

Corporation of the Municipality of
Clarington By-law Number 2024-XXXX

being a By-law to amend By-law 84-63, the Comprehensive Zoning By-law for the Corporation of the Municipality of Clarington

Whereas the Council of the Corporation of the Municipality of Clarington deems it advisable to amend By-law 84-63, as amended, of the Corporation of the Municipality of Clarington for ZBA-2024-XXXX;

Now Therefore Be It Resolved That, the Council of the Corporation of the Municipality of Clarington enacts as follows:

1. Section 15.4 'Special Exceptions – Urban Residential Type Four (R4) Zone' is amended by adding Special Exception Zone 15.4.XX as follows:

“15.4.XX Urban Residential Type Four Exception XX (R4-XX) Zone

Notwithstanding Sections XXXX and XXXX, those lands zoned R4-XX on the Schedule A to this By-law shall subject to the following:

- | | |
|--|--|
| a. Permitted Uses | Apartment Building, link townhouse dwelling |
| b. Density (Maximum) | 340 units per net hectare |
| c. Yard Requirements | |
| i) Front Yard | 2.5 metres |
| ii) Interior Side Yard | 6.0 metres for apartment building, 3.0 metres for link townhouse dwelling |
| iii) Rear Yard | 6.0 metres |
| d. Notwithstanding the above, the minimum yard setbacks to an underground parking structure located below established grade shall be 0.0 metres | |
| e. Notwithstanding the above, the minimum yard setbacks to an underground parking structure projecting above grade but below finished ground floor elevation shall be 0.5 metres | |
| f. Lot Coverage (Maximum) | 40 percent |
| g. Landscaped Open Space (Minimum) | 20 percent |
| h. Building Height | 14 storeys (48.0 metres) for apartment building, 4 storeys (13.0 metres) for link townhouse dwelling |

- i. Parking (Minimum) 1.0 spaces per dwelling unit for residents, 0.2 spaces per dwelling unit for visitors
 - j. Street Façade Length (Minimum) 70% to Bowmanville Avenue
 - k. Buildings six storeys or taller shall setback all floors above the fourth storey that face a public street (Minimum) 1.2 metres
2. Schedule 3 to By-law 84-63, as amended, is hereby further amended by changing the zone designation from Residential 1 (R1) Zone to Urban Residential Type Four Exception XX (R4-XX) Zone as illustrated on the attached Schedule 'A' hereto.
3. Schedule 'A' attached hereto shall form part of this By-law.
4. This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Section 34 of the Planning Act.

By-Law passed in open session this _____ day of _____, 2024

Adrian Foster, Mayor

June Gallagher, Municipal Clerk

SCHEDULE A TO BY-LAW NO. XX-24 MUNICIPALITY OF CLARINGTON AMENDMENT TO SCHEDULE 3D TO ZONING BY-LAW 84-63



LEGEND:



SUBJECT LANDS

Re-Zone from 'Residential' [R1] Zone' to: Urban Residential Type 4 Exception XX
[R4-XX] Zone

THIS IS SCHEDULE A
TO BY-LAW NO.XX-24

PASSED THIS XX DAY
OF XXXX, 2024

MAYOR: _____

CLERK: _____

