

Soper Springs Secondary Plan

Municipality of Clarington Official Plan

April 2026

Table of Contents

1 Introduction 1

2 Vision And Principles 2

2.1 Vision..... 2

2.2 Principles for the Soper Springs Secondary Plan 2

3 Community Structure 3

3.1 Local Corridor 3

3.2 Prominent Intersection..... 3

3.3 Urban Residential..... 3

3.4 Parks and Open Space System..... 3

3.5 Environmental Protection Areas and Associated Areas 4

3.6 Parks 4

3.7 Stormwater Management Ponds 4

4 Land Use 6

4.1 Objectives..... 6

4.2 General Policies 6

4.3 Medium Density Local Corridor 7

 Permitted Uses..... 7

 Height and Density 7

4.4 Medium Density Residential 8

 Permitted Uses..... 8

 Height and Density 9

4.5 Low Density Residential 9

 Permitted Uses..... 9

 Height and Density 10

4.6 Utility..... 10

 Permitted Uses..... 10

5 Urban Design..... 11

5.1 General Policies 11

5.2 Placemaking..... 12

5.3 Prominent Intersections..... 12

5.4	Building Siting and Design.....	13
5.5	Mixed Use Buildings.....	13
5.6	Parking, Servicing and Loading.....	14
6	Natural Environment.....	16
6.1	Objectives.....	16
6.2	General Policies.....	16
6.3	Environmental Protection Area.....	17
6.4	Land Use to be Determined.....	19
6.5	Environmental Constraints Overlays.....	20
7	Parks.....	22
7.1	Objectives.....	22
7.2	Parks.....	22
8	Community Culture and Heritage.....	24
9	Transportation.....	25
9.1	Objectives.....	25
9.2	Transportation Network.....	25
9.3	Road Network.....	26
9.4	Public Transit.....	26
9.5	Active Transportation.....	27
10	Housing.....	28
10.1	Objectives.....	28
10.2	General Policies.....	28
11	Infrastructure, Stormwater Management And Environmental Performance... 30	30
11.1	Objectives.....	30
11.2	Infrastructure and Utilities.....	30
11.3	Stormwater Management and Low Impact Development.....	30
11.4	Urban Forest and Native Plantings.....	32
11.5	Sustainability.....	33
12	Implementation and Interpretation.....	33
12.1	Implementation.....	34
12.2	Interpretation.....	36

SCHEDULES AND APPENDICES

Schedule A – Land Use

Schedule B – Environmental Constraint and Transportation

Appendix A – Urban Design and Sustainability Guidelines (*not included in this draft*)

1 Introduction

The Soper Springs Secondary Plan Area (“the Secondary Plan Area”) is approximately 184 hectares in size and is located on the north side of Bowmanville. 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 Secondary Plan Area’s northern boundary runs aligning with the Bowmanville urban boundary.

Prominent features within and around the Secondary Plan Area include Soper Creek, low density residential neighbourhoods to the south, estate residential *lots* to the west and agricultural fields and natural areas to the north and east which are located, in part, within the Greenbelt Plan Area. Two potential *cultural heritage resources* are located within the Secondary Plan Area.

The area’s topography is varied, with the highest elevation at the northwest corner and the lowest elevation towards the southeast. The main branch of the Soper Creek flows through the eastern half of the community with several tributaries throughout the study area flowing easterly towards the main branch, all within the natural heritage area or system. The area contains several high points and several ridges and valleys, contributing to a rolling landscape.

The Secondary Plan Area is anticipated to undergo significant growth and *development* with an estimated population of 3,250 residents and 1,280 units. The purpose of the Secondary Plan is to establish objectives and policies to guide *development* within Secondary Plan Area, including through subdivision, zoning and site plan control.

2 Vision and Principles

2.1 Vision

The Soper Springs 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 significant scale of the natural *environment*, promotes alternative modes of transportation, and supports a healthy lifestyle for current and future generations.

2.2 Principles for the Soper Springs 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 Environmental Protection Areas (EPA) based on the recommendations from the Soper Creek *Subwatershed* Study.
- 2.2.4 Design open spaces and *parks* that are highly visible, accessible and usable including connection to the Environmental Protection Area where possible.
- 2.2.5 Respect cultural heritage through conservation and appropriate incorporation into the community.

3 Community Structure

The Community Structure for the Soper Springs 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 Springs Secondary Plan that define its Community Structure are identified below.

3.1 Local Corridor

- 3.1.1 Lands along Concession Road 3 are identified as a Local *Corridor* on Map B of the Clarington Official Plan (the “Official Plan”). Local *Corridors* allow 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.
- 3.1.2 Local *Corridors* align with the Medium Density Local Corridor designation shown on Schedule A.

3.2 Prominent Intersection

- 3.2.1 A Prominent Intersection is located at Liberty Street North and Concession Road 3 and at the intersection of the Mearns Avenue extension and a second collector road internal to the Secondary Plan Area, as shown on Schedule A.
- 3.2.2 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. These amenities can include street furniture, public art or similar features in accordance with the Official Plan.

3.3 Urban Residential

- 3.3.1 Urban Residential areas are the residential areas outside of the 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.
- 3.3.2 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 uses* and *service uses*, and are within a short walking distance to a Neighbourhood *Park* and/or a Parkette.

3.4 Parks and Open Space System

- 3.4.1 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.

3.5 Environmental Protection Areas and Associated Areas

- 3.5.1 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 Secondary Plan Area in a way that defines Community Structure and identity.
- 3.5.2 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.
- 3.5.3 Access to Environmental Protection Areas and associated areas through the *development* of public trails will be undertaken in a manner which conserves their *ecological integrity*.

