

Municipality of Clarington

Soper Hills Secondary Plan Study

LANDSCAPE ANALYSIS SUMMARY REPORT

September, 2020



Table of Contents



1	Introduction	1
2	Landscape Analysis	3
2.1	Existing Context	3
2.2	Topography	3
2.3	Built Form	6
2.4	Natural Features	6
3	Summary	11

1 Introduction



The Soper Hills Secondary Plan Study area, or the “Study Area” (**Figure 1**), is a 193 hectare area in the Municipality of Clarington, located at the north end of Bowmanville. It is generally bound by 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 to the east.

Map C of the Clarington Official Plan (COP) identifies this area as requiring preparation of a Secondary Plan. The purpose of this report is to provide a landscape analysis as part of the background review and analysis of phase one of the study that will guide the preparation of a Secondary Plan.

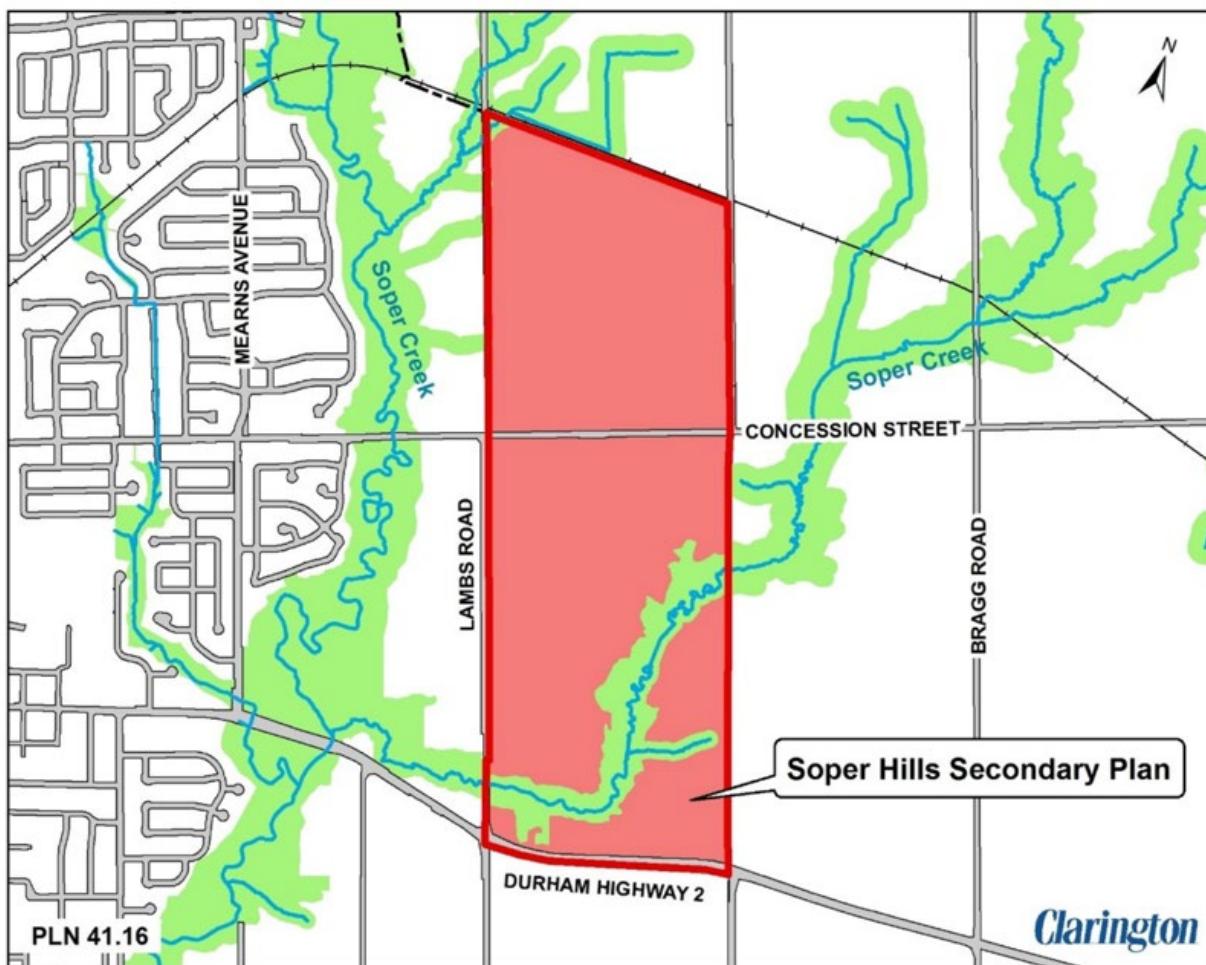


Figure 1: Soper Hills Secondary Plan Area Context

Source: Municipality of Clarington

The landscape analysis evaluates, describes and interprets the existing topography, built form and natural features and provides a site summary to inform the planning and design of the Soper Hills Secondary Plan. A review of the existing context, topography, natural features, and built form are provided to help to identify the opportunities and constraints for the development of the Soper Hills Secondary Plan. The findings of the landscape analysis will be used to help inform Phase 2 of the Study.

