

Secondary Plans

**DRAFT**

# **Soper Hills Secondary Plan**

Municipality of Clarington Official Plan  
May 2025

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# 1 Introduction

The Soper Hills Secondary Plan area is approximately 193 hectares in size and is located on the east side of Bowmanville. The Secondary Plan Area is generally bound by Regional Highway 2 to the south, Lambs Road to the west, the Canadian Pacific Railway to the north and Providence Road and its unopened road allowance.

Prominent features within and around the Soper Hills Secondary Plan area Soper Hills include Soper Creek and the Bowmanville community to the west, Highway 401 to the south, and agricultural fields and natural areas to the north and east.

The area's topography is relatively flat, however, three knolls and a tributary of Soper Creek are located within the Soper Hills Secondary Plan area. One knoll is located on the west side of the Secondary Plan Area, just south of Concession Street East, the second knoll is at the southeast corner of the Soper Hills Secondary Plan area, and the third is at the northeast corner. The Soper Creek tributary runs through the southern portion of the Soper Hills Secondary Plan area, creating a gentle valley feature.

The Soper Hills Secondary Plan is anticipated to undergo significant growth and development with an estimated population of 11,800 residents and 5,240 units. The purpose of the Secondary Plan is to establish objectives and policies to guide development within the Soper Hills Secondary Plan area, as it is implemented through subdivision, zoning and site plan control.

## **2 Vision and Principles**

### **2.1 Vision**

The Soper Hills Secondary Plan will reflect and enrich the history and character of both the Municipality of Clarington and the Secondary Plan Area creating a sense of place for residents and visitors and leading to a sustainable built form that protects the natural environment, promotes alternative modes of transportation, and supports a healthy lifestyle for current and future generations.

### **2.2 Principles for the Soper Hills Secondary Plan**

The following principles have been developed to achieve the vision of the secondary plan:

- 2.2.1 Provide for the efficient use of land with the creation of a compact, complete, connected, age-friendly and walkable community.
- 2.2.2 Reduce dependence on personal vehicles and prioritize active transportation modes of travel by creating an active transportation network that encourages walking and cycling and improve overall health for the residents and community.
- 2.2.3 Protect and, where possible, enhance significant natural features within and adjacent to Environmental Protection Areas (EPA) based on recommendations from the Subwatershed Study.
- 2.2.4 Design parks and open spaces that are highly visible, accessible and usable.
- 2.2.5 Respect cultural heritage through conservation and appropriate incorporation into the community.

## 3 Community Structure

The Community Structure for the Soper Hills Secondary Plan establishes a distribution of uses and intensities of development to achieve the principles identified in Section 2 of this Secondary Plan. The components of the Soper Hills Secondary Plan that define its Community Structure are identified below.

### 3.1 Regional Corridor

- 3.1.1 Lands along Regional Highway 2 are identified as Regional Corridors as shown on Map B of the Official Plan. Regional Corridors are Priority Intensification Areas and the routes for future transit service and shall be subject to Section 10.6 of the Official Plan except where greater detail is provided in this Secondary Plan.
- 3.1.2 Regional Corridors align with the High Density/Mixed Use Regional Corridor designation shown on Schedule A.
- 3.1.3 Regional Corridors shall be the location of the highest densities, tallest buildings and greatest mixing of uses in the Secondary Plan, in order to concentrate population in areas with good access to transit and amenities.
- 3.1.4 Regional Corridors shall be the location of commercial, retail and service uses to serve the community. Commercial, retail and service uses shall be concentrated to reinforce community focal points, while ensuring a good level of amenity within walking distance of all residential areas.
- 3.1.5 The Highway 2 Regional Corridor is the principal transportation route in Secondary Plan Area. It will feature the highest frequency and most direct transit connecting the area to the rest of Clarington and Durham Region.
- 3.1.6 Consolidation of small parcels is encouraged as well as shared access from side streets where available and feasible. Due to the close location of the Soper Creek tributary, continued individual access from Regional Highway 2 may be required as the properties.
- 3.1.7 Given volumes of vehicular traffic, particular care shall be given to creating an environment that is safe, comfortable, attractive and efficient for users of active transportation.
- 3.1.8 Within Regional Corridors, the public right-of-way and private built form shall be designed to create important and inviting public spaces which contribute significantly to the identity of the area and serve as community focal points.

### **3.2 Local Corridor**

- 3.2.1 Lands along Lambs Road, Concession Street East and Providence Road are shown as Local Corridors on Map B of the Official Plan. Local Corridors provide for intensification, mixed-use development and pedestrian and transit supportive development as set out in Section 10.6 of the Official Plan except where greater detail is provided in this Secondary Plan.
- 3.2.2 Local Corridors are generally designated Medium Density Residential as shown on Schedule A.

### **3.3 Prominent Intersections**

- 3.3.1 Prominent Intersections are located at:
- Lambs Road and Concession Street East;
  - Lambs Road and Regional Highway 2;
  - Providence Road and Concession Street East;
  - Providence Road and Regional Highway 2; and
  - Concession Street East and the new north-south collector road.
- 3.3.2 Prominent Intersections serve as community focal points, both visually in terms of building height, massing and orientation, architectural treatment and materials, and landscaping, and functionally in terms of destination uses and public spaces and amenities such as street furniture and public art in accordance with the Official Plan
- 3.3.3 The community park at the corner of Lambs Road and Concession Street East shall contribute to the Prominent intersection through public uses and amenities being situated near the intersection as a gateway to the community.
- 3.3.4 Mixed use developments at the intersection of Concession Street East and the new north-south collector road shall also contribute to the Prominent Intersection.

### **3.4 Urban Residential**

- 3.4.1 Urban Residential areas are the residential areas outside of the Regional and Local Corridors, which will feature a built form of lower density and height in ground-related units. Urban Residential areas correspond with the Low Density Residential and Medium Density Residential designation shown on Schedule A.
- 3.4.2 A Neighbourhood Centre is located central to the Secondary Plan Area on Concession Street East providing neighbourhood retail commercial uses in stand-alone or a mixed use format.

- 3.4.3 Urban Residential areas shall combine with other elements of the Community Structure to create neighbourhoods at a walkable scale which contain a mix of land uses and housing types, provide access to local retail and services, and are within a short walking distance to a Neighbourhood Park and/or Parkette.

### **3.5 Parks and Open Space System**

- 3.5.1 The parks and open space system is comprised of Environmental Protection Areas, parks, and stormwater management ponds. Together, they provide spaces that support the ecological and hydrological functions of the area, serve as venues for outdoor community and recreational life, and through trails, contribute to pedestrian and cycling networks.

#### **Environmental Protection Areas and Associated Areas**

- 3.5.2 Environmental Protection Areas are the primary component of the parks and open space system. The conservation and enhancement of Environmental Protection Areas will bring the imprint of the area's natural features and original geography into the development of the Soper Hills Secondary Plan area in a way that defines Community Structure and identity.

- 3.5.3 The features of the Soper Creek systems contribute strongly to Community Structure and connect to a broader natural heritage system beyond the Secondary Plan area boundaries.

- 3.5.4 Access to Environmental Protection Areas through the development of public trails will be undertaken in a manner which conserves their ecological integrity. Environmental Protection Areas will serve as the backbone of network of parks, trails and open spaces.

#### **Parks**

- 3.5.5 Parks are vital public spaces connecting to a broader public realm network. A quantity and quality of park space shall be provided that meets the needs of residents and enables a variety of opportunities for passive and active recreation.
- 3.5.6 Parks shall be located to achieve a number of objectives:
- a) create larger open spaces and realize co-benefits in terms of amenities by locating adjacent to other outdoor civic uses like schools and stormwater management ponds provided they are central to the neighbourhoods being served by the park;
  - b) ensure that the entire community has good access to parks within a short walking distance of their homes; and
  - c) ensure good access and visibility from public streets.

