Amendment No. 149
to the Clarington Official Plan

Purpose: The purpose of this Amendment is to add the Soper Springs Secondary Plan to the Clarington Official Plan. This Secondary Plan creates a planning framework that will guide and facilitate the development of a complete community in north Bowmanville. The Secondary Plan includes Urban Design and Sustainability Guidelines, which are not an operative part of the Clarington Official Plan.

Location: This Amendment applies to a 184-hectare area located on the north side of Bowmanville. The Secondary Plan Area is generally bound by the Bowmanville urban boundary in the north, Concession Road 3 to the south, Liberty Street North to the west, and Lambs Road to the east.

Basis: The Bowmanville North (Soper Springs) Landowners Group Inc. (Landowners Group) is an incorporated body representing the majority of the land within the Secondary Plan Area. Weston Consulting, on behalf of the landowners' group, requested the initiation of the Secondary Plan process in early 2018. Council authorized the commencement of the Soper Springs Secondary Plan in April 2018.

This Secondary Plan is based on extensive technical study and public engagement. It incorporates recommendations of the Soper Creek Subwatershed Study and has been informed by a Preferred Land Use Alternative Report, a Preliminary Municipal Engineering Report, a Transportation Assessment Report, and a Background and Analysis Summary Report. Public and landowner input was received through Public Information Centres held in June 2019, December 2021, June 2022, December 2023, at the Public Meeting in May 2025, meetings with the Bowmanville North Landowners Group, as well as through Steering Committee Meetings.

Actual Amendment: Unless otherwise indicated, in the Amendment, newly added text is shown with <u>underlining</u>, and deleted text is shown with a ~~strike-through~~.

The Clarington Official Plan is hereby amended as follows:

1. A new Policy is added after Policy 23.3.4 as follows and the remainder of the policies in subsection 23.3 are renumbered accordingly:

   "23.3.5 Notwithstanding Policy 23.3.4, for the areas subject to the following secondary plans, where there is a conflict or inconsistency with the parent Plan, the Secondary Plan shall prevail, inclusive of density and intensification policies of the parent Plan:

   i) Soper Springs Secondary Plan."

2. Existing Clarington Official Plan, Map A3 Land Use Bowmanville Urban Area, is amended as demonstrated on Exhibit A attached hereto and forming part of this Amendment.

3. Existing Clarington Official Plan, Map C Secondary Plan Areas, is amended by changing the Soper Springs Secondary Plan to 'Completed' as shown on Exhibit B attached hereto and forming part of this Amendment.

4. Existing Clarington Official Plan, Map J1 and J3 Transportation Network Roads and Transit Clarington, are amended by removing the Type C Arterial Road between Liberty Street North and Lambs Road along the north boundary of Soper Springs Secondary Plan, by changing the road classification of the Mearns Avenue extension between Concession Road 3 to Liberty Street North from Type C Arterial Road to Collector Road, and by adding the northern collector road, as shown on Exhibits C and D attached hereto and forming part of this Amendment This road network will be added to all other maps in the Official Plan.

5. Existing Clarington Official Plan, Map K Trails Clarington, is amended by removing the Community Park symbol in accordance with the Secondary Plan as shown on Exhibit E attached hereto and forming part of this Amendment.

6. Existing Part Six, Section 3 "General Policies for Secondary Plans" is hereby amended as follows:

   "3. Secondary Plans have been prepared for the following areas:

   a) Bowmanville East Town Centre;
   b) Bowmanville West Town Centre;

c) Courtice Main Street;
d) Newcastle Village Main Central Area;
e) Port Darlington Neighbourhood;
f) Bayview (Southwest);
g) Clarington Energy Business Park;
h) Brookhill Neighbourhood;
i) Clarington Technology Business Park;
j) Foster Northwest;
k) Southeast Courtice;
l) Wilmot Creek Neighbourhood; ~~and~~
m) Courtice Waterfront; and
n) Soper Springs. ”

7. Existing Part Six, SECONDARY PLANS, is amended by adding the Soper Springs Secondary Plan shown in **Attachment 1**.

Exhibit 'A', Amendment No. 149 To The Municipality of Clarington Official Plan, Map A3.