2 Landscape Analysis



2.1 Existing Context

A mixture of agricultural fields and operations, natural areas, private residential properties, and institutional uses exist within and around the subject lands as shown on **Figure 2**.

To the west of the Secondary Plan area is Soper Creek and Bowmanville, to the south is Highway 401, and to the north and east are agricultural fields and natural areas.

To the west of Lambs Road, north of Concession Street, there is a historically important site which served first as a school then as a prisoner of war camp during World War II. As described in ASI's Cultural Heritage Report, which is summarised in Chapter 7 of this report, a number of buildings remain on this site.

2.2 Topography

The site's topography is relatively flat, however, three knolls and a tributary of Soper Creek provide undulation to the landscape as shown in **Figure 3**.

The peak of the highest knoll is located on the western side of the property, just south of Concession Street East, reaching 33 metres above the lowest point in the Study Area and steeply slopes to the west, south and southeast, providing approximately a 20 metre change in elevation over a short distance but slopes more gently towards the north and north east (see **Figure 3**). The slope on the west and southwest side of the highest knoll can be seen in **Figure 4**.

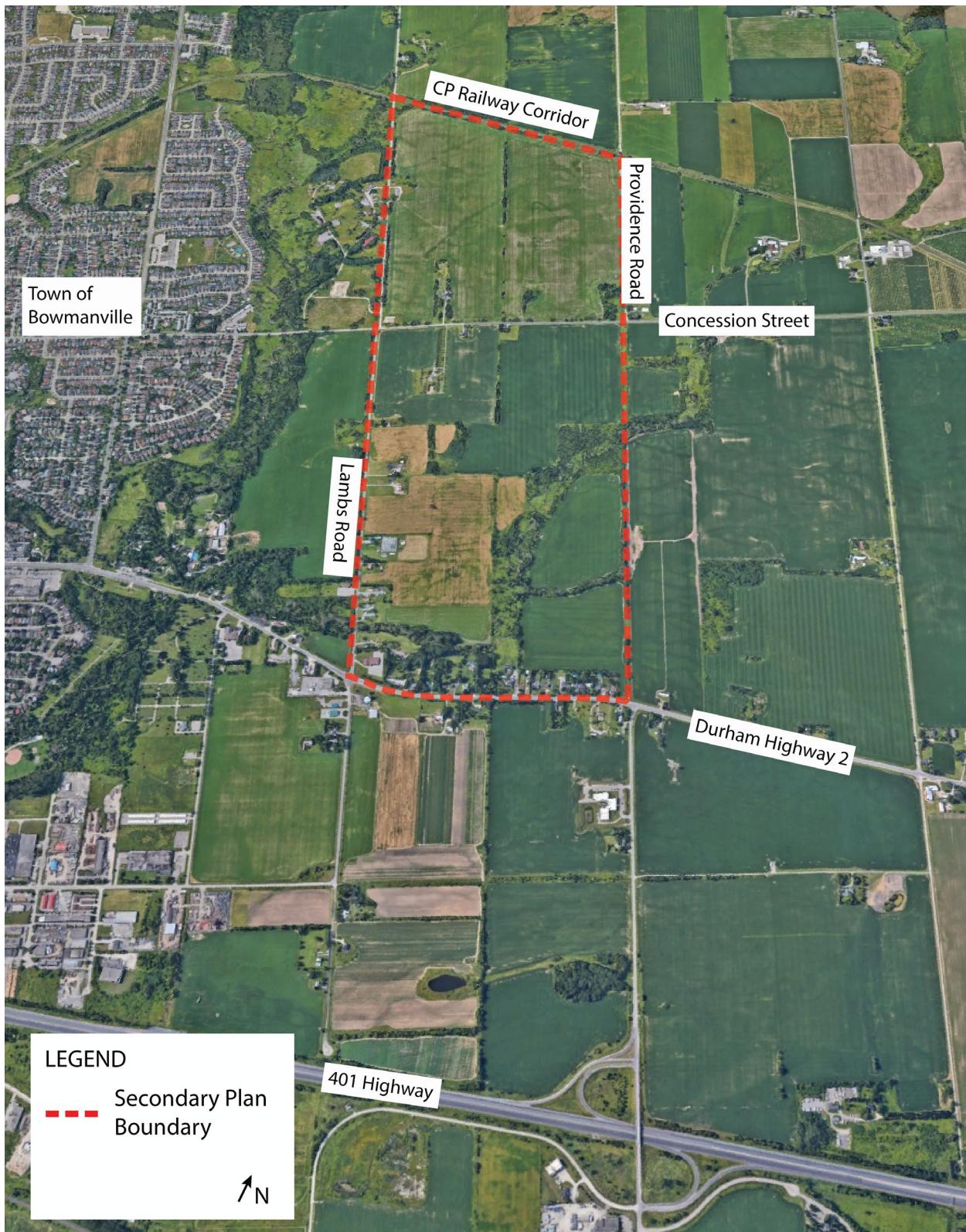


Figure 2: Subject area and surrounding area

Source Google Earth (Base)