**Stormwater Management Ponds**

3.5.7 Where appropriate, stormwater management ponds will be treated as public assets and part of the parks and open space system. Their amenity and ecological value will be realized as:

- a) areas of passive recreation through the inclusion of trails;
- b) areas of ecological value as enhanced wildlife habitat through appropriate planting; and
- c) visual extensions of other components of the parks and open space system.

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## 4 Land Use

### 4.1 Objectives

- 4.1.1 Realize efficient and transit-supportive urban densities by achieving a minimum density target of 50 people and jobs per gross hectare.
- 4.1.2 Feature a mix and range of uses and a variety of locations that enable residents to access services and needs within walking distance.
- 4.1.3 Locate the highest intensity of development and greatest mix of uses along the Highway 2 Regional Corridor to foster access to transit.
- 4.1.4 To create a central Neighbourhood Centre providing a range of commercial uses to support the residents of the Secondary Plan area.

### 4.2 General Policies

- 4.2.1 The following land use designations apply within the Secondary Plan Area as shown on Schedule A:
  - a) High Density/Mixed Use Regional Corridor;
  - b) Medium Density Residential;
  - c) Neighbourhood Centre;
  - d) Low Density Residential;
  - e) Parks (See Section 7); and
  - f) Environmental Protection Areas (See Section 6).
- 4.2.2 Schedule B identifies three overlays that establish areas where further study is required before *development*, as per the underlying designation, may be permitted:
  - a) Environmental Constraint: Low Constraint Area Overlay;
  - b) Environmental Constraint: Vegetation Protection Zone Overlay; and
  - c) Environmental Constraint: Additional Area of Further Study Overlay.
- 4.2.3 New *development* shall provide a range of residential unit sizes, in terms of number of bedrooms, within multiple-unit buildings.
- 4.2.4 Drive-through facilities are not a permitted use in any land use designation.
- 4.2.5 Service stations are not a permitted use in any land use designation.

### **4.3 High Density / Mixed Use Regional Corridor**

4.3.1 Lands designated as High Density/Mixed Use are located within the Regional Corridor.

4.3.2 The High Density/Mixed Use designation allows for the greatest concentration of density and mix of uses in the Secondary Plan Area along the Highway 2 Regional Corridor.

#### **Permitted Uses**

4.3.3 The predominant use of lands within the High Density/Mixed Use designation is residential in mid and high-rise building forms combined with concentrations of retail, service commercial and office uses .

4.3.4 Permitted built form shall include:

- a) Apartment buildings;
- b) Dwelling units within a mixed use building; and
- c) Townhouses and stacked townhouses and other ground-related multiple unit buildings in association with mid rise or high rise buildings on the same site provided:
  - i) a minimum of 75% of the dwelling units are located in mid rise or high rise buildings; and
  - ii) the mid rise or high rise buildings are built prior to or at the same time as the ground related multiple unit buildings; and
  - iii) the mid rise or high rise buildings front onto Regional Highway 2 with the ground-related multiple unit buildings constructed to the rear.

4.3.5 The High Density/Mixed Use designation supports mixed use buildings with commercial uses located within a building podium base and/or at-grade.

4.3.6 No restrictions on the amount of non-residential floor space shall apply in a mixed use building.

4.3.7 Stand- alone retail, service commercial or office use is not permitted within this designation.

4.3.8 All buildings located adjacent to the intersection of two arterial roads, or the intersection of a collector and arterial road shall provide for ground floor commercial uses.

4.3.9 A compatibility study may be required for any residential development within this designation to address potential noise and air quality nuisances from the employment area to the south of Regional Highway 2 and recommend mitigation measures to be incorporated in the design of the residential development to ensure compatibility with the employment area and any established individual industries.

### **Height and Density**

- 4.3.10 Building heights shall be a minimum of 7 storeys and a maximum of 12 storeys, except that townhouses or stacked townhouses secondary to a mid rise or high rise building on the same lot shall be a minimum height of 3 storeys.
- 4.3.11 Development on lands designated High Density/Mixed Use shall have a minimum site density of 150 units per net hectare.
- 4.3.12 Notwithstanding Policy 4.3.10, an additional two storeys are permitted if affordable housing units are provided.
- 4.3.13 The highest and most dense forms of development shall be located fronting the Regional Corridor. Development shall provide a transition, locating less dense and lower scale buildings in locations adjacent to lower density designations.

## **4.4 Medium Density Residential**

- 4.4.1 Lands designated as Medium Density are generally located along the Local Corridors as well as adjacent to the railway and adjacent to High Density/ Mixed Use Regional Corridor.

### **Permitted Uses**

- 4.4.2 The predominant use of lands within the Medium Density Residential designation is residential in a mix of housing types and tenures in low-rise and mid-rise building forms with mid-rise buildings required at collector and arterial road intersections.
- 4.4.3 Retail and service uses shall be permitted at strategic locations to reinforce the Community Structure and provide access to local amenities within walking distance for residents of the surrounding areas.
- 4.4.4 Permitted built form shall include:
  - a) Apartment buildings;
  - b) Townhouses;
  - c) Stacked townhouses;
  - d) Back to back townhouses;
  - e) mixed use building; and
  - f) Other built form that provide housing at the same or higher densities as those above.
- 4.4.5 Within mixed use buildings, retail, and service commercial uses including and office uses along with residential lobbies shall only be permitted on the ground floor of a mixed use building with an entrance and frontage onto an arterial road.

- 4.4.6 The implementing zoning by-law shall identify sites adjacent to the intersections of collector and arterial roads where mixed use buildings are required.

**Height and Density**

- 4.4.7 Building heights shall be a minimum of 3 storeys and a maximum of 6 storeys.
- 4.4.8 Notwithstanding Policy 4.4.7, the highest and densest forms are encouraged to be located at key intersections along the Local Corridors to provide built form and housing type variety along the Local Corridors . As such, a minimum of 5 storeys shall be required adjacent to the intersection of two arterial roads and the intersection of collector and arterial roads subject to a compatible transition to adjacent cultural heritage resources and Low Density Residential designations.
- 4.4.9 Development within the Medium Density designation shall have a minimum site density of 60 units per net hectare.
- 4.4.10 Notwithstanding Policy 4.4.9, a minimum of site density of 100 units per net hectare shall be required adjacent to the intersection of two arterial roads and adjacent to the intersection of collector and arterial roads.
- 4.4.11 The highest and most dense forms of development shall be located fronting the Local Corridor. Development shall provide a transition, locating less dense and lower scale buildings in locations adjacent to the Low Density Residential designation within the Urban Residential area.

**4.5 Neighbourhood Centre**

- 4.5.1 Lands designated as Neighbourhood Centre are located on Concession Street East at the intersection with the north-south collector road.
- 4.5.2 The Neighbourhood Centre shall be developed in accordance with the policies of Section 10.5 of the Official Plan and the additional policies of this Section.
- 4.5.3 The Neighbourhood Centre will be the focal point of the neighbourhood, a hub of activity with a concentration of commercial uses in a pedestrian-oriented main street format along the north-south collector road, complemented by adjacent Medium-Density Residential uses.
- 4.5.4 On street parking adjacent to the Neighbourhood Centre shall be encouraged.

**Permitted Uses**

- 4.5.5 The predominant use of lands within the Neighbourhood Centre designation is a mix of retail, service commercial and office uses serving the day to day needs of residents in the Secondary Plan area as set out in Section 10.5 of the Official Plan.

- 4.5.6 The permitted retail, service commercial and office uses may be developed as a stand-alone commercial development or in a mixed use format with residential uses above the commercial uses or in a live-work units.
- 4.5.7 Residential uses shall be permitted in mixed use buildings in conjunction with permitted non-residential uses.
- 4.5.8 Stand-alone residential buildings, containing the dwelling types set out in Policy 4.4.4, may be permitted provided the intent of the designation as a focal point for the neighbourhood providing a range of retail, service commercial and office uses to meet day to day needs is achieved and provided commercial uses are developed prior to or at the same time as the stand-alone residential uses.
- 4.5.9 Notwithstanding Section 10.5 of the Official Plan, no individual store maximum area shall apply.
- 4.5.10 Buildings will generally be located at the lot line to frame the street. Retail, service commercial and office uses will have active frontages along Concession Street East and the north-south collector road.

#### **Height and Density**

- 4.5.11 Residential and mixed use building heights shall be a minimum of 3 storeys and a maximum of 6 storeys.
- 4.5.12 Residential development within the Neighbourhood Centre designation shall have a minimum site density of 100 units per net hectare.
- 4.5.13 Taller buildings up to the maximum permitted in Policy 4.5.11 are encouraged to frame the intersections as part of the Prominent Intersection. Where mixed use building and stand-alone residential buildings are proposed as part of the Prominent Intersection, a minimum of 5 storeys shall be required adjacent to the intersection of Concession Street and the north-south collector.

## **4.6 Low Density Residential**

### **Permitted Uses**

- 4.6.1 The predominant use of lands within the Low Density Residential designation is residential with a mix of housing types and tenures in low-rise building forms.
- 4.6.2 The following residential built form are permitted:
  - a) Detached dwellings;
  - b) Semi-detached dwellings;
  - c) Street Townhouses;
  - d) Stacked townhouses;
  - e) Back to back townhouses; and
  - f) Low-rise Apartments;

- 4.6.3 Detached and semi-detached dwelling units shall account for a minimum of 80 percent of the total number of units in the Low Density Residential designation, with various forms of townhouses and apartments accounting for the remainder.
- 4.6.4 Permitted street townhouses, stacked townhouses, low rise apartments and back to back townhouses shall generally be located adjacent to collector roads with higher density townhouse forms and apartments clustered near intersections of collector roads, adjacent to community and neighbourhood parks, and adjacent to the Medium Density designation.
- 4.6.5 Other uses, including small scale service, neighbourhood retail commercial uses and community amenities, which are supportive of and compatible with residential uses, are also permitted in accordance with Section 9 and 18 of the Official Plan.

**Height and Density**

- 4.6.6 Buildings within the Low Density Residential designation shall not exceed 3 storeys in height.
- 4.6.7 *Development* on lands designated Low Density Residential shall have a minimum density of 20 units per net hectare.

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# 5 Urban Design

## 5.1 General Policies

- 5.1.1 The Soper Hills community shall be developed in accordance with the urban design policies of Section 5 of the Official Plan and the additional policies of this section.
- 5.1.2 The Secondary Plan area shall be developed based on a modified grid pattern of streets, complemented by multi-use paths and trails, to serve as a network of fine-grained connectivity between all parts of the Secondary Plan area and, where appropriate, to surrounding areas.
- 5.1.3 The network of streets shall be supplemented by mid-block pedestrian connections to break up long blocks (generally blocks longer than 250 metres) and to further enhance the pedestrian permeability of the area and access to transit.
- 5.1.4 Views to key landmarks and natural features shall be maintained through the location of open space and the layout of the street network wherever feasible.
- 5.1.5 Development shall have appropriate regard for the Municipality's General Architectural Design Guidelines, where applicable.
- 5.1.6 The Soper Hills Urban Design and Sustainability Guidelines, appended to this Secondary plan, as Appendix A, provide specific guidelines for the public and private realms. They clarify the Municipality's expectations with respect to the form, character and qualities of development in the Soper Hills Secondary Plan area. If there is conflict between a Secondary Plan policy and the Urban Design and Sustainability Guidelines, the Secondary Plan policy prevails.
- 5.1.7 The Demonstration Plan in the Urban Design and Sustainability Guidelines illustrates the planning principles that are inherent to the Secondary Plan. It is one example of how the Secondary Plan might be implemented within the Secondary Plan area.

## 5.2 Placemaking

- 5.2.1 Public art should be incorporated into the public realm, especially at Prominent Intersections, to contribute to the neighbourhood's sense of identity.
- 5.2.2 A dense tree canopy should be provided along public streets to enhance the pedestrian experience of the community.
- 5.2.3 Animated streets should be created by incorporating public spaces which are designed to achieve animation and passive surveillance and through the provision of outdoor amenity areas and street furniture.

- 5.2.4 Buildings should animate the frontage and flankage of streets through the location of building entrances and outdoor amenity areas, street facing windows.
- 5.2.5 In order to maximize the amount of tree planting and to minimize the removal of in-situ trees, the co-location of utilities is encouraged.

### **5.3 Prominent Intersections**

- 5.3.1 For Prominent Intersections, buildings should respond to their prominent location, framing and orienting views towards adjacent streets to signify points of entry and exit. Streetscape design elements within the public right-of-way should be coordinated with and enhance private development sites adjacent to the gateway location, to create a distinctive identity.
- 5.3.2 Built form policies in the Official Plan on transparent glass and location of public entrances shall only apply where commercial or mixed use buildings are proposed adjacent to the Prominent intersection.
- 5.3.3 Privately owned publicly accessible plazas shall be located at Prominent Intersections to contribute to their visual prominence, reinforce their role as community focal points, improve the relationship of built form to the public right- of- way, and contribute to the area's identity. Alternative locations that provide a similar level of amenity may be considered to satisfy this requirement.
- 5.3.4 Land conveyances will not be required to achieve the Prominent Intersection policies although urban squares or privately owned public accessible open spaces are encouraged at Prominent Intersections.

### **5.4 Building Siting and Design**

- 5.4.1 Built form shall be massed and sited to frame streets and public spaces in a consistent manner.
- 5.4.2 Mid-rise and high rise buildings should have a clear base, middle and top to provide articulation and high quality design.
- 5.4.3 A building setback shall be provided above the third storey for mid-rise buildings.
- 5.4.4 Development shall provide a transition between areas of different heights and density within the Secondary Plan area and to the areas and uses outside its boundaries through separation, step-backs and intervening land uses.
- 5.4.5 Site buildings to avoid front-to-back and/or overlook conditions. Where this cannot be achieved, impacts should be minimized with appropriate screening through architectural or landscape treatment.

- 5.4.6 Reverse frontage development generally shall not be permitted within the Secondary Plan Area.
- 5.4.7 Townhouses shall generally not comprise more than 6 attached units.
- 5.4.8 Corner lots should have a high level of design with equal and prominent design for both building elevations which face the street.
- 5.4.9 Porches are encouraged for all ground oriented dwellings.
- 5.4.10 Air conditioning units, utility metres and similar features should not be visible from the public realm (street/sidewalk) and should be well integrated into a building massing, recessed and screened.
- 5.4.11 Rooftop mechanical structures and fixtures shall be screened including, without limitation satellite dishes and communications antenna, and where feasible integrate within the design of the building. Parapets may be utilized to accommodate such screening.

## **5.5 Mixed Use Buildings**

- 5.5.1 Development will have a consistent street wall and active street frontages.
- 5.5.2 The public realm adjacent to mixed use buildings will support a high level of pedestrian activity and include wider sidewalks and street furniture.
- 5.5.3 Ground floor non-residential uses should have a floor-to-floor height of approximately 4.5 metres in support of larger display windows and signage area as well as providing opportunities for awnings, lighting, and other facade enhancements.
- 5.5.4 Direct access from at-grade retail/commercial uses to the street shall be provided.

## **5.6 Parking, Servicing and Loading**

- 5.6.1 Parking and loading facilities should be located at the side or rear of commercial, mixed use and apartment buildings to promote an attractive public realm and encourage pedestrian activity.
- 5.6.2 On-street parking should be provided along collector roads.
- 5.6.3 The visual impact of garages in Low Density Residential areas should be reduced by:
  - a) Encouraging parking via laneways;
  - b) Recessing garages located at the front of the building facing a street;

- c) Limiting driveways widths so that they do not exceed the width of the garage; and
- d) Minimizing the garages' appearance and area on a building façade so that windows, doors, and active elements of a residential building's façade take visual primacy.

