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The Corporation of the Municipality of Clarington
By-law Number 2024-_____

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
2022-0002;

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

1. Section 14.6 “Special Exceptions – Urban Residential Type Three (R3) Zone” is hereby
amended by adding thereto, the following new Special Exception Zone 14.6.78 as follows:

14.6.78 Urban Residential Exception (R3-78) Zone

Notwithstanding Sections 3.16 c. iii), 14.3 and 14.4, those lands zoned R3-78 shall be
subject to the following regulations and the applicable provisions not amended by the
R3-78 zone:

- a. In the case of street townhouse dwellings, the following provisions apply:

- i) Lot Area (minimum)
 - a) Interior Lot 190 square metres
 - b) Exterior Lot 300 square meters
- ii) Lot Frontage (minimum)
 - a) Interior Lot 6.0 metres
 - b) Exterior Lot 9.0 metres
- iii) Yard Requirements (minimum)
 - a) Front Yard 6.0 metres to private garage or carport and 3.0 metres to a dwelling
 - b) Interior Side Yard 1.2 metres; nil where building has a common wall with any building on an adjacent lot
 - c) Exterior Side Yard 3.0 metres
 - d) Rear Yard 7.5 metres
- iv) Dwelling Unit Area (minimum) 85 square metres

- v) Lot Coverage (maximum) 55 percent for dwelling; 60 percent for all buildings and structures
 - vi) Landscaped Open Space (minimum)
 - a) Lot 30 percent
 - b) Front Yard 40 percent soft landscaping
 - vii) Building Height (maximum) 11 metres
 - viii) A maximum driveway width of 3 metres shall be permitted.
 - ix) All garage doors shall not be located any closer to the street line than the dwellings first floor front wall or exterior side wall or covered porch projection.
 - x) A covered and unenclosed porch/ balcony having no habitable space above it shall be permitted subject to the following:
 - a) In the case of an interior lot, an unenclosed porch/ balcony up to a maximum area of 12.0 metres shall be permitted provided it is located in the front yard of the lot and shall not be calculated as lot coverage;
 - b) In the case of an exterior lot, an unenclosed porch/ balcony up to a maximum of 20.0 square metres shall be permitted provided it is located in the front and/ or exterior side yard of the lot and shall not be calculated as lot coverage.
- b. In the case of link townhouse dwellings, the following provisions shall apply as if each dwelling is located on a lot for the purpose of establishing regulations for each link townhouse, unless stated otherwise:
- i) Density (for entire block) 35 to 45 units per hectare
 - ii) Lot Frontage (minimum) 5 metres
 - iii) Yard Requirements (minimum)
 - a) Front Yard from Public Street or Private Lane 6.0 metres to private garage or carport and 3.0 metres to a dwelling
 - b) Side Yard 1.5 metres; nil where building has a common wall with any building on an adjacent lot
 - c) Rear yard 6.0 metres; nil where a building has frontage on both a private lane and public road
 - iv) Utility Building Setbacks (minimum)
 - a) From Public street 7.0 metres
 - b) From Private Lane 3.0 metres
 - c) From any other lot line, including link townhouse dwelling lot 2.0 metres

- v) Dwelling Unit Area (minimum) 85 square metres
- vi) Lot Coverage (maximum) 55 percent for dwelling; 60 percent for all buildings and structures
- vii) Landscaped Open Space (minimum)
 - a) Dwelling Lot 30 percent
 - b) Front Yard 40 percent soft landscaping; where building has frontage on both a private lane and public road the yard where the parking space is provided shall not reduce the soft landscaping below 40 percent
- viii) Minimum Outdoor Amenity Space (shared) 4.0 square metres per unit
- ix) Building Height (maximum) 12 metres
- x) A maximum driveway width of 3 metres shall be permitted.
- xi) All garage doors shall not be located any closer to the private lane than the dwellings first floor front wall or exterior side wall or covered porch projection. Where a building has frontage on both a private lane and public road, garage doors can project up to 3 metres from the second floor front wall, provided outdoor amenity space is provided above.

Schedule '3' (Bowmanville) to By-law 84-63, as amended, is hereby further amended by changing the zone from:

"Agricultural (A) Zone" to "Holding - Urban Residential Exception ((H)R3-78) Zone"
"Agricultural (A) Zone" to "Environmental Protection (EP) Zone" as illustrated on the attached Schedule 'A' hereto.

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

Passed in Open Council this 28th day of October, 2024.

Adrian Foster, Mayor

June Gallagher, Municipal Clerk

This is Schedule "A" to By-law 2024- , passed this day of , 2024 A.D.



-  Zoning Change From 'A' To '(H)R3-78'
-  Zoning Change From 'A' To 'EP'
-  Zoning To Remain 'A'
-  Zoning To Remain 'EP'