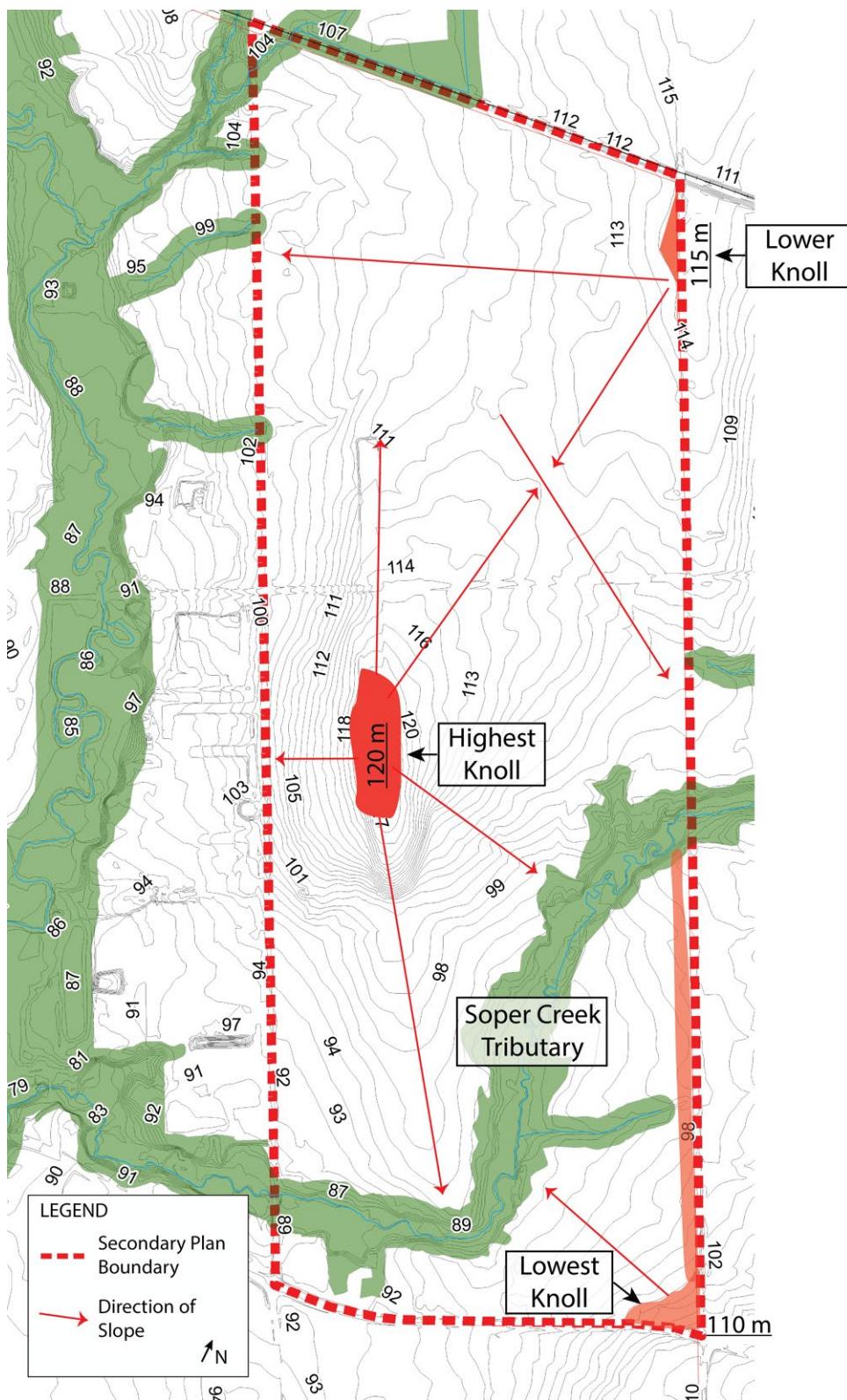


Figure 3: Topographical map of the Soper Hills Secondary Plan Area with 1 meter intervals.

The two lower knolls have gentler slopes. The lower knolls are located at the south eastern and north eastern corners of the subject area, as shown on **Figure 3**.

The Soper Creek tributary runs through the southern portion of the Study Area creating low lying topography. The Soper Creek tributary provides a gentle valley feature within the subject lands as shown in **Figure 3**.

The general flatness of the lands is shown in **Figure 5** looking southwest from the north eastern corner of the Study Area.

2.3 Built Form

Within the Study Area, the existing built form consists largely of single-detached residential properties, some agricultural buildings including a green house, hoop houses and a barn, a church and what appears to be an unused cinder block storage unit as shown on **Figure 6**.

The residential homes within the site are concentrated along Highway 2. Going north on Lambs Road from Highway 2, there is a church, additional homes, and a small greenhouse facility. North of Concession Street East, one residential property exists and what appears to be an unused storage unit, as shown in **Figure 6**.

2.4 Natural Features

2.4.1 Wooded Features

There are a number of wooded features on the site, as shown in **Figure 7**. These features include trees bordering the Soper Creek tributaries, trees on the roadside that borders the Study Area, trees associated with residential properties, lone groupings and hedgerows. The wooded features located along the Soper Creek tributaries fall within the designated Natural Heritage System (NHS) as shown in **Figure 7**.

2.4.2 Creek Corridor

A main tributary to Soper Creek runs north south to the west of the subject area and is largely contained within the designated NHS as shown in **Figure 7**. There is also a small tributary that crosses the north western tip of the Study Area.

The tributary areas are low lying with creek banks that are largely vegetated with grasses, shrubs and mature trees, as seen in **Figure 8**.



Figure 4: The knoll shown in Figure 3 with contours can be seen rising above the red barn while looking north east on Lambs Road just south of the centre point between Concession Street East and Highway 2.

Source: Google Earth



Figure 5: The Site is generally flat as seen from the north eastern corner of Providence Road and the Canadian Pacific Railway corridor looking south west.

Source: Google Earth



Figure 6: Existing Buildings

Source: Google Earth (Base)