5.6.4 The visual impact of off-street parking areas should be reduced by:

- a) Screening parking lots from view of the public realm where possible;
- b) Encouraging joint access to parking lots on adjoining properties; and
- c) Using hard and soft landscaping within the parking area; and
- d) Where appropriate, providing a visual buffer between parking areas and adjacent residential properties.

5.6.5 Loading, servicing and other functional elements are encouraged to be integrated within the building envelope. Where this is not possible, these elements shall not be located adjacent to public spaces and shall be screened from view to avoid visual impact to the public realm or surrounding residential areas.

5.6.6 Garbage and recycling facilities shall be integrated within the building envelope.

5.6.7 The visual impact of garage doors to below-grade structured parking should be minimized by locating them discreetly away from main pedestrian entrances and primary frontages, and where feasible, accessed from a lane.

5.6.8 Above-grade structured parking adjacent to a public street(s) should be lined with active retail and commercial uses with direct access to the public street(s).

## 6 Natural Heritage

### 6.1 Objectives

- 6.1.1 Protect, maintain and enhance the *natural heritage system*, including its ecological integrity and function.
- 6.1.2 Protect *natural heritage features* and functions from incompatible development.
- 6.1.3 Incorporate the *natural heritage system* into the parks and open space system.
- 6.1.4 Use the landscape to contribute to a sense of place and integrate the *natural heritage system* in a manner which defines community identity.
- 6.1.5 Where appropriate, provide access to the natural heritage system through low-intensity recreation and pedestrian permeability through trails and linkages.
- 6.1.6 Maintain ecological functions while integrating the natural heritage system with the stormwater management system.
- 6.1.7 Protect public health and safety and property from natural hazards.

### 6.2 General Policies

- 6.2.1 All *development* within and adjacent to the Environmental Protection Area designation shall adhere to the policies of the Clarington Official Plan, as it pertains to the policy areas of the *Natural Heritage System* in Section 3.4, the Watershed and Subwatershed Plans policies in Section 3.5, the Hazards policies in Section 3.7 and the Environmental Protection Areas policies in Section 14.4 and the policies of this Section and shall have appropriate regard for the recommendations of the Soper Creek Subwatershed Study.
- 6.2.2 In addition to these policies, the Soper Creek Subwatershed Study shall form the basis for any study undertaken regarding the natural heritage system and natural hazards. More detailed studies and staking of natural features and natural hazards including flooding and erosion may refine and/or confirm development limits as well as the presence of features on a site by site basis based on the recommendations from the Soper Creek Subwatershed Study; however, the more detailed studies must address the matters raised by the Soper Creek Subwatershed Study.
- 6.2.3 For those properties not assessed for Headwater Drainage Features in the Subwatershed Study or where agricultural fields have gone fallow, Headwater Drainage Feature Assessments may be required prior to any development in order to accurately assess hydrologic functions of these features.

- 6.2.4 Revegetation of riparian corridors that are less than 30 metres wide is encouraged using native plantings.

### **6.3 Environmental Protection Area**

- 6.3.1 Lands designated Environmental Protection Area are shown on Schedule A.
- 6.3.2 Environmental Protection Areas include natural heritage features, hydrologically sensitive features, lands within the regulatory flood plain of a watercourse, headwater drainage features with a “Protection” classification and hazard lands associated with valley systems, including slope and erosion hazards. Areas associated with Environmental Protection Areas support their ecological integrity and include vegetation protection zones and other natural heritage areas. Vegetation protection zones will form part of the Environmental Protection Area once delineated.
- 6.3.3 Stormwater management ponds except for the outfall, shall not be permitted to be developed in lands designated Environmental Protection Area or within the vegetation protection zones to an Environmental Protection Area.
- 6.3.4 Low Impact Development features may be permitted in the outer 5 metres of the vegetation protection zone provided:
- a) the vegetation protection zone has not been reduced below that required in Table 3-1 of the Official Plan;
  - b) filling and/or grading to facilitate construction of the low impact development feature does not extend more than 5 metres into the vegetation protection zone; and
  - c) it is supported by the findings of the appropriate studies.
- 6.3.5 The delineation of the boundary of lands designated as Environmental Protection Area on Schedule A is approximate and shall be detailed through appropriate studies prepared as part of the review of development applications in accordance with the policies of this Secondary Plan and the Clarington Official Plan.
- 6.3.6 The Municipality may require Environmental Protection Areas to be conveyed to a public authority, where appropriate, as part of the development approval process at minimal or no cost to the receiving public authority. Conveyance of lands designated Environmental Protection Area and associated vegetation protection zones shall not be considered as contributions towards the parkland dedication requirements under the Planning Act.
- 6.3.7 Access to Environmental Protection Areas through the development of public trails will be undertaken in a manner which conserves their ecological integrity as determined through an Environmental Impact Study.

- 6.3.8 The Soper Creek Subwatershed Study identified and assessed a number of Headwater Drainage Features. Those identified in the Subwatershed Study as “protection” are included in the Environmental Protection Area designation and are to be protected in situ.
- 6.3.9 For those Headwater Drainage Features identified in the Subwatershed Study as “conservation” and located outside of an Environmental Protection Area designation, applications for development shall:
- a) Maintain and enhance or relocate and enhance drainage features and its riparian corridor;
  - b) If catchment drainage has been previously removed or will be removed due to diversion of stormwater flows, restore lost functions through enhanced lot level controls (i.e., restore original catchment using clean roof drainage), as feasible;
  - c) Maintain or replace on-site flows using mitigation measures and/or wetland creation, if necessary;
  - d) Maintain or replace external flows;
  - e) Use natural channel design techniques to maintain or enhance the overall productivity of the reach;
  - f) Ensure that the drainage feature is connected to downstream; and
  - g) Apply an appropriate vegetation protect zone to either side of the drainage feature.
- 6.3.10 Headwater Drainage Features that have been relocated and the associated riparian corridors established by permissions in policy 6.3.9 shall be designated Environmental Protection Area and shall be zoned appropriately to prohibit development.

## 6.4 Environmental Constraint Overlays

- 6.5.1 Environmental Constraints shown as an overlay on Schedule B Environmental Constraint Overlays are not land use designations, they identify lands identified in the Soper Creek Subwatershed Study as requiring additional levels of study prior to development.
- 6.5.2 There are three types of Environmental Constraint Overlays shown on Schedule B and include Vegetation Protection Zone, Additional Area of Further Study, and Low Constraint Area.
- 6.5.3 Environmental Constraint: Vegetation Protection Zone Overlay represents the lands identified as a Vegetation Protection Zone based on the findings of the Soper Creek Subwatershed Study. An Environmental Impact Study prepared in support of development applications shall confirm the extent of the Vegetation Protection Zone based on the sensitivities of the adjacent feature and in accordance with minimum Vegetation Protection Zone requirements of the

Official Plan. Refinements to the Environmental Constraint:Vegetation Protection Zone will not require an amendment to this Plan.

