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The Corