus of growth and development and land use patterns shall be based on densities and land uses which efficiently use land and resources including infrastructure and public service facilities.

- 6.5 The draft Soper Springs land use plan proposes a range and mix of residential land use designations. The preferred plan also permits commercial uses at key locations in the Secondary Plan area as well as a variety of parks and considerable open space opportunities. Proposed densities in the draft Secondary Plan range from mid-rise to low-density built forms. This mix of housing densities efficiently uses the developable lands within the Secondary Plan area.

Parks and Open Space, Natural Heritage and Community Facilities

- 6.6 The PPS encourages the long-term preservation and protection of natural features and recognizing the linkages between natural heritage features and areas, surface water features and ground water features.
- 6.7 A large portion of the Soper Springs Secondary Plan consists of the Environmental Protection Area designation as well as parks, trails and stormwater management ponds. The Environmental Protection Area designation supports the ecological and hydrological functions of the Secondary Plan area. The proposed parks provide a variety of opportunities for passive and active recreation to contribute to the area's sense of identity.

Economic Prosperity

- 6.8 PPS encourages opportunities for long-term economic prosperity by creating a distinct sense of place and character and by relying on existing land, resources, infrastructure and public service facilities.
- 6.9 The draft Secondary Plan provides opportunities for employment as well as economic development through the provision of commercial and service uses integrated within the community and residential areas. The Medium Density Local Corridor will be the focal point of the neighbourhood and permit non-residential floor space for retail and service commercial uses to meet the needs of residents, and amenities including parks are also planned within the preferred land use plan.
- 6.10 The draft Secondary Plan is consistent with the provincial policy framework.

7. Conformity with Official Plans

Durham Region Official Plan

- 7.1 The Region of Durham Official Plan (ROP), Envision Durham, aims to guide long-term growth and development in the Region to foster a complete, healthy, sustainable, diverse and welcoming place to live, learn and thrive for current and future residents of Durham. As of January 1, 2025, the Region of Durham is no longer the planning approval authority for the Municipality. The Municipality is responsible for implementing the ROP.
- 7.2 Lands in the Secondary Plan area are designated 'Community Areas' and 'Major Open Space Areas' in the ROP.
- 7.3 Community Areas are intended to be developed as complete communities and provide a range of housing, transportation and lifestyle choices, and create opportunities for residents to live, shop, work and access services and amenities within the community.
- 7.4 The draft Secondary Plan is in conformity with the ROP as it introduces a variety of land uses which foster a complete community including residential, commercial, parks and open space, to serve the needs of future residents of the community. This mix of land uses will help to create a vibrant community in this area. The Secondary Plan area will be designed based on a modified grid street and block pattern, complemented by multi-use paths to improve connectivity within the Secondary Plan area and enhance the pedestrian permeability of the area and access to transit.

Major Open Space

- 7.5 The Major Open Space Designation represents major streams, valleys, key natural heritage, hydrological features, prime agricultural lands and rural lands outside of the Urban Area Boundary. The Major Open Space policies are to ensure the identification, protection, restoration and enhancement of the Regional Natural Heritage System and its natural heritage and hydrologic features and functions. ROP policies prohibit development and site alteration within the Regional Natural Heritage System, with the exception of certain uses subject to environmental studies demonstrating no negative impacts.
- 7.6 Portions of the Secondary Plan area are also identified as 'Regional Natural Heritage Area' as well as 'Enhancement Opportunity Areas' on Map 2a Regional Natural Heritage System in the ROP.

Clarington Official Plan

- 7.7 The Municipality of Clarington Official Plan (COP) guides and manages development to the year 2031 by fostering economic, environmental, cultural, physical and social well-being of residents. The COP also guides the future form of development while mitigating land use conflict and evaluating land use opportunities in Clarington by collaboratively working with stakeholders and other levels of government.