- 6.5.4 Environmental Constraint: Additional Area of Further Study Overlay represents areas providing candidate and / or unconfirmed significant wildlife habitat or potential wildlife linkages identified in the Soper Creek Subwatershed Study. An environmental impact study prepared in support of development applications shall confirm the presence or absence of the habitat and /or linkage and the extent of sensitivity of the habitat, in accordance with the policies of the Official Plan to the satisfaction of the municipality and appropriate agencies.
- 6.5.5 Environmental Constraint: Low Constraint Area Overlay identified in the Soper Creek Subwatershed Study comprise features in which development intrusion is not restricted by existing policies and regulations. It is encouraged that these features be incorporated into site level plans where possible to avoid net loss of natural cover. Should net loss of natural cover not be avoidable, appropriate compensation opportunities within other areas of the Secondary Plan area may be considered where appropriate.
- 6.5.6 Until the environmental impact studies required in this Section 6.5 have been completed, land uses within the Environmental Constraint Overlays shall be limited to existing lawfully permitted uses.
- 6.5.7 Following the completion of the required studies to the satisfaction of the Municipality, development may be permitted in the Environmental Constraint Overlays as deemed appropriate by the study, without amendment to this Plan, and the underlying land use designation in Schedule A will apply. Where development in an Environmental Constraint Overlay is determined not to be appropriate, or the limits of the Vegetation Protection Zone is confirmed, the Environmental Constraint Overlay will be deemed to part of the Environmental Protection Area designation.
- 6.5.8 The Zoning By-law shall be amended as appropriate following the completion of the required studies to implement new land use permissions for the study area.

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# 7 Parks and Community Facilities

## 7.1 Objectives

- 7.1.1 Provide a quantity and quality of park space that meets the needs of residents and enables a variety of opportunities for passive and active recreation.
- 7.1.2 Use the design of parks and open spaces to create unique places that contribute to the area's sense of identity.
- 7.1.3 Integrate parks into a broader open space and public realm networks.
- 7.1.4 Provide appropriate levels of service in terms of schools and community facilities.
- 7.1.5 Locate schools, parks and other community amenities to promote safe and convenient access by walking and cycling.

## 7.2 Parks

- 7.2.1 Parks are symbolically illustrated in Schedule A. Final location and size of parks shall be determined at the draft plan of subdivision stage.
- 7.2.2 Parks within the Soper Hills Secondary Plan shall provide a variety of opportunities for passive and active recreation and be comprised of well-designed spaces that contribute to the area's sense of identity.
- 7.2.3 The following types of parks are included in the Parks designation:
  - a) Community Park;
  - b) Neighbourhood Parks; and
  - c) Parkettes.
- 7.2.4 The functions and sizes for the parks listed in Policy 7.2.3 are set out in Section 18.3 of the Official Plan.
- 7.2.5 The locations of the Community Park, Neighbourhood Parks and Parkettes are shown on Schedule A. The precise size and location of Neighbourhood Parks and Parkettes shall be determined at the time of development review and approval, based on the parkland dedication requirements of the Planning Act.
- 7.2.6 Parks shall be designed to be accessible and shall have street frontage on not less than 30% of the park perimeter. Backing of residential and commercial uses onto parks shall be minimized with flankage of lots preferred.

- 7.2.7 Areas conveyed for parkland purposes will be programmable lands. However, to protect the views from the knoll east of Lambs Road and south of Concession Street East portions of this Neighbourhood Park may not be programmable.
- 7.2.8 Environmental Protection Areas, associated vegetation protection zones and stormwater management areas shall not be conveyed to satisfy parkland dedication requirements under the Planning Act.
- 7.2.9 Privately owned and publicly accessible open space shall be encouraged within the Secondary Plan Area but shall not contribute to required parkland dedication.

### **7.3 Elementary Schools**

- 7.3.1 School sites are shown symbolically on Schedule A and shall be further delineated through the development review process. In the event an Elementary School is not required, the land use surrounding the symbol will be the applicable land use designation.
- 7.3.2 School sites will be developed in accordance with the relevant policies of Section 18.5 of the Clarington Official Plan.
- 7.3.3 In the event that all or part of a school site should not be required by a School Board, the Municipality of Clarington shall be given the first opportunity to purchase all or part of the school site for a community use.
- 7.3.4 Elementary school sites shall be located centrally to promote accessibility by walking and, where feasible, adjacent to planned Neighbourhood Park sites.
- 7.3.5 Where a school site adjoins a Neighbourhood Park, the respective School Board will consider opportunities for joint use with the Municipality and the site will be designed accordingly.
- 7.3.6 When selecting school sites, consideration will be given to locating schools in joint-use facilities shared with co-terminus boards, the Municipality, local community organizations and/or other third party partners.

## 8 Community Culture and Heritage

- 8.1.1 The conservation and enhancement of significant cultural heritage resources shall be consistent with the provisions of Section 8 of the Clarington Official Plan and all relevant Provincial legislation and policy directives.
- 8.1.2 The following properties of cultural heritage value or interest have been identified within the Secondary Plan area and are shown on **Schedule A**:
- a) 2906 Regional Highway 2;
  - b) 1717 Lambs Road; and
  - c) 2876 Concession Street East.
- 8.1.3 A Cultural Heritage Evaluation Report will be required for each property listed in Policy 8.1.2 as part of a complete application.
- 8.1.4 A Heritage Impact Assessment that includes measures to avoid direct impacts, and actions to avoid or reduce indirect impacts to the heritage attributes of a cultural heritage resource shall be conducted prior to development on or adjacent to properties for which a Cultural Heritage Evaluation Report has been conducted and determined that the properties meet the criteria for cultural heritage value or interest as prescribed in O. Reg. 9/06.
- 8.1.5 The naming and design of parks and public spaces and the naming of public streets shall have regard for local heritage or natural influences including historic names, interpretive features, vernacular building elements, and plantings.

## **9 Transportation**

### **9.1 Objectives**

- 9.1.1 Foster a community where walking, cycling and transit are viable and attractive alternatives to travel by automobile.
- 9.1.2 Establish a street and block pattern that creates fine-grained connectivity throughout the community.
- 9.1.3 Create routes for active transportation that are direct and efficient and offer high levels of connectivity with multiple choice of routes.
- 9.1.4 Establish a network that connects the interior lower density neighbourhoods and the higher density along Local and Regional Corridors where transit will be most frequent and direct.
- 9.1.5 Use mid-block connections and trails to augment the network established by streets to improve permeability for users of active transportation.
- 9.1.6 Design streets as complete streets to ensure that all kinds of traffic can use them in a safe and comfortable manner: motorists, transit users, cyclists, pedestrians and people with accessibility challenges. Prioritize active modes of transportation and the needs of the most vulnerable users.
- 9.1.7 Design streets as important public places. Create environments which are safe, inviting, comfortable and visually pleasing for pedestrians and other forms of active transportation.

### **9.2 Transportation Network**

- 9.2.1 The transportation network in the Soper Hills Secondary Plan area facilitates the movement of people and goods through an integrated, efficient, comfortable, safe, and accessible transportation system.
- 9.2.2 The transportation network in the Soper Hills Secondary Plan area shall be developed in accordance with Schedule B Environmental Constraint and Transportation and the policies of this Secondary Plan, with further guidance provided in the Urban Design and Sustainability Guidelines and the Soper Hills Transportation Report.
- 9.2.3 New roads shall be designed to create a rectilinear grid pattern of roads that defines development blocks and establishes a highly interconnected and permeable network that supports active transportation and maximizes accessibility and support for transit. The rectilinear grid pattern may be modified to accommodate natural heritage areas and other constraints. Connectivity by active transportation throughout the Secondary Plan area and to surrounding

areas shall be further enhanced by mid-block connections and trails through and across Environmental Protection Areas where appropriate and feasible

- 9.2.4 Where the road network includes a stream crossing in the Environmental Protection Area, the stream crossing shall be designed to allow for larger mammal wildlife crossing under the road where feasible.
- 9.2.5 Residential buildings shall be set back 30 metres from any adjacent railway corridor.