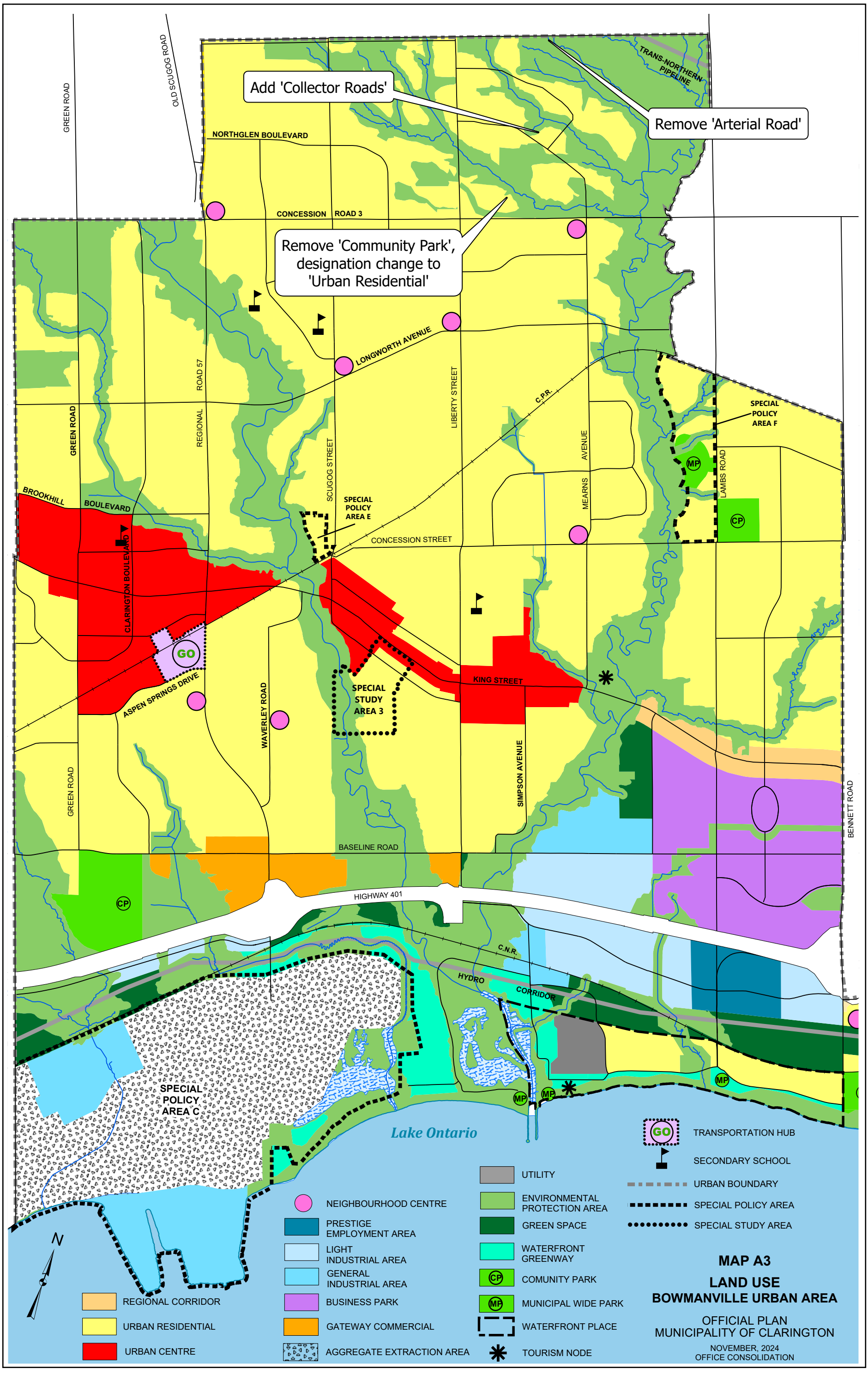


Exhibit 'B', Amendment No.149 To The Municipality of Clarington Official Plan, Map C.

