

Type The Corporation of the Municipality of Clarington By-law Number 2024-XX

Being a By-law to amend Zoning 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 lands legally described as Lot 9, Concession 2, Block 37 on Registered Plan 40M-1723, former Township of Darlington, now in the Municipality of Clarington.

Now therefore the Council of the Municipality of Clarington enacts as follows:

1. Section 14.6 “Special Exceptions – Urban Residential Type Three (R3) Zone” is amended by adding Special Exception Zone 14.6.XX as follows:

“14.6.XX Urban Residential Type Three Exception (R3-XX) Zone

Notwithstanding the provisions of Sections 3.16 d. and 14.4, those lands zoned “R3-XX” on the Schedules to this By-law shall be subject to the following zone provisions:

- a. Density (maximum) 50 units/ha

- b. Regulations for Townhouse Dwellings
 - i. For the purpose of establishing regulations for each Townhouse Dwelling unit, the following specific regulations shall apply as if each unit is located on a lot:
 - a) Yard Requirements
 - i. Front Yard (minimum)
 - a. To private dwelling 2.5 metres
 - ii. Rear Yard (minimum)
 - a. Abutting Linked Townhouse 4.0 metres
 - b. Abutting Urban Residential Zone 6.0 metres
 - b) Balconies, canopies, unenclosed porches, steps, patios, ramps, or decks attached or directly abutting the principal or main building; either above or below grade; may project into any required front, side, or rear yard to a distance of not more than 2.5 metres, but in

no instance shall a required side yard be reduced to below 0.6 metres.

2. Section 15.4 “Special Exceptions – Urban Residential Type Four (R4) Zone” is amended by adding Special Exception Zone 15.4. as follows:

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

Notwithstanding the provisions of Section 3.16 d., 15.1, and 15.2, those lands zoned “R4-XX” on the Schedules to this By-law shall be subject to the following zone provisions:

a. Permitted Uses

i. Residential Uses

- a) Dwelling units as part of a building containing a permitted non-residential use(s)

ii. Non-Residential Uses

- a) Commercial School;
b) Eating Establishment, Dine-in;
c) Financial Office;
d) Veterinarian Clinic; and
e) All non-residential uses permitted in 17.1 b.

b. Density (maximum) 425 units/ha

c. Commercial Floor Area (maximum) 300 square metres

d. Building Height (maximum) 37 metres

e. Number of Storeys (maximum) 12 storeys

f. Yard Requirements

i. Front Yard (minimum)

- a) To building 1.5 metres
b) To underground parking structure 0.0 metres

ii. Interior Side Yard (minimum)

- a) To underground parking structure 0.0 metres

- iii. Exterior Side Yard (minimum)
 - a) To building 3.0 metres
 - b) To underground parking structure 0.0 metres
- iv. Rear Yard (minimum)
 - a) To building 7.0 metres
 - b) To underground parking structure 0.0 metres

g. Parking Regulations

i. Residential Use

- a) 0.23 visitor spaces per dwelling unit

3. Schedule '3I' to By-law 84-63, as amended, is hereby further amended by changing the zone designation from:

"Urban Residential Type Three Exception (R3-56)" to "Urban Residential Type Three Exception (R3-XX)" and "Urban Residential Type Four Exception (R4-XX)"

As illustrated on the attached Schedule 'A' hereto.