### **9.3 Road Network**

- 9.3.1 The road network set out on Schedule B serves as the primary framework for all forms of mobility and connectivity in the Soper Hills Secondary Plan area. The road network includes a hierarchy of road types which is consistent with the hierarchy and road classifications in the Official Plan and the road classification criteria in Appendix C, Table C-2 of the Official Plan.
- 9.3.2 The collector road network shown in Schedule B has been confirmed through Phases 1 and 2 of the Class C Environmental Assessment process. Further refinements will be considered through Phases 3 and 4 conducted during the draft plan of subdivision process without amendment to the Secondary Plan.
- 9.3.3 The Municipality may consider development on private roads outside of the Low Density Residential designation.
- 9.3.4 Jogs in the arterial road network at Lambs Road and Concession Street East, Providence Road and Concession Street East and future Providence Road and Regional Highway 2 shall be eliminated when adjacent development occurs.

### **9.4 Public Transit**

- 9.4.1 The Municipality should encourage that transit facilities are integrated early and appropriately within and adjacent to the Soper Hills Secondary Plan area and ensure that transit requirements are addressed through municipal capital works and private development applications.
- 9.4.2 The design of transit stops shall incorporate appropriate amenities and shall consider transit shelters, seating, bike racks, curb cuts and appropriate lighting.
- 9.4.3 To facilitate the creation of a transit-supportive urban structure, in addition to Section 19.4 of the Official Plan, the following measures shall be reflected in development proposals, including the subdivision of land:
- a) Transit-supportive densities provided on lands within the Local and Regional Corridors in keeping with municipal density targets;
  - b) An active transportation network that promotes direct pedestrian access to transit routes and stops;

- c) Transit stops located in close proximity to activity nodes and building entrances;
- d) Provision for transit stops and incorporation of bus-bays where appropriate into road design requirements; and
- e) Where feasible, the integration of transit waiting areas in buildings located adjacent to transit stops.

## **9.5 Active Transportation**

- 9.5.1 The policies of the Soper Hills Secondary Plan are an extension of the Active Transportation policies of Section 19.5 of the Official Plan and are intended to ensure the local provision and ongoing development of an active transportation network within the Secondary Plan area.
- 9.5.2 The active transportation network within the Soper Hills Secondary Plan area includes off-street facilities including trails and multi-use paths for pedestrians and cyclists. Some elements of the Active Transportation System are shown on Schedule B of this plan.
- 9.5.3 Collector roads shall incorporate a multi-use path on one side and a sidewalk on the other. Local roads shall incorporate a sidewalk on one side.
- 9.5.4 Active transportation connections across barriers (natural and related to infrastructure) shall be planned at appropriate walking/cycling intervals to reduce barriers between areas and increase accessibility for all ages and abilities.
- 9.5.5 To support increased network connectivity, mid-block connections shall be established throughout the Secondary Plan Area and in particular through high and medium density blocks within the Regional Corridor.
- 9.5.6 Destinations such as the Environmental Protection Area, parks, schools, and stores and connections to surrounding will be integrated through the off-street active transportation network including off-street bike lanes and multi-use trails.
- 9.5.7 All collector and local roads shall also be planned to include a vibrant and healthy tree canopy, consisting of primarily native plantings. The tree canopy will provide shade and enhance and establish a vibrant urban environment. A tree canopy plan shall be prepared for each plan of subdivision.

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# 10 Housing

## 10.1 Objectives

- 10.1.1 Encourage a variety of housing forms, sizes and tenures, that allow households of various sizes and incomes to find a home within the Soper Hills Secondary Plan area.
- 10.1.2 Encourage the provision of affordable housing and rental housing.
- 10.1.3 Foster aging in place by encouraging a range of housing that can meet the needs of residents during all phases of life.

## 10.2 General Policies

- 10.2.1 A variety of housing forms, sizes and tenures shall be provided in the Soper Hills Secondary Plan area to meet the needs of a diverse population and households of various sizes, incomes and age compositions. This housing mix is encouraged to include purpose built rental and seniors housing.
- 10.2.2 Additional dwelling units are encouraged in all new single, semi-detached and townhouse dwellings.
- 10.2.3 Affordable housing, including community housing, supportive housing and other types of subsidized non-market housing units, are encouraged to be integrated within neighbourhoods and combined in developments that also provide market housing to provide opportunities for a range of housing tenures and prices that support diversity.
- 10.2.4 Affordable housing is encouraged within the Local and Regional Corridors to provide residents with close access to public transit.
- 10.2.5 The Municipality should collaborate with the Region of Durham and public and nonprofit community housing providers to encourage a supply of subsidized non-market housing units to be included within the housing mix in the Secondary Plan area.
- 10.2.6 To support the provision of affordable housing units, the Municipality will explore potential incentives such as, reduced application fees, grants and loans, to encourage the development of affordable housing units. The Municipality will also encourage the Region (as applicable) to consider further increasing financial incentives for affordable housing.
- 10.2.7 As an incentive for the provision of affordable housing, reductions in the minimum parking requirement under the Zoning By-law may be considered by the Municipality on a site-by-site basis where affordable housing or purpose built rental housing is provided as part of a development proposal.

- 10.2.8 The Municipality will give priority to development applications that include affordable housing units and purpose built rental units that are being funded by federal and provincial government programs, community housing providers other non-profit groups, the Region of Durham and the private sector.
- 10.2.9 A range of unit sizes are encouraged within apartment and multi-unit buildings, including those suitable for single people, and larger households and families.

# **11 Infrastructure, Stormwater Management and Sustainability**

## **11.1 Objectives**

- 11.1.1 Reduce the impact of development on hydrologic and ecological systems through the use of the principles of Low Impact Development and Green Infrastructure.
- 11.1.2 Encourage native plantings, which include a diversity of tree species that contribute to the urban forest and a vibrant and healthy tree canopy.
- 11.1.3 Promote the use of technologies and methods which improve the environmental performance of development.

## **11.2 Infrastructure and Utilities**

- 11.2.1 Infrastructure and utilities should be developed in accordance with the policies of Section 21 of the Official Plan.
- 11.2.2 In addition, super mailboxes shall not be located in a municipally owned park but may be located adjacent to the park.

## **11.3 Stormwater Management and Low Impact Development**

- 11.3.1 Stormwater management facilities shall be planned and developed in accordance with the policies of Section 20 of the Official Plan, the Soper Creek Subwatershed Study and the policies of this Section.
- 11.3.2 Wherever feasible stormwater management ponds should be located in Low Density Residential designations.
- 11.3.3 Stormwater management facilities shown on Schedule A are illustrative and final location and sizing shall be determined through the development application process.
- 11.3.4 Proposed stormwater management quality, quantity, erosion control and water balance for ground water and natural systems shall be assessed during the development approval process to determine the impact on the natural heritage system and environmental features.
- 11.3.5 A Master Drainage Plan / Master Environmental Servicing Plan shall be completed for the Secondary Plan Area prior to the submission of the first development application within the Secondary Plan Area.

- 11.3.6 Stormwater Management Reports shall be prepared for each draft plan of subdivision application building on the recommendations of the Soper Creek Subwatershed Study and the Master Drainage Plan/ Master Environmental Servicing Plan. As recommended by the Soper Creek Subwatershed Study, the required Stormwater Management Report and Plan shall incorporate:
- a) Infiltration-based LID practices located on private property and municipal property;
  - b) Evaluation of erosion risks to receiving watercourses; and
  - c) A site-specific water budget.
- 11.3.7 The submission of the following plans and reports shall be required to determine the impact of stormwater quality/quantity, erosion and water balance of the proposed development. All reports shall be prepared in accordance with the Soper Creek Subwatershed Study including:
- a) Master Drainage Plan;
  - b) Stormwater Management Report and Plan;
  - c) Erosion and Sediment Control Plan;
  - d) Servicing Plans;
  - e) Grading Plans;
  - f) Geotechnical reports;
  - g) Hydrogeologic reports; and
  - h) Other technical reports as deemed necessary.
- 11.3.8 The Stormwater Management Report and Plan identified in Policy 11.3.6 shall apply a range of stormwater management practices including Low Impact Development techniques to ensure water quality control, baseflow management, water temperature control and the protection of aquatic habitat consistent with municipal guidance and CLOCA guidelines.
- 11.3.9 Stormwater management plans shall demonstrate how the water balance target set in the Soper Creek Subwatershed Study is achieved.
- 11.3.10 Stormwater management for all development shall be undertaken on a volume control basis and shall demonstrate the maintenance of recharge rates, flow paths and water quality to the greatest extent possible. Peak flow control and the maintenance of pre-development water balance and prevention of erosion shall be demonstrated to the satisfaction of the Municipality of Clarington in consultation with CLOCA.
- 11.3.11 Development of all detached, semi-detached and townhouse dwellings shall demonstrate the use of an adequate volume of amended topsoil or equivalent system to improve surface porosity and permeability over all turf and landscaped areas beyond 3 metres of a building foundation and beyond tree protection areas.