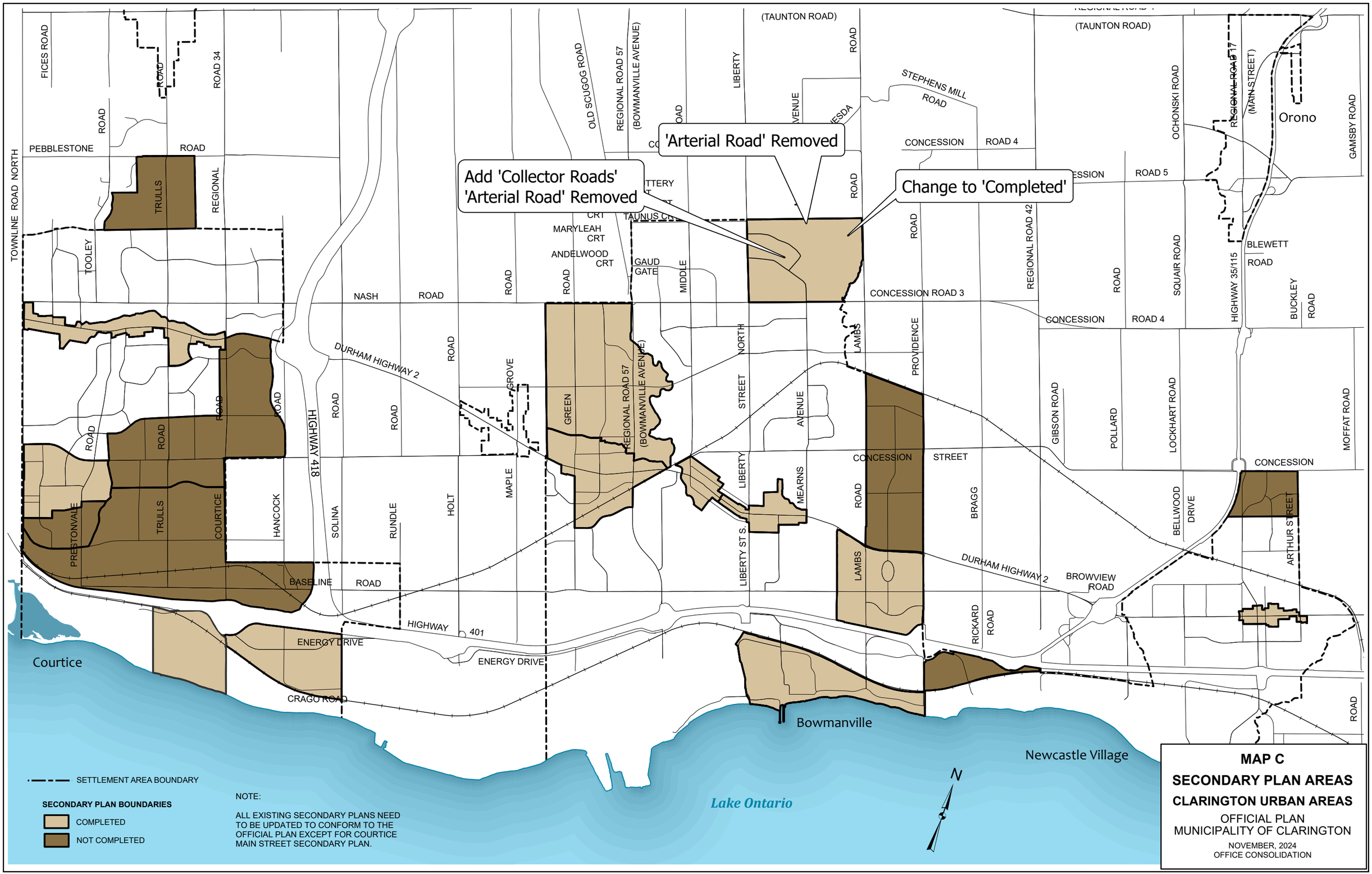