- 7.8 Lands in the Secondary Plan area are designated Urban Residential and Environmental Protection on Map A Land Use. The predominant use of lands designated Urban Residential is intended to develop compatible residential uses with a variety of housing and neighbourhood services. Map B identifies the local corridor Concession Road 3, which is intended to encourage a higher density and mixed-use development.
- 7.9 The draft Secondary Plan land use designations permit a wide range of uses compatible with the Urban Residential designation of the COP. The draft Secondary Plan encourages a broad range of housing types, tenures and costs within Settlement Areas to meet the evolving housing needs of people of all ages, abilities and income groups. It also contributes to achieving the objective of providing new affordable housing units within urban areas. Affordable housing will be directed towards the Local Corridor and Liberty Street, as they offer convenient access to public transit.
- 7.10 The draft Secondary Plan Area is projected to achieve a density of 82 people and jobs per hectare. The proposed Local Corridor allows for the greatest concentration of densities and mix of uses along the Concession Road 3 and permits apartment buildings, mixed use buildings and townhouse dwellings. The highest and densest forms of development are encouraged near the intersection of Liberty Street North and Concession Road 3, as well as Mearns Avenue and Concession Road 3.

Environmental Protection Area

- 7.11 The Environmental Protection Area is recognized as the most significant component of the Municipality's natural environment. These areas and their ecological function are to be preserved and protected from the effects of human activity. No development shall be permitted on these lands with the exception of low-intensity recreation, forest, fish and wildlife management, erosion control and stormwater management, agricultural, agricultural-related, and on-farm diversified uses.
- 7.12 No development with the exception of trails, low-impact development features, erosion control and stormwater management outlets is proposed to occur within the Environmental Protection Area in the draft Secondary Plan to ensure the protection and long-term functioning of the natural heritage system.

Parks and Trails

- 7.13 The parks system is described in the COP is comprised of Municipal Wide Parks, Community Parks, Neighbourhood Parks, Parkettes, Public Squares and Hamlets. A community wide park is identified at the intersection of Liberty Street North and Concession Road 3.
- 7.14 The Parks, Recreation and Culture Master Plan (PRCMP) was developed to create a vision and make recommendations for future spaces and services that are fiscally and

environmentally sustainable while suiting the unique needs of the community, and was approved by Council in 2024. In accordance with policies, the parks system will include urban design elements and be located as centrally as possible within the community to be accessible and walkable, utilizing trails, bicycle paths, walkways, sidewalks and utility corridors. The parks system will serve different levels of the recreational, leisure, and amenity needs of surrounding residents.

- 7.15 The Secondary Plan has not carried forward the community wide park designation located at Liberty Street North and Concession Road 3. Through the Secondary plan process it was identified that the fragmented size and topography of the site would not make it a suitable for a recreation facility or programmable space. The proposed Community Wide Park in the Soper Hills Secondary Plan was determined to be sufficiently sized to also provide programming to support the residents in this neighbourhood.
- 7.16 A Neighbourhood Park and two parkettes are planned to serve the recreational needs of the Secondary Plan area. These parks are augmented by a trail network that can connect to the larger trail system identified in the COP.
- 7.17 The configuration and intended uses of the parks, as well as the connected network of trails provided for in the draft Secondary Plan, also align with the recommendations from the PRCMP.

8. Comments

Public Comments

- 8.1 Two Public Information Centres (PIC) were held in Phase 1 in June 2019 and December 2021, respectively. The purpose of these PICS was to introduce members of the public to the Study, outline the purpose of the Soper Springs Secondary Plan, present results of the Background Technical Studies, and present opportunities and constraints mapping that highlighted how the community may develop.
- 8.2 Feedback during Phase 1 engagement found that: single detached houses, a commercial plaza, parks, and multi-use paths/trails should be included in the Secondary Plan area; and a general concern from Curve Lake First Nation with possible environmental impact to drinking water, fish and wild life, endangered species and lands, impact to Aboriginal heritage and cultural values was provided.
- 8.3 The third PIC was held in June 2022 as part of Phase 2 of the Soper Springs Secondary Plan. The purpose of the Public Information Centre was to describe the three proposed land use alternatives, present the evaluation criteria, answer questions, and receive comments from members of the public.

