

**Amendment No XX
To The Municipality of Clarington Official Plan**

Purpose: The purpose of this Amendment is to amend Section 23.19 to include a site-specific exception on the subject lands to facilitate the proposed development and permit an increased building height of 12 storeys (37 metres), while also permitting a total of 63 townhomes, and a maximum number of attached townhomes to 7.

Location: The subject lands have no municipal address and are legally described as Lot 9, Concession 2, Block 37 on Registered Plan 40M-1723, former Township of Darlington, now in the Municipality of Clarington. The subject lands are located at the intersection of Mearns Ave and Concession Rd 3 and has a total area of 1.79 hectares with 91 metres of frontage along Concession Rd 3.

Basis: The purpose of this Official Plan Amendment is to amend Section 23.19 of the Municipality of Clarington Official Plan to provide a site-specific policy on the subject lands.

Section 4.3.9 of the Municipality's Official Plan states that the maximum height for residential buildings, including mixed-use buildings, along Local Corridors is 6-storeys. Section 9.4.5 of the Official Plan advises that townhouses sited on blocks shall generally not exceed 50 Units, and that street townhouses shall generally not comprise more than 6 attached units.

The subject lands are currently located adjacent to the built-up area and are surrounded to the north and east by agricultural lands (future development). These agricultural lands are designated 'Urban Residential' and significant development is expected to occur in the near future. The proposed development will provide for much needed housing, while minimizing land consumption and utilizing existing and available services in an area where significant growth is expected to occur. The proposed development also provides appropriate separation between the 12-storey building and the existing single family dwellings in the area, while also providing logical transition through the townhouse built form, from its highest density at the intersection of Mearns Avenue & Concession 3 (12 storey building) to surrounding existing single family dwellings within the built-up area of Bowmanville.

Actual Amendment: The Municipality of Clarington Official Plan is hereby amended as follows:

1. Existing section 23.19.1 is amended by adding the following:

- xx. Notwithstanding Section 4.3.9, a building height of 12 storeys for a mixed-use building located along a Local Corridor is permitted on the lands identified by Assessment Roll Number 1817-020-060-08073 located in part of Lot 9, Concession 2, former Township of Darlington.

Notwithstanding Section 9.4.5, a total maximum number of 63 street townhouses, and a maximum number of 7 street townhouses per block not including the blocks fronting Mearns Avenue, are permitted on the lands identified by Assessment Roll Number 1817-020-060-08073 located in part of Lot 9, Concession 2, former Township of Darlington.

Implementation: The provisions set forth in the Municipality of Clarington Official Plan, regarding the implementation of the Plan, shall apply in regard to this Amendment.

Interpretation: The provisions set forth in the Municipality of Clarington Official Plan, regarding the implementation of the Plan, shall apply in regard to this Amendment.