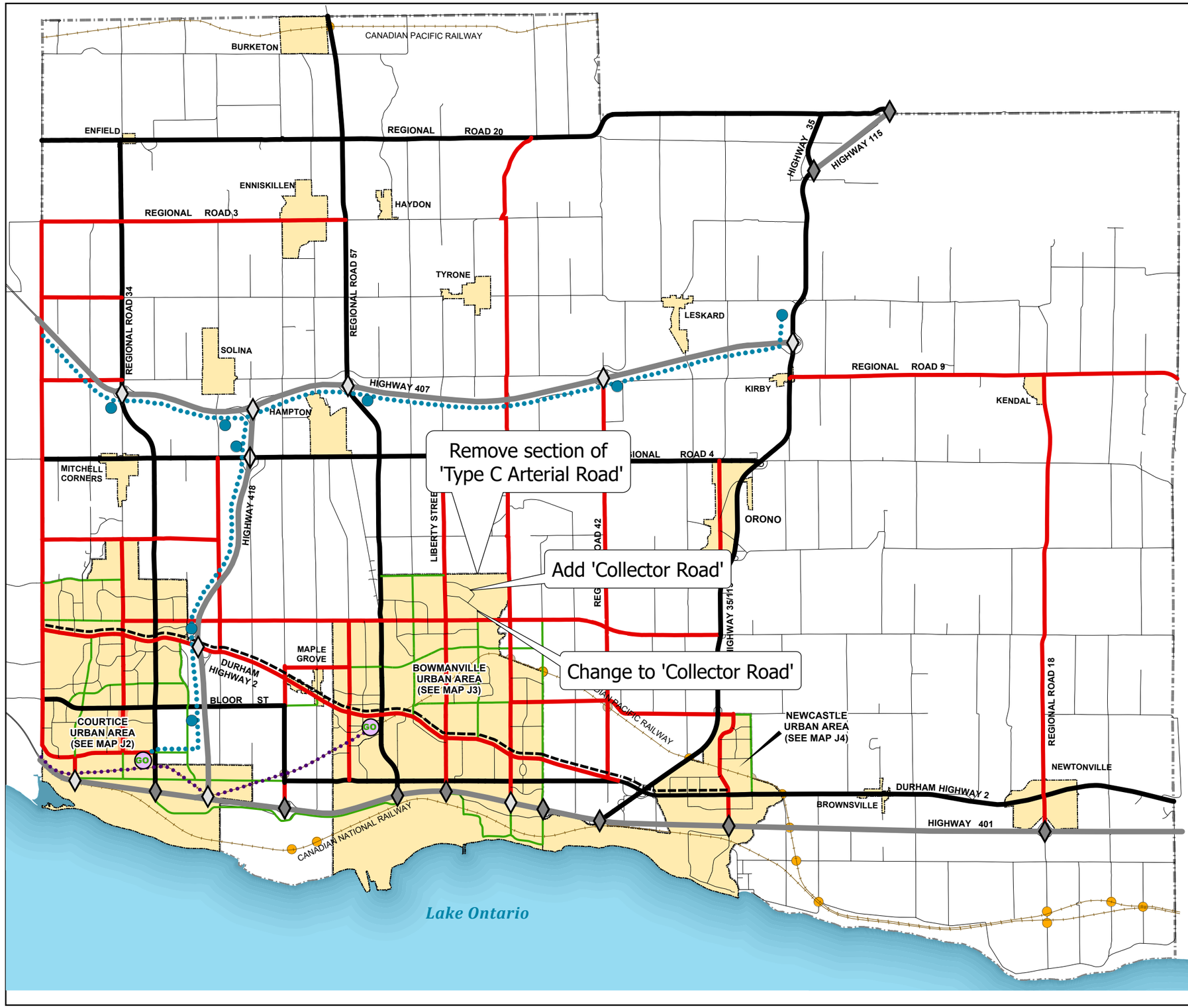


