

## Summary of Technical Reports - Soper Springs Secondary Plan

Report	Key Findings and Next Steps
<p><b>Phase 1 Background and Analysis Summary Report</b></p> <p>November 2021</p> <p>Prepared by SGL Planning &amp; Design Inc.</p>	<p>This report provides an overview of the Phase 1 background work completed to date, including analysis of the planning policy framework, existing landscape and environmental conditions, agricultural context, land budget and servicing considerations, identification of key opportunities and constraints, and the establishment of preliminary guiding principles to inform the Secondary Plan.</p>
<p><b>Draft Sustainability and Green Principles Report</b></p> <p>Prepared by SGL Planning &amp; Design Inc.</p> <p>November 2021</p>	<p>This report establishes the sustainability and green principles framework to inform the Soper Springs Secondary Plan. It reviews applicable provincial, regional, and municipal policy directions and aligns them with Clarington's sustainability objectives. Four key themes: built environment, mobility, natural environment and open space, and infrastructure and sustainability. These principles are intended to support the development of a compact, complete, and environmentally responsible community and to guide land use planning, urban design, and infrastructure throughout the Secondary Plan.</p>
<p><b>Draft Landscape Analysis Report</b></p> <p>Prepared by SGL Planning &amp; Design Inc.</p> <p>November 2021</p>	<p>The report evaluates, describes, and interprets the existing context, topography, natural features, and built form to help to identify the opportunities and constraints for the development of the Secondary Plan. The area includes agricultural uses, natural areas, and private residential properties. A large portion of lands are designated as EPA.</p> <p>Opportunities to capitalize on the unique natural heritage of the area as identified in the report are as follows:</p> <ol style="list-style-type: none"> <li>1. Preserving views from high points;</li> <li>2. Integrating and protecting natural features;</li> <li>3. Providing public access to nature; and</li> <li>4. Establishing cluster developments.</li> </ol> <p>Constraints are identified as limits to developable area due to the extensive EPA, as well as limits to road access. The number and location of roads will need to be evaluated to ensure minimal impact to sensitive natural heritage features.</p>

<p><b>Draft Cultural Heritage Resource Assessment Study</b></p> <p>Prepared by SGL Planning &amp; Design Inc.</p> <p>May 2020</p>	<p>The study provides an overview of the legislative and policy framework for cultural heritage conservation in Ontario, outlines the methodology used to identify and evaluate cultural heritage resources, and summarizes the historical development and existing conditions of the study area. Background research and field review were used to document properties and assess potential cultural heritage value or interest in accordance with the criteria set out in Ontario Regulation 9/06.</p> <p>The assessment identified eight existing and potential cultural heritage resources within or adjacent to the study area, including four potential resources within the study area, three potential resources on adjacent lands, and one property designated under Part IV of the Ontario Heritage Act.</p> <p>Recommendations to incorporate conservation policies into the Secondary Plan and to require Heritage Impact Assessments to avoid or mitigate potential adverse impacts to identified cultural heritage resources are provided in the report.</p>
<p><b>Draft Stage 1 Archaeological Assessment</b></p> <p>Prepared by SGL Planning &amp; Design Inc.</p> <p>October 2020</p>	<p>The objective of the Stage 1 Archaeological Assessment was to compile available information about known and potential archaeological resources within the study area and to determine the need for Stage 2 archaeological assessment.</p> <p>A review of registered archaeological sites identified twelve sites within a 1 km radius of the study area, seven of which are located within the study area. Approximately 59% of the study area has been subject to previous Stage 1 and 2 archaeological assessments and is considered cleared of archaeological potential, with no further assessment recommended for these lands. The remaining lands, comprising approximately 41% of the study area, retain archaeological potential and are recommended for Stage 2 archaeological assessment prior to ground disturbance. One Euro-Canadian archaeological site within the study area has been identified as requiring Stage 3 archaeological assessment, while previously identified sites that have since undergone Stage 3 investigation have been cleared of further archaeological concern.</p>