3.6 Parks

- 3.6.1 *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* to the satisfaction of the Municipality.
- 3.6.2 *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 *stormwater management ponds* where possible 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 visibility from public streets

3.7 Stormwater Management Ponds

- 3.7.1 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 paths and trails where appropriate;

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

4 Land Use

4.1 Objectives

- 4.1.1 Realize efficient and *transit-supportive* urban densities by achieving a minimum density target of 60 people and jobs per gross hectare.
- 4.1.2 Allow for a mix of uses and a variety of locations that enable residents to meet many of their needs within walking distance.
- 4.1.3 Locate the highest intensity of *development* and greatest potential mix of uses along Concession Road 3 and Liberty Street North to foster access to transit.

4.2 General Policies

- 4.2.1 The following land use designations apply within the Secondary Plan Area as shown on Schedule A:
 - a) Medium Density Local Corridor;
 - b) Medium Density Residential;
 - c) Low Density Residential;
 - d) Utility;
 - e) Environmental Protection Areas (See Section 6);
 - f) Land Use to be Determined (See Section 6); and
 - g) Parks (see Section 7).
- 4.2.2 Schedule B identifies four overlays that establish areas where further study is required before *development*, as per the underlying designation, may be permitted:
 - a) Environmental Constraint: Moderate Constraint Area Overlay;
 - b) Environmental Constraint: Low Constraint Area Overlay;
 - c) Environmental Constraint: Vegetation Protection Zone Overlay; and
 - d) 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 Medium Density Local Corridor

4.3.1 Lands designated as Medium Density Local Corridor are located along Concession Road 3.

Permitted Uses

4.3.2 The predominant use of lands within the Medium Density Local Corridor designation is residential in a mix of housing types and tenures in mid-rise housing forms.

4.3.3 *Retail uses* and *service uses* may be provided at the intersections of collector and arterial roads to provide access to local amenities within walking distance for residents of the surrounding areas.

4.3.4 Permitted built forms shall include:

- a) Apartment buildings;
- b) All forms of townhouses;
- c) *Mixed use* building;
- d) Other built forms that provide housing at the same or higher densities as those above.

4.3.5 Within *mixed use buildings*, only *retail uses*, *service uses* and office uses, as well as residential lobbies and building services shall be permitted on the ground floor of a *mixed use building*.

4.3.6 Within apartment buildings, only residential uses, as well as residential lobbies and building services shall be permitted on the ground floor of an apartment building.

4.3.7 The implementing Zoning By-law shall identify lands where ground floor *retail uses*, *service uses* and office uses are permitted.

Height and Density

4.3.8 Building heights shall be a minimum of 3 *storeys* and a maximum of 6 *storeys*.

4.3.9 Notwithstanding Policy 4.3.8, an additional two *storeys* are permitted if *affordable housing* units are provided.

4.3.10 *Development* within the Medium Density Local Corridor designation shall have a minimum *site* density of 100 units per net hectare.

4.3.11 The tallest buildings and highest densities shall be located near the Prominent Intersection at Liberty Street North and Concession Road 3 to provide built form and housing type variety along the Local *Corridor*. This area is also encouraged to have the greatest concentration of non-residential uses.

4.3.12 Notwithstanding Policy 4.3.8, the built form fronting Concession Road 3 shall be at least 5 *storeys* where feasible.

4.4 Medium Density Residential

4.4.1 Lands designated as Medium Density are generally located along Liberty Street North and the Mearns Avenue Extension.

Permitted Uses

4.4.2 The predominant use of lands within the Medium Density designation is residential in a mix of housing types and tenures.

4.4.3 *Retail uses, service uses* and office uses shall also be permitted at the intersection of Liberty Street North and the Mearns Avenue extension and the intersection of Mearns Avenue extension and the northern collector road in accordance with the policies of this Section.

4.4.4 Permitted built forms shall include:

- a) All forms of townhouses;
- b) Apartment buildings;
- c) Commercial and *mixed use* buildings in accordance with Policy 4.4.3; and
- d) Other built forms that provide housing at the same or higher densities as those above.

4.4.5 Where *retail uses, service uses* and office uses are developed in accordance with Policy 4.4.3, such uses shall be developed in a pedestrian-oriented main street format with active frontages along Liberty Street North and / or the Mearns Avenue extension.

4.4.6 On-street parking on collector or local roads adjacent to the *retail uses, service uses* and office uses shall be encouraged. On-street parking is not permitted along Liberty Street North.

4.4.7 Permitted *retail uses* and *service uses* may be developed as stand-alone commercial *development* or in a *mixed use* format with residential uses above the ground floor commercial uses.

Height and Density

4.4.8 Buildings within the Medium Density Residential designation shall not exceed 4 *storeys* in height with buildings fronting Liberty Street not to exceed 6 *storeys* in height.

4.4.9 Notwithstanding Policy 4.4.8, an additional two *storeys* are permitted if *affordable housing* units are provided.

4.4.10 *Development* within the Medium Density Residential designation shall have a minimum *site* density of 45 units per net hectare.

4.4.11 *Development* shall provide a transition, locating less dense and lower scale buildings in locations adjacent to the Low Density Residential designation.

4.5 Low Density Residential

Permitted Uses

4.5.1 The predominant use of lands within the Low Density Residential designation is residential within a mix of housing types and tenures in low-rise building forms.