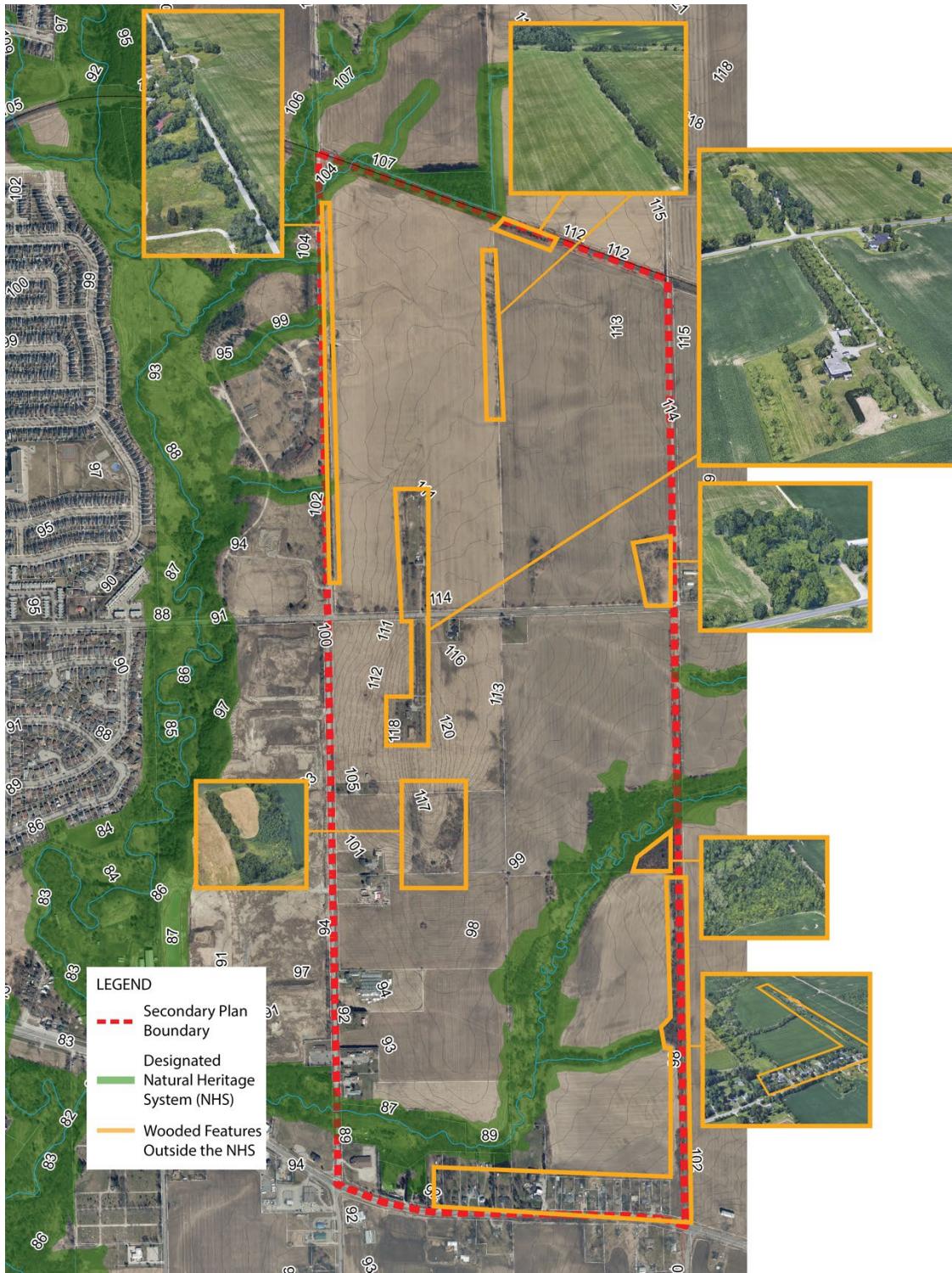


Figure 7: Treed features exist on the property within the designated NHS, near residential properties, along the roadside and as stand-alone groupings.

Source: Google Earth and the Municipality of Clarington (Base)



Figure 8: Soper Creek tributary in the southern section of the site, located just north of the residential properties abutting Highway 2.

Source: Google Earth

3 Summary



This landscape analysis is based on observation and photos of the study area. The Soper Creek Subwatershed Study will provide more detailed identification of significant natural heritage features requiring protection and maintenance.

At this point in the process, based on the existing context, topography, built form and natural features, the following landscape opportunities and constraints within the Soper Hills Secondary Plan Area have been identified:

1. Views from elevated knolls
2. Integration of Natural Features
3. Public Access to Nature
4. Canadian Pacific Railway

3.1.1 Views from elevated knolls

The existing topographical features include a large knoll and two smaller knolls that provide some undulation to the site (**Figure 3**).

An opportunity exists to maintain the knolls to provide some variety to the site and allow for a potential view into Soper Creek which is located to the west of the site. There is a potential for open space and road patterns to be designed to take advantage of the views from the knolls.

3.1.2 Integration of Natural Features

The Soper Creek tributary shown in **Figure 7** is currently protected within the NHS designation and its boundary will be further defined through the Soper Creek Subwatershed Study that is currently underway. There is an opportunity to integrate the creek corridor into the land use plan through trails and window streets, however, the creek corridor also creates a constraint to provision of additional continual north-south and east-west collector roads south of Concession Street.

The existing hedgerows and groupings of trees should be considered for possible integration into new developments (**Figure 7**). Consideration for maintaining these features should be based on their overall health, age, and quality as assessed during the preparation of plans of subdivision. Whether the hedgerows and trees consist of native or invasive species and if they will complement the proposed surrounding land uses should also be considered.

3.1.3 Public Access to Nature

The Soper Creek tributary located in the southern section of the subject area provides opportunities for trails along the corridor and viewpoints into the creek corridor through trailheads and window streets allowing residents to access a natural area (**Figure 7**).

3.1.4 Canadian Pacific Railway

The Canadian Pacific Railway runs along the northern section of the subject site creating a connectivity restraint. Additionally, development setbacks will be required from the rail line. There are existing crossing points on Lambs Road and Providence Road. The Lambs Road crossing is at grade and the Providence Road crossing is a