<p><b>Alternative Land Use Plan Report</b></p> <p>Prepared by Prepared by SGL Planning &amp; Design Inc.</p> <p>October 2022</p>	<p>This report outlines three land use concepts, building on Phase 1 studies to achieve a compact, walkable, and sustainable community that integrates housing, parks, trails, and mixed-use development while protecting Environmental Protection Areas and cultural heritage resources.</p>
<p><b>Phase 2 Summary Report</b></p> <p>Prepared by Prepared by SGL Planning &amp; Design Inc.</p> <p>December 2022</p>	<p>This report evaluates how each land use alternative supports a compact, walkable, and sustainable community that integrates residential development with parks, trails, neighbourhood-scale commercial uses, and strong connections to surrounding Environmental Protection Areas, while accommodating infrastructure, servicing, and transportation requirements. The assessment concludes that a preferred plan should draw from the best elements of all three alternatives to balance density, access to amenities, environmental protection, and mobility.</p> <p>Summary of key policy directions:</p> <ul style="list-style-type: none"> <li>• Concentrate higher-density and mixed-use development along the Local Corridor on Concession Road 3 to support transit use and active transportation.</li> <li>• Provide a diverse mix of housing types and densities to accommodate a range of ages, household types, and affordability needs.</li> <li>• Protect, enhance, and integrate Environmental Protection Areas by limiting development, providing appropriate buffers, and establishing connected trail systems.</li> <li>• Design a connected, walkable street and trail network that prioritizes pedestrians and cyclists while maintaining efficient vehicle and transit movement.</li> <li>• Locate parks, open spaces, and neighbourhood amenities so they are centrally accessible and within walkable distances for residents.</li> <li>• Minimize impacts of roads, servicing, and utilities on natural heritage features through careful alignment, phasing, and design.</li> <li>• Implement sustainable servicing, stormwater management, and low-impact development measures in line with subwatershed study recommendations.</li> </ul>

	<ul style="list-style-type: none"> <li>• Conserve and appropriately integrate identified cultural heritage and archaeological resources through Secondary Plan policies.</li> </ul>
<p><b>Draft Preliminary Municipal Engineering Report</b></p> <p>Prepared by T.Y. Lin International Canada Inc.</p> <p>April 2026</p>	<p>An analysis of servicing needs has been completed through a Preliminary Municipal Engineering Report (PMER). The PMER is informed by earlier findings from a draft Functional Servicing Report prepared in October 2024.</p> <p>The PMER provides flexibility in servicing strategies that may be identified during the site plan process. This approach supports the development of servicing policies for the Secondary Plan while offering a more streamlined alternative to a full Functional Servicing Report.</p> <p>The findings and recommendations of the PMER are expected to be refined through additional, more detailed site-specific studies, including a future Master Drainage Plan for the entire Secondary Plan area.</p>
<p><b>Draft Transportation Assessment Report</b></p> <p>Prepared by T.Y. Lin International Canada Inc.</p> <p>April 2026</p>	<p>A Transportation Assessment Report has been completed to support the development of a preferred road network for the Secondary Plan. The report informs the understanding of how build-out of the Secondary Plan area affects future traffic trends.</p> <p>Road network improvements are recommended within the study area. To maintain acceptable traffic operations, the intersection of Concession Road 3 and Mearns Avenue is recommended to be upgraded to an all-way stop. Additional left-turn lanes are also recommended in both the northbound and southbound directions at this intersection. Increased turning movements associated with access to the Secondary Plan area are expected to result in delays, requiring sufficient turn-lane storage capacity.</p> <p>The remaining internal road network is recommended to be designed with a two-lane cross-section, consisting of one lane in each direction, with the exception of the Liberty Street North and Road B intersection, where an additional left-turn lane is recommended to provide adequate turn-lane storage.</p> <p>The community is expected to be designed with accessible, separated, and connected pedestrian and cycling facilities to support and promote active transportation.</p>

<p><b>Soper Creek Subwatershed Study Phase 1 Report</b></p> <p>Prepared by Aquafor Beech</p> <p>May 2023</p>	<p>The Soper Creek Subwatershed Study Phase 1 Report establishes the environmental baseline for areas affected by future development, including the Soper Springs Secondary Plan. It identifies and maps natural heritage features, hydrologic systems, ecological linkages, and environmental constraints, and confirms that these features will play a significant role in shaping land use planning and infrastructure design. The findings provide the foundational environmental information needed to guide Secondary Plan policies, land use concepts, and future mitigation and management strategies.</p> <p>The results of Phase 1 will inform the preparation and evaluation of land use concepts for the Soper Springs Secondary Plan.</p>
<p><b>Draft Soper Creek Subwatershed Study Phase 2/3 Report</b></p> <p>Prepared by Aquafor Beech</p> <p>October 2024</p>	<p>Phases 2 and 3 of the Soper Creek Subwatershed Study build on the environmental baseline established in Phase 1 by evaluating development impacts and identifying strategies to protect, enhance, and restore watershed functions as growth occurs.</p> <p>Phase 2 assesses alternative stormwater management and subwatershed management approaches, including low impact development measures, natural channel design, and restoration opportunities, to mitigate impacts associated with future land use changes.</p> <p>Phase 3 establishes an implementation and monitoring framework, including performance targets and adaptive management measures, to ensure long-term watershed health.</p> <p>The report informs the development of Secondary Plan policies by identifying stormwater management approaches, environmental protection measures, and implementation considerations to be addressed through future site-specific studies.</p>