4.5.2 The following residential built form are permitted:

- a) Detached dwellings;
- b) Semi-detached dwellings;
- c) All forms of townhouses; and
- d) Low rise apartment buildings.

4.5.3 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 low rise apartments accounting for the remainder. The calculation of the minimum percentage will generally be measured on a draft plan of subdivision basis.

4.5.4 Permitted townhouses and low rise apartments shall generally be clustered adjacent to collector roads, and neighbourhood *parks*.

4.5.5 Other uses, including small scale *service uses*, and neighbourhood *retail uses* and community amenities, which are supportive of and compatible with residential uses, are also permitted in accordance with Sections 9 and 18 of the Official Plan.

Height and Density

4.5.6 Buildings within the Low Density Residential designation shall not exceed 3 *storeys* in height.

4.5.7 *Development* on lands designated Low Density Residential shall have a minimum density of 13 units per net hectare.

4.6 Utility

4.6.1 Lands designated *Utility* shall be subject to the policies of Section 21 of the Official Plan and the following additional policy.

Permitted Uses

4.6.2 The predominant use of lands within the *Utility* designation is *infrastructure* and utilities including a water reservoir, pumping station and other *infrastructure* and *utility* uses.

5 Urban Design

5.1 General Policies

- 5.1.1 The Soper Springs community shall be developed in accordance with the urban design policies of Section 5 of the Official Plan additional policies of this section, and the Soper Springs Urban Design and Sustainability Guidelines. The Soper Springs Urban Design and Sustainability Guidelines provide guidance on the implementation of the Secondary Plan but should not be construed as policies.
- 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 establish a well-connected pedestrian network throughout all parts of the Secondary Plan Area and, where appropriate, to surrounding areas.
- 5.1.3 The network of streets should 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 provide access to transit.
- 5.1.4 Views to key landmarks such as *parks*, schools, Prominent Intersections, and *natural heritage features* shall be maintained through 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 Springs Urban Design and Sustainability Guidelines, appended to this Secondary Plan, as Appendix A, provide specific guidelines for the public and private realms. These Guidelines clarify the Municipality's expectations with respect to the form, character and qualities of *development* in the 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 Soper Springs Urban Design and Sustainability Guidelines contain a Demonstration Plan, which illustrates the planning principles that are inherent to the Secondary Plan. This Demonstration Plan is one example of how the Secondary Plan might be implemented within the Secondary Plan Area and does not preclude other plans demonstrating how the secondary plan may be implemented.

5.2 Placemaking

- 5.2.1 Public art is encouraged to be incorporated into the public realm, especially at Prominent intersections, to contribute to the neighbourhood's sense of identity.
- 5.2.2 Tree canopy coverage in the road allowance should be extensive enough to create comfortable walking *environments* for pedestrians and to enhance the pedestrian experience of the community.
- 5.2.3 Streets and the adjacent built form should be designed to animate the street through *retail uses* being located close to the front lot line and with transparent ground floor glazing, where retail uses are proposed, and through outdoor amenity areas and street furniture within the public right of way.
- 5.2.4 Buildings should animate the frontage and flankage of streets through the location of building entrances, outdoor *amenity areas* and 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 Prominent Intersections, to create a distinctive identity.
- 5.3.2 Built form policies in Section 5.4 of the Official Plan that address transparent glass and location of public entrances shall apply where commercial or *mixed use buildings* are proposed adjacent to the Prominent intersection.
- 5.3.3 Privately owned publicly accessible open spaces may 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 The Soper Springs Urban Design and Sustainability Guidelines and the implementing zoning by-law shall provide direction on building stepbacks for buildings greater than 6 *storeys*.
- 5.4.3 *Development* shall provide a transition between areas of different heights and density within the Secondary Plan Area through separation, step-backs, intervening land uses, intervening local roads or other similar means.
- 5.4.4 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.
- 5.4.5 Reverse frontage *development* generally shall not be permitted within the Secondary Plan Area.
- 5.4.6 Street townhouses shall generally not comprise more than 6 attached units.
- 5.4.7 Corner *lots* should have a high level of design with equal and prominent design for both building elevations which face the street.
- 5.4.8 Porches are encouraged for all ground oriented dwellings.
- 5.4.9 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 or screened.
- 5.4.10 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 may include wider sidewalks and street furniture.
- 5.5.3 The Soper Springs Urban Design and Sustainability Guidelines and the implementing zoning by-law shall provide direction on minimum ground floor height for non-residential uses in support of larger display windows and signage area as well as direction on awnings, lighting, and other facade enhancements.

5.5.4 Direct access from at-grade *retail uses* and *service* uses to the sidewalk shall be provided.

5.6 Parking, Servicing and Loading

5.6.1 Outdoor 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 driveway widths so that they generally do not exceed the width of the garage;
- 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; and
- e) Other similar means to reduce the visual impact of garages to the satisfaction of the municipality.

5.6.4 The visual impact of off-street parking areas shall 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;
- 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 where possible.

- 5.6.7 The visual impact of garage doors that lead to below-grade structured parking should be minimized by such design actions as locating them discreetly away from main pedestrian entrances and primary frontages, where feasible, accessed from a lane, and / or screening from view.
- 5.6.8 Above-grade structured parking adjacent to a public street(s) shall be lined with residential and/ or non-residential uses.
- 5.6.9 The Municipality may consider in the Zoning By-law reduced parking standards where the land use density and built form supports *active transportation* and public transit.