Exhibit 'C', Amendment No.149 To The Municipality of Clarington Official Plan, Map J1.



MAP J1

TRANSPORTATION NETWORK ROADS AND TRANSIT

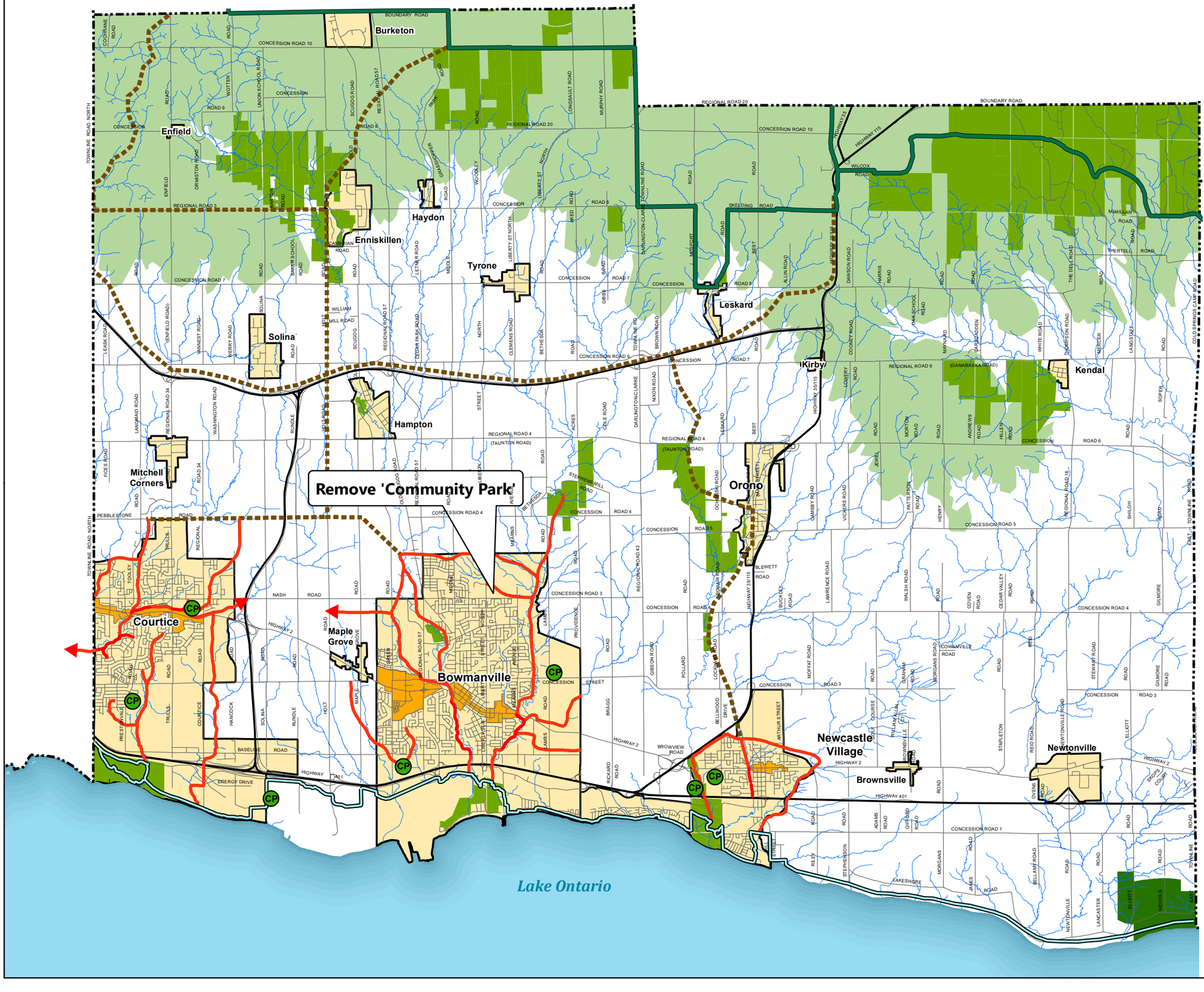
CLARINGTON RURAL AREA

OFFICIAL PLAN
MUNICIPALITY OF CLARINGTON
NOVEMBER, 2024
OFFICE CONSOLIDATION

Exhibit 'D', Amendment No.149 To The Municipality of Clarington Official Plan, Map J3.



Exhibit 'E', Amendment No. 149 To the Municipality of Clarington Official Plan, Map K.



N

Primary Trails

- Urban Trails
- Waterfront Trail
- Oak Ridges Moraine Trail
- Potential Regional Trail Connections

- Provincial Highway
- Roads
- Streams
- Urban and Village Centres
- Conservation Lands
- Oak Ridges Moraine
- CP Community Parks

MAP K

TRAILS
CLARINGTON

OFFICIAL PLAN
MUNICIPALITY OF CLARINGTON
MAY, 2025