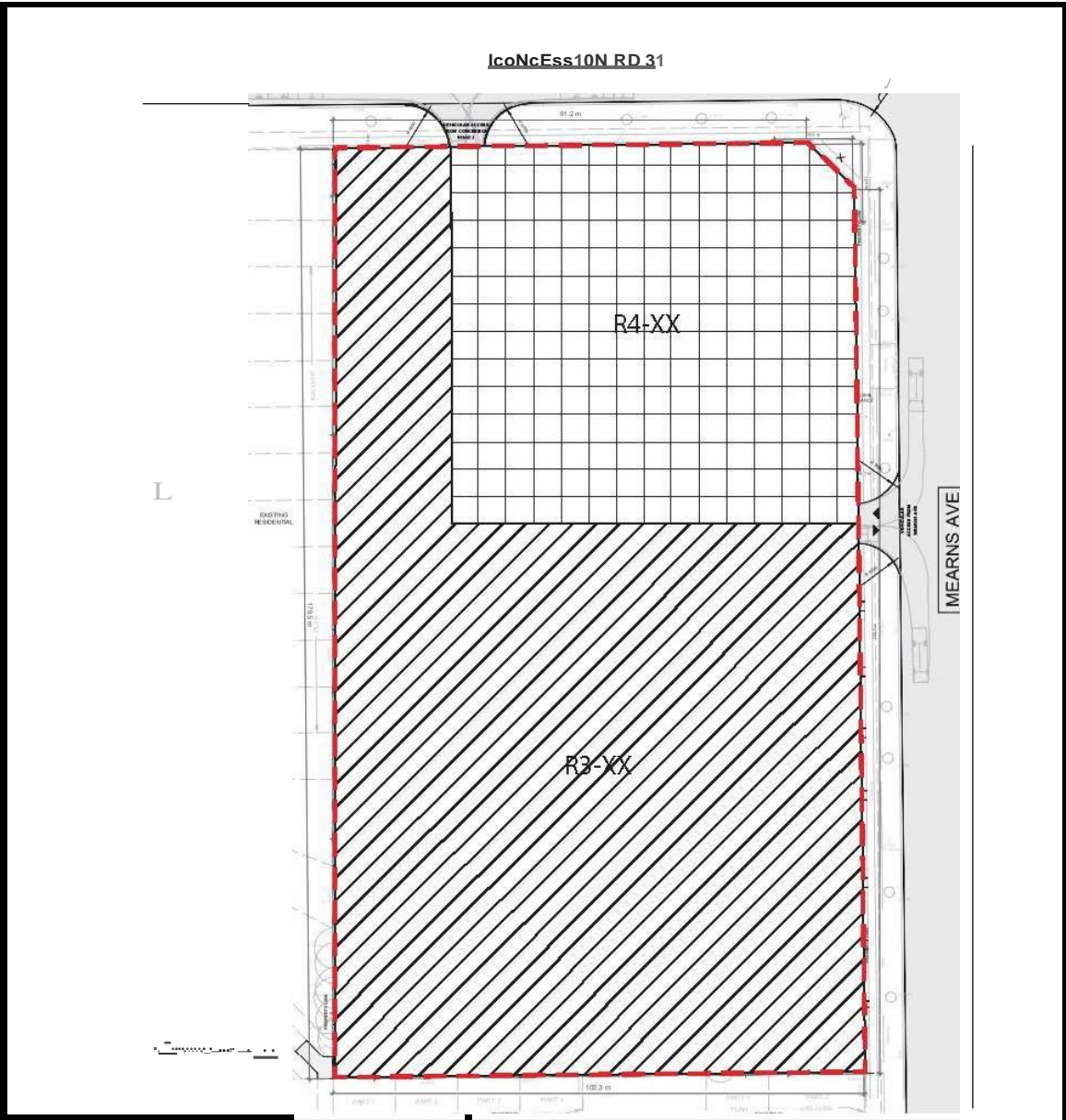
4. Schedule 'A' attached hereto shall form part of this By-law.
5. This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Sections 34 and 36 of the Planning Act.

Passes in Open Council this ___day of _____2024.

Adrian Foster, Mayor

June Gallagher, Municipal Clerk

Schedule "A"



Subject Site (17,868.3 m² / 178 ha)

Lands to be rezoned from 'Urban Residential Type Three Exception (R3-56)' to 'Urban Residential Type Four Exception (R4-XX)' Zone (0.54 ha)

Lands to be rezoned from 'Urban Residential Type Three Exception (R3-56)' to 'Urban Residential Type Three (R3-XX)' Zone (1.24 ha)

SCHEDULE "A" ZONING BY-LAW AMENDMENT

Drawn By: MA

File: 16-597



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