6 Natural Environment

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 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. A more detailed study shall prevail over the Soper Creek *Subwatershed* Study provided the more detailed study is to the satisfaction of the Municipality in consultation with the Central Lake Ontario Conservation Authority ("CLOCA").
- 6.2.2 In addition to these policies, the Soper Creek *Subwatershed* Study shall form the basis for any study undertaken with respect to the *natural heritage system* and natural hazards. Site-specific studies may refine and/or confirm development limits and the presence and boundaries of *natural heritage features*, provided that the general direction and recommendations of the Soper Creek *Subwatershed* Study are maintained, except for recommendations in the *Subwatershed* Study related to natural feature boundaries.
- 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 *hydrological 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*, *significant* groundwater discharge areas in the form of baseflow springs and seeps, *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.

6.3.3 The *Vegetation Protection Zone* is currently not designated as part of the Environmental Protection Area on Schedule A. However, once the *Vegetation Protection Zone* is determined through *site* specific study, it will be considered part of the Environmental Protection Area and zoned accordingly.

6.3.4 *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.

6.3.5 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.

6.3.6 The boundary of lands designated as Environmental Protection Area on Schedule A are approximate and shall be refined through site specific studies prepared as part of the review of *development* applications in accordance with the policies of this Secondary Plan and the Clarington Official Plan without amendment to this Secondary Plan.

6.3.7 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. Conveyance may not be appropriate in all circumstances.

- 6.3.8 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.
- 6.3.9 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 unless demonstrated otherwise by further *site-specific* environmental studies.
- 6.3.10 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 protection zone* to either side of the drainage feature.
- 6.3.11 Headwater Drainage Features that have been relocated and the associated *riparian corridors* established by permissions in Policy 6.3.10 shall be designated Environmental Protection Area and shall be zoned appropriately to prohibit *development*.

- 6.3.12 Watercourse crossings shall maintain natural channel form, fish and wildlife passage, hydrologic function, and ecological connectivity, locate and size crossings to avoid increased erosion or flooding, be generally at right angles and minimize impacts on natural features, with appropriate mitigation and restoration where impacts are unavoidable. In addition, new road crossings shall be generally at right angles to the watercourse where feasible.
- 6.3.13 Notwithstanding Policy 6.3.1, the area commonly referred to as “the lobe” located at 3145 Mearns Avenue and designated Environmental Protection Area which was previously the subject of unauthorized natural feature removal, may be designated as Low Density Residential without amendment to this Secondary Plan, subject to the terms and conditions of the Compensation Agreement dated February 2020 between the applicable landowner and the Municipality of Clarington.

6.4 Land Use to be Determined

- 6.4.1 Land Use to be Determined is a land use designation shown on Schedules A. These lands require further analysis to determine if *development* can be permitted and is feasible. These lands are identified as Environmental Protection Area in the Official Plan. These lands were not identified as part of the *Natural Heritage System* in the Soper Creek *Subwatershed* Study; however, the lands were identified as containing *Vegetation Protection Zones*, candidate and / or unconfirmed *significant wildlife habitat*, low constraint areas and were also identified with Status Pending further Study and noted as locations for enhancement/restoration opportunities. These are small areas surrounded by the *Natural Heritage System*.
- 6.4.2 To change the designation to permit *development*, an Official Plan Amendment application will be required along with studies to confirm the boundary of the *Natural Heritage System*, confirm the feasibility of access and serviceability and determine the appropriate land use designation if development is feasible.
- 6.4.3 To confirm feasibility of *development*, lands within this designation shall be subject to a number of studies and staking of abutting *natural heritage features* to confirm the presence of and boundary of features and functions in the abutting Environmental Protection Area designation and confirm the extent of the *Vegetation Protection Zone* to ensure no impact on the abutting Environmental Protection Area from urban *development*.
- 6.4.4 Studies submitted in support of an Official Plan Amendment application shall also assess the impact of any proposed road crossing of the Environmental Protection Area into this designation to demonstrate that roads and servicing can be provided without a net *negative impact* on the *natural heritage features* and functions within the abutting Environmental Protection Area designation. The Municipality may consider enhancement, compensation and restoration to ensure an overall net positive impact on the *natural heritage features* and system.

- 6.4.5 The studies referred to in this Section shall include: a Hydraulic Analysis Study, an Environmental Impact Study, a Geotechnical Analysis confirming the long-term stable top of bank, a Hydrogeological Analysis, updated hydrology modelling to evaluate downstream flooding and erosion impacts (if not already addressed by the *Subwatershed* Study) and a Geomorphic Study as well as a Planning Justification and are required as part of a *development* application. Prior to undertaking the identified studies, the terms of reference shall first be approved by the Municipality in consultation with the relevant agencies.
- 6.4.6 A detailed block plan will also be required in support of an Official Plan Amendment application to demonstrate that the remaining lands outside of the Environmental Protection Area and associated *Vegetation Protection Zone* can be developed for urban uses and associated roads, trails, and stormwater management facilities and determine the appropriate density of *development* without impact on the abutting Environmental Protection Area.