- 8.4 The primary feedback obtained during Phase 2 found that: residents valued “trails”, “sustainability,” and the “environment” in the vision for Soper Springs; the preferred housing types distribution, and park location were chosen to form the land uses in the Secondary Plan.
- 8.5 In Phase 3, a fourth PIC was held on December 6th, 2023, to present the Draft Preferred Land Use Plan to the public. The primary feedback obtained during Phase 3 found that: Residents south of Concession Road 3 were concerned with building heights proposed along the Local Corridor; Some commercial land uses are desired; and Residents prefer low-density residential land uses.

Agency Comments

- 8.6 Agencies providing comments to date on previous versions of the Soper Springs Secondary Plan include Durham Region staff, Central Lake Ontario Conservation Authority (CLOCA) staff, and the Kawartha Pine Ridge District School Board (KPRDSB). The comments have been reviewed and reflected in the draft Secondary Plan policies being presented at the Public Meeting.
- 8.7 Comments submitted by Durham Region were generally acceptable of the Secondary Plan. The issues raised, included reclassifying roads and identifying appropriate servicing for the proposed density.
- 8.8 CLOCA staff comments focused on lands designated Environmental Constraint: Land Use to be Determined, which are prone to natural hazards and development constraints, must be determined through further study.
- 8.9 KPRDSB confirmed that no schools are required for the Secondary Plan area.

Steering Committee

- 8.10 The Steering Committee is made up of staff from the Municipality of Clarington, Durham Region, CLOCA, the Kawartha Pine Ridge District School Board, consultants on behalf of a landowner group and landowners.
- 8.11 Overall, Steering Committee members support the draft Soper Spring Secondary Plan. Steering Committee comments concentrated on common themes including: boundaries of environmental constraint areas, stormwater management strategies, low-impact development features and appropriate densities in the Secondary Plan Area due to the limited developable lands.
- 8.12 In addition, they indicated the draft Soper Spring Secondary Plan should be consistent with and consider findings from the SWS and the EA process.

9. Next Steps

- 9.1 Following the Statutory Public Meeting, staff will review comments received and propose revisions, as appropriate, for inclusion in the recommended Secondary Plan. Technical studies, including the Functional Servicing Study Report and Transportation Assessment Reports will be updated and finalized as appropriate.
- 9.2 A report will be prepared that presents the recommended Secondary Plan that will address the Clarington and Durham Region Official Plans. Upon approval, the Secondary Plan will be incorporated into the Official Plan.

10. Financial Considerations

- 10.1 The Clarington Official Plan requires that a Fiscal Impact Analysis (FIA) be undertaken for Secondary Plans to understand the long-term financial impacts of proposed development. The FIA will be completed in advance of staff reporting back to Council with a Recommendation Report.

11. Strategic Plan

The preparation of the draft Soper Springs Secondary Plan directly addresses the following actions in the [2024-2027 Clarington Strategic Plan](#);

- C.1.1.2: Update Secondary Plan policies to include connectivity considerations and work to address gaps
- C.2.2.1 Identify the range of housing needed
- G.2.1.3 Update and complete identified Secondary Plans

5. Climate Change

The draft Soper Springs Secondary Plan has been planned with sustainability as a key priority. The draft Secondary Plan policies establish a community integrated into the surrounding natural environment and minimizes negative impact on natural heritage features. The draft Secondary Plan contains policies that encourage high standards for energy efficiency and high-performance infrastructure and buildings.

6. Concurrence

Not Applicable.

7. Conclusion

- 7.1 The purpose of this staff report is to provide an overview of the planning approach and process undertaken to develop the draft Soper Springs Secondary Plan. The report also details policy directions of the draft Secondary Plan based on the preferred alternative land use presented at the Joint Public Information Centre in December 2023.
- 7.2 The draft Secondary Plan lays out a framework to develop a compact, complete, connected and walkable community that is interconnected with the natural environment, that supports mixed-use, a variety of housing types and a network of trails for current and future generations.
- 7.3 Staff request that the recommendations be approved and the process towards completion of the Secondary Plan continue.

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Attachments:

Attachment 1 - Draft Official Plan Amendment

Attachment 2 - Draft Soper Springs Secondary Plan

Attachment 3 – Sequence of Events

Attachment 4 – Summary of Technical Studies

Attachment 5 – Urban Design and Sustainability Guidelines

Interested Parties:

List of Interested Parties available from Department.