## **11.4 Urban Forest and Native Plantings**

- 11.4.1 Together, new development and public realm improvements shall establish an urban tree canopy throughout the Secondary Plan area to minimize the heat island effect, provide for shade and wind cover and contribute to a green and attractive environment.
- 11.4.2 New development and public realm improvements are required to use native plant species wherever feasible, particularly along rights-of-way and pedestrian trails.
- 11.4.3 New development and public realm improvements shall only use native plantings within 30 metres of Environmental Protection Areas.
- 11.4.4 Draft plans of subdivision and site plan applications shall as a condition of approval be supported by landscape plans which demonstrate how the development will contribute to the urban forest.
- 11.4.5 A diversity of tree species shall be planted in parks and along rights-of-way to provide a healthy and more robust tree inventory that is less prone to insects and diseases.
- 11.4.6 Selection of tree species within the Secondary Plan area will contribute to the Municipality's species diversity objectives.
- 11.4.7 Where trees, shrubs and other natural heritage features are destroyed or harvested pre-maturely prior to proper study and approval, compensation should occur on site and shall be calculated at a 3:1 ratio and be subject to a restoration / compensation plan.

## **11.5 Sustainability**

- 11.5.1 Development shall consider incorporating energy and water conservation measures, including consideration for renewable and/or alternative energy systems, such as solar panels.
- 11.5.2 Development shall consider the use of technologies such as green roofs and reflective roof surface materials with high thermal reflectivity.
- 11.5.3 Development is encouraged to meet high standards for energy efficiency and sustainability in building design and construction, exceeding the energy performance criteria of the Ontario Building Code.
- 11.5.4 Development is encouraged to meet high standards for the use of low-impact development strategies and minimize impermeable surfaces, to aid in stormwater infiltration.

- 11.5.5 Water-efficient building design and practices should be utilized in all new buildings, including measures such as ultra-low flow fixtures, dual flush toilets and rainwater harvesting.
- 11.5.6 Development should apply designs, methods and materials that reduce embodied carbon emissions, such as using lower-carbon methods and materials such as mass timber, low-carbon concrete and biogenic insulation and repurposing on-site materials.

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# 12 Implementation and Interpretation

## 12.1 Implementation

- 12.1.1 Detailed studies prepared in support of a development application, to the satisfaction of the Municipality, may refine the recommendations of the Soper Creek Subwatershed Study on a site by site basis however the study must address the issues raised by the Subwatershed Study.
- 12.1.2 As part of a complete application the following information is required:
- i. Net residential density by land use designation;
  - ii. Identification of total square footage of non-residential land uses;
  - iii. Number and type of units by land use designation;
  - iv. Total residential unit count;
  - v. Estimated population;
  - vi. Amount/type of non-residential space and number of jobs; and
  - vii. The number of purpose built additional dwelling units by land use designation.
- 12.1.3 All new development within the Soper Hills Secondary Plan area shall proceed on the basis of the sequential extension of full municipal services either by servicing through adjacent plans of subdivision, including servicing through provisions or through the Regional and Municipal capital works programs and plans of subdivision and may be advanced by landowners/proponents with appropriate agreements with the Region and/or Municipality.
- 12.1.4 The Municipality encourages utility providers such as hydroelectric power, communications/telecommunications facilities, broadband fiber optics, and natural gas to ensure that sufficient infrastructure is or will be in place to serve growth in the Secondary Plan area.
- 12.1.5 Development applications for lands abutting the arterial road and collector roads shown in Schedule B shall dedicate lands for road widenings as determined by the Municipality or Region of Durham.
- 12.1.6 Approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of the required road and transportation facilities, parks and community facilities. These works shall be provided for in the subdivision and /

or site plan agreements. Phasing of the development, due to partial construction of internal collector roads as a result of non-participating landowners or based on the completion of the external road works, may be required by the Municipality of Clarington.

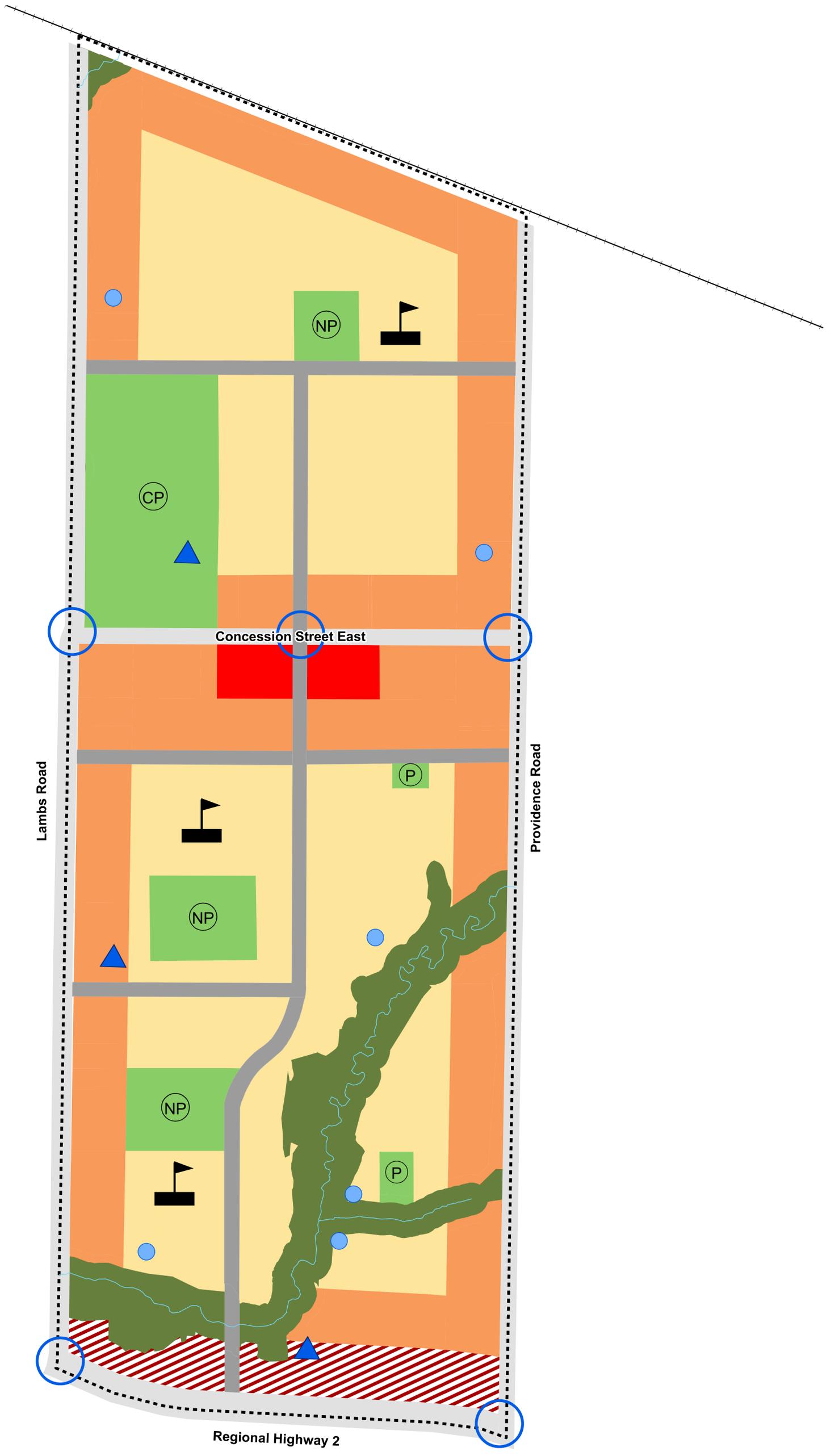
- 12.1.7 Approval of development applications shall also be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of required stormwater management, sanitary sewer and water supply facilities. These works shall be provided for in subdivision and / or site plan agreements. Phasing of development, based on the completion of external sewer and water services, may be implemented if required by the Municipality of Clarington. Phasing may include interim road and infrastructure solutions prior to full build-out.
- 12.1.8 Certain benefitting landowners within the Secondary Plan area have entered, or will enter, into an agreement or agreements amongst themselves to address the distribution of all costs of development including those which may not be recoverable by the Municipality under the Development Charges Act, 1997, or any successor legislation, particularly but not limited to the provision of community and infrastructure facilities such as parks, roads, road improvements, external services, stormwater management facilities, public/private utilities and school sites.
- 12.1.9 In order to implement Policy 12.1.8, the Municipality shall include conditions of Draft Plan Approval that may require the benefitting landowners to enter into agreements with other benefitting landowners with respect to the provision of servicing. If a benefitting landowner chooses not to enter into such agreements, it is the Municipality's intention that no development shall be permitted until it has been demonstrated that the benefitting landowner has entered into required agreements with other affected landowners with respect to the provision of services and other infrastructure.
- 12.1.10 Landowners are encouraged to enter into a Master Parkland Agreement with the Municipality prior to the approval of any draft plan of subdivision. The Master Parkland Agreement shall identify the minimum size and general location of parks that shall be provided and dedicated in accordance with Schedule A
- 12.1.11 The Municipality will require, as a condition of draft approval, that proof be provided to the Municipality that landowners have satisfied all their parkland obligations with respect to the Master Parkland Agreement prior to registration of a plan of subdivision.