6.5 Environmental Constraints Overlays

- 6.5.1 Environmental Constraint Overlays are shown 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 The four types of Environmental Constraint Overlays shown on Schedule B include Moderate Constraint Area, *Vegetation Protection Zone*, Additional Area of Further Study, and Low Constraint Area.
- 6.5.3 Environmental Constraint: Moderate Constraint Area Overlay represent those lands identified in the Soper Creek *Subwatershed* Study as 'Moderate Constraint'. The lands may include features such as *linkage* areas, Headwater drainage features with a conservation or mitigation classification, agricultural lands displaying evidence of hydrologic features. An Environmental Impact Study prepared in support of a *development* application shall determine the presence of or extent of the features and function to be protected from *development*, including the identification of the requisite *Vegetation Protection Zone*.
- 6.5.4 Environmental Constraint: *Vegetation Protection Zone* Overlay represent 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 *sensitivity* of the adjacent feature and in accordance with minimum *Vegetation Protection Zone* requirements of the Official Plan. Refinements to the *Vegetation Protection Zone* will not require an amendment to this Plan.

- 6.5.5 Environmental Constraint: Additional Area of Further Study Overlay represent 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.
- 6.5.6 Environmental Constraint: Low Constraint Area Overlay identified in the Soper Creek *Subwatershed* Study comprise features in which removal or *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, in certain circumstances, appropriate compensation opportunities within other areas of the Secondary Plan Area may be considered where appropriate.
- 6.5.7 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 lawful permitted uses.
- 6.5.8 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 be part of the Environmental Protection Area designation.
- 6.5.9 The Zoning By-law shall be amended as appropriate following the completion of the required studies to implement new land use permissions for the environmental constraint overlay area.

7 Parks

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 Locate *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. The final location and size of *parks* shall be determined at the draft plan of subdivision stage.
- 7.2.2 *Parks* within the Soper Springs 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) Neighbourhood Parks; and
 - b) 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 Neighbourhood Park 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. In the event that a *park* is determined not to be required following approval of a draft plan of subdivision, the land use surrounding the symbol will be the applicable land use designation.
- 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. The municipality may consider a lesser percentage, at its sole discretion, where the park is flanked by other public lands which ensures public access and visibility.

- 7.2.7 Areas conveyed for parkland purposes will be programmable lands.
- 7.2.8 Environmental Protection Areas, associated *Vegetation Protection Zones* and *stormwater management ponds* shall not be conveyed to satisfy parkland dedication requirements under the Planning Act.
- 7.2.9 Privately owned and publicly accessible open spaces shall be encouraged within the Secondary Plan Area but shall not contribute to required parkland dedication.
- 7.2.10 Placement of park benches in *parks* should maximize accessibility and rest points.

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) 3347 Liberty Street North; and
 - b) 3136 Mearns Avenue.
- 8.1.3 A Cultural Heritage Evaluation Report will be required for each property listed in Policy 8.1.2 as part of a *development* 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 under O. Reg. 9/06 of the Ontario Heritage Act.
- 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 the Local *Corridor* along Concession Road 3 and along Liberty Street North where transit will be most frequent and direct.
- 9.1.5 Mid-block connections and trails should be used to augment the network established by streets to improve permeability for users of *active transportation* where appropriate.
- 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 Soper Springs 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 Springs Secondary Plan Area should 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 Springs Transportation Assessment 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 may be further enhanced by mid-block connections and trails through and across Environmental Protection Areas where appropriate and feasible.

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 Soper Springs. 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 is conceptual and will be confirmed through 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 Notwithstanding Policy 9.3.2, the northern collector road crossing of the Soper Creek tributary can be altered or relocated or an additional local road crossing provided without amendment to the Secondary Plan subject to completion of technical studies, determination of mitigation measures and obtaining permits and approvals from the Municipality of Clarington, Region of Durham, CLOCA and other agencies having jurisdiction; and the fulfilment of the requirements of the Municipal Class Environmental Assessment for any Schedule C project.
- 9.3.4 The Municipality may consider *development* on private roads outside of the Low Density Residential designation.
- 9.3.5 On-street parking shall be permitted on all local roads and collector roads.
- 9.3.6 Cul-de-sacs are generally discouraged but may be permitted when demonstrated that an alternative alignment is not available.

9.4 Public Transit

- 9.4.1 The Municipality shall ensure that transit facilities are integrated early and appropriately within and adjacent to Soper Springs Secondary Plan Area and ensuring 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 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 Corridor* 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; and
- d) Provision for transit stops and incorporation of bus-bays where appropriate into road design requirements.

9.5 Active Transportation

- 9.5.1 The policies of the Soper Springs 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 Springs 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 to occur at signalized intersections, roundabouts, or controlled mid-block locations wherever feasible and 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 may be established throughout the Secondary Plan Area and in particular through the Medium Density Local Corridor – designation to Concession Road 3.
- 9.5.6 Destinations such as the Environmental Protection Area, *parks*, and stores and connections to surrounding neighbourhoods will be integrated through off-street *active transportation* network including off-street bike lanes and multi-use paths.
- 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 as part of the required landscape architectural plans.

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 Soper Springs.

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 Bowmanville 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 Soper Springs 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, and in particular, to locate within the Local *Corridor* to provide residents with excellent access to public transit.

10.2.5 Collaboration with the Region of Durham and public and nonprofit community housing providers is encouraged to support 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 other potential incentives such as reduced or deferred *development charges*, reduced application fees, grants and loans, to encourage the *development* of *affordable* housing units. The Municipality will also encourage Durham Region, the Provincial government and Federal government (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 Environmental Performance

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*.
- 11.2.3 Applications for *development* shall demonstrate that all water mains can be appropriately looped and dead ends minimized without the need for additional crossings of the Environmental Protection Area outside of planned road right of way and trail crossings. If additional crossings of the Environmental Protection Area are proposed, an assessment of alternatives and potential impacts shall be provided to demonstrate impacts to the Environmental Protection Area are minimized and mitigated to the extent feasible.
- 11.2.4 Applications for *development* shall assess whether an upstream sanitary creek crossing as part of a road or trail crossing is feasible with minimal impact to the Environmental Protection Area. If a sanitary crossing outside of the proposed road or trail network is determined to be not feasible, an updated servicing strategy shall be provided to determine the need for and preferred location for a sanitary pumping station.

11.3 Stormwater Management and Low Impact Development

- 11.3.1 Stormwater management facilities, such as ponds and Low Impact *Development* features, shall be incorporated in the Secondary Plan Area to mitigate the impacts of *development* on water quality and quantity, consistent with the Soper Creek *Subwatershed* Study, the policies of Section 20 of the Clarington Official

Plan and the policies of this Section consistent with Policy 6.3.4 of this Secondary Plan and Sections 3.4, 144 and 20 of the Official Plan.

- 11.3.2 Wherever feasible *stormwater management ponds* should be located in Low Density Residential designations. Stormwater management facilities shown on Schedule A are illustrative and final location and sizing shall be confirmed by a Master Drainage Plan and Stormwater Management Reports submitted with *development* applications. An amendment to the Secondary Plan is not required for changes to the location of stormwater management facilities.
- 11.3.3 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.
- 11.3.4 A Master Drainage Plan shall be completed for the Secondary Plan Area to the satisfaction of the Municipality prior to approval of the first *development* application within the Secondary Plan Area.
- 11.3.5 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. As recommended by the Soper Creek *Subwatershed* Study, the required Stormwater Management Report shall incorporate:
- a) Infiltration-based *Low Impact Development* (“LID”) practices located on private property and municipal property;
 - b) Evaluation of erosion risks to receiving watercourses; and
 - c) A site-specific water budget.
- 11.3.6 The submission of the additional plans and reports shall be required to determine the impact of stormwater quality/quantity, erosion and water balance of the proposed *development*. A Master Drainage Plan shall first be prepared in accordance with the Soper Creek *Subwatershed* Study and further studies shall be required where not addressed in the Master Drainage Plan at the draft plan of subdivision stage including:
- d) Stormwater Management Report;
 - e) Erosion and Sediment Control Plan;
 - f) Servicing Plans;
 - g) Grading Plans;
 - h) Geotechnical reports;

- i) Hydrogeologic reports; and
 - j) Other technical reports as deemed necessary.
- 11.3.7 The Stormwater Management Report identified in Policy 11.3.5 shall apply a range of stormwater management practices including LID techniques to ensure water quality control, baseflow management, water temperature control and the protection of aquatic *habitat* consistent with municipal guidance and CLOCA guidelines.
- 11.3.8 The Stormwater Management Report shall demonstrate how the water balance target set in the Soper Creek *Subwatershed* Study is achieved.
- 11.3.9 The establishment of new flood control facilities to accommodate *development* within this Secondary Plan are not encouraged and will only be considered once all other reasonable alternatives have been fully exhausted in accordance with the Soper Creek *Subwatershed* Study or an update or addenda to that study to the satisfaction of the Municipality of Clarington in consultation with CLOCA. Other alternatives to flood control facilities could include *infrastructure* improvements such as relief culverts, road crossings or land acquisition
- 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 under varying subsurface conditions. 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 High Volume Recharge Areas and Ecologically *Significant* Groundwater Recharge Areas shall maintain a pre-development water balance in accordance with the Credit Valley-Toronto and Region Central Lake Ontario (CTC) Source Water Protection Plan policies and the Soper Creek *Subwatershed* Study.
- 11.3.12 *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 to create an overall net benefit to the *natural heritage system*.

11.5 Sustainability

- 11.5.1 *Development* is encouraged to consider the use of renewable energy sources.
- 11.5.2 *Development* is encouraged to 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.
- 11.5.4 *Development* is encouraged to meet high standards for the use of *LID* strategies and minimize impermeable surfaces, to aid in stormwater infiltration.
- 11.5.5 Water-efficient building design and practices are encouraged to be utilized in all new buildings, including measures such as ultra-low flow fixtures, dual flush toilets and rainwater harvesting.
- 11.5.6 *Development* is encouraged to 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.

12 Implementation and Interpretation

12.1 Implementation

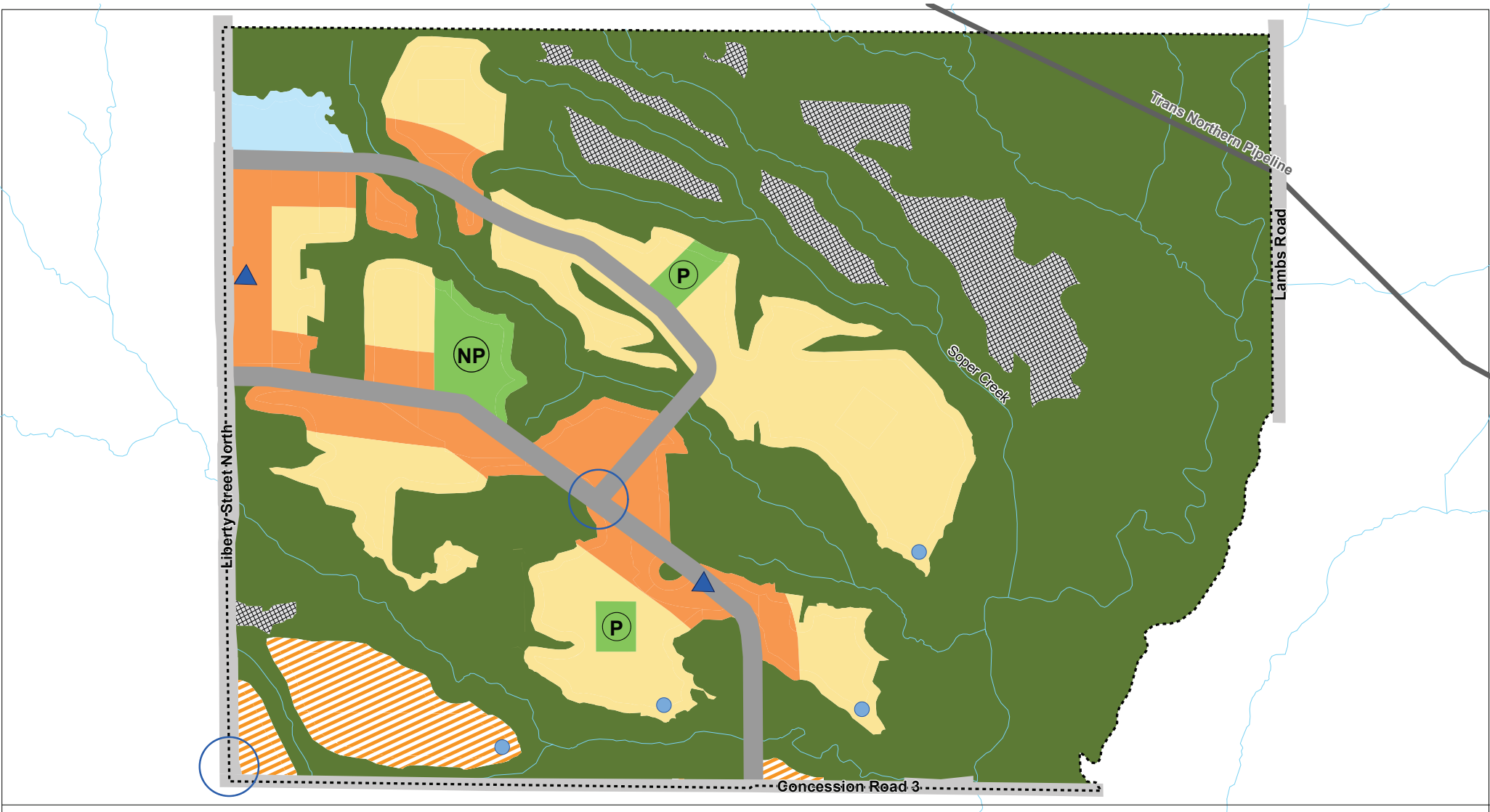
- 12.1.1 Detailed studies prepared, to the satisfaction of the Municipality, in support of a *development* application may refine and confirm the *natural heritage features* identified in the recommendations of the Soper Creek *Subwatershed* Study on a *site-by-site* basis however the study must address the issues raised by the *Subwatershed* Study.
- 12.1.2 As part of a *development* application for residential *developments* the following information is required for the subject application:
- a) Net residential density by land use designation;
 - b) Identification of total square metres of non-residential land uses;
 - c) Number and type of units by land use designation;
 - d) Total residential unit count;
 - e) Estimated population;
 - f) Amount/type of non-residential space and number of jobs; and
 - g) The number of purpose-built *additional dwelling units* and *affordable* housing units by land use designation.
- 12.1.3 All new *development* within the Soper Springs Secondary Plan Area shall proceed based on the sequential extension of full municipal services. This can be achieved 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. This may also be advanced by landowners/proponents with appropriate agreements with the Region and/or Municipality.
- 12.1.4 Notwithstanding that the upgrading of existing roads, culverts, bridges and similar infrastructure by the landowners/proponents required to facilitate development will be considered through appropriate agreements with the Region and/or Municipality, the Development Charge eligibility of such works shall not be adversely affected.
- 12.1.5 The Municipality encourages *utility* providers such as hydroelectric power, communications/telecommunications facilities and utilities, broadband fibre optics, and natural gas to ensure that sufficient *infrastructure* is or will be in place to serve growth in the Plan area

- 12.1.6 *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.
- 12.1.7 Approval of *development* applications shall be subject to conditions of draft plan approval, where applicable, requiring 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 which may include interim transportation facilities. These works shall be provided for in the subdivision and / or *site* plan agreements.
- 12.1.8 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 which may include temporary and/or interim works. These works shall be provided for in subdivision and / or *site* plan agreements.
- 12.1.9 Phasing of the *development*, due to partial construction of internal collector roads or the partial completion of internal and external sewer, water and stormwater works as a result of non-participating landowners, participating landowners with different timelines or the timelines for completion of external road works, may be required by the Municipality of Clarington. Phasing may include temporary and / or interim road and *infrastructure* solutions prior to full build-out.
- 12.1.10 The Secondary Plan recognizes that comprehensive planning requires the equitable sharing amongst landowners of the costs associated with the development of land. It is a policy of this Secondary Plan that prior to the approval of any draft plan of subdivision, the applicant/landowner shall have entered into appropriate cost sharing agreement(s) that establish the means by which the costs (including Region of Durham costs) of developing the property are to be shared including, but not limited to the provision of community and infrastructure facilities such as parks, roads, road improvements, external services, stormwater management facilities and public/private utilities. The Municipality will require, as a condition of draft approval, that proof be provided to the Municipality through obtaining a clearance letter from the Trustee of the Landowner Group that the landowner has met its obligations under the relevant cost sharing agreement(s) among signatories of the agreement prior to registration of a plan of subdivision.
- 12.1.11 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.
- 12.1.12 If the landowners, have entered into a Master Parkland Agreement as set out in Policy 12.1.10, the Municipality will require, as a condition of draft approval, that

proof be provided to the Municipality that the landowner has 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 Springs Secondary Plan has been prepared to align with the policies of the Official Plan. The policies, maps and appendices of this Secondary Plan, 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

SSSP Boundary

Medium Density Local Corridor

Medium Density Residential

Low Density Residential

Utility

Neighborhood Park

Parkette

Prominent Intersection

Stormwater Management Facility (SWF)

Environmental Protection Areas

Land Use to be Determined

Watercourse

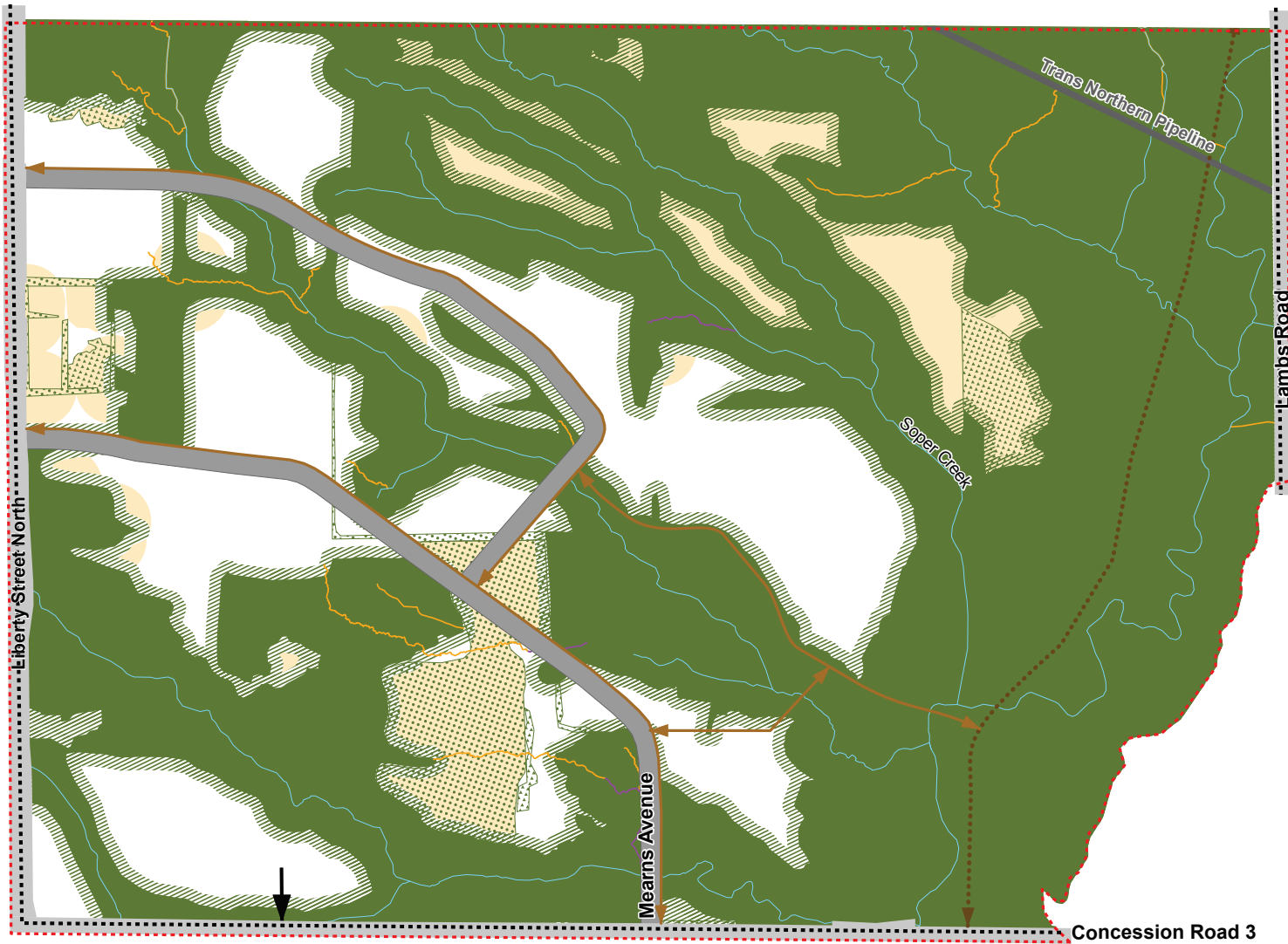
Collector Roads

Arterial Roads















Potential Cultural Heritage Resources



Schedule A - Land Use
- Soper Springs Secondary Plan -



Legend

-  SSSP Boundary
-  Environmental Protection Areas (EPA)
-  Environmental Constraint: Vegetation Protection Zone (VPZ) Overlay
-  Environmental Constraint: Low Constraint Areas Overlay
-  Environmental Constraint: Moderate Constraint Area
-  Environmental Constraint: Additional Area of Further Study Overlay
-  Multi-Use Path
-  Multi-Use Path - Municipal Trail
- Headwater Drainage Features**
-  Protection
-  Conservation
-  Watercourse
-  Arterial B
-  Collector Roads
-  Potential Local Road Connection

Schedule B - Environmental Constraint and Transportation
 - Soper Springs Secondary Plan -