## **12.2 Interpretation**

- 12.2.1 The Soper Hills Secondary Plan has been prepared to align with the policies of the Official Plan. The policies of this Secondary Plan, along with Maps and

Appendices shall be read and interpreted in conjunction with the applicable policies of the Official Plan.

- 12.2.2 In the event of a conflict between the Official Plan and this Secondary Plan, the policies of the Secondary Plan shall prevail inclusive of density and intensification policies of the Official Plan.
- 12.2.3 The pattern of land use is identified in Schedule A of the Secondary Plan. Minor alterations to the boundaries of land use designations and location of symbols, which maintain the general intent of the policies of this Secondary Plan, may occur without amendment to this Secondary Plan through the development approval process in accordance with Section 24.1 of the Official Plan.
- 12.2.4 Where examples of permitted uses are listed under any specific land use designation, they are intended to provide examples of possible uses. Other similar uses may be permitted provided they conform to the intent and all applicable provisions of this Secondary Plan.

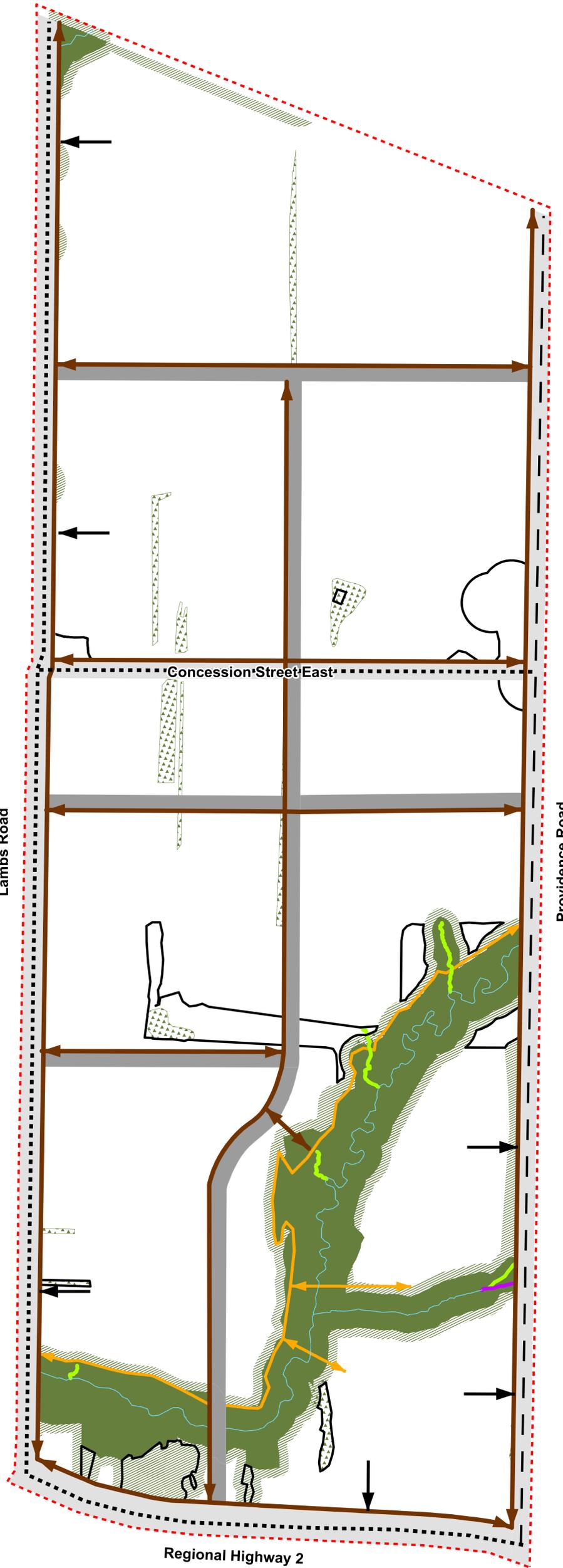


**Legend**

- |               |  |                            |                         |                      |                |                   |          |                   |                                |             |                                      |                                       |                 |                |                        |         |
|---------------|--|----------------------------|-------------------------|----------------------|----------------|-------------------|----------|-------------------|--------------------------------|-------------|--------------------------------------|---------------------------------------|-----------------|----------------|------------------------|---------|
| SHSP Boundary | High Density/Mixed Use Regional Corridor | Medium Density Residential | Low Density Residential | Neighbourhood Centre | Community Park | Neighborhood Park | Parkette | Elementary School | Environmental Protection Areas | Watercourse | Stormwater Management Facility (SWF) | Potential Cultural Heritage Resources | Collector Roads | Arterial Roads | Prominent Intersection | Railway |
|---------------|--|----------------------------|-------------------------|----------------------|----------------|-------------------|----------|-------------------|--------------------------------|-------------|--------------------------------------|---------------------------------------|-----------------|----------------|------------------------|---------|



**Schedule A -  
 Land Use**  
 - Soper Hills Secondary Plan -  
 MAY 2025  
**Draft**



**Legend**

SHSP Boundary

Environmental Protection Areas

Environmental Constraint: Vegetation Protection Zone

Environmental Constraint: Low Constraint Areas

Additional Area of Further Study

Multi-Use Path

Off-Road Trail

**Headwater Drainage Features**

Protection

Conservation

Watercourse

Arterial B

Arterial C

Collector Roads

Potential Local Road Connection

**Schedule B - Environmental Constraint and Transportation**

- Soper Hills Secondary Plan -

MAY 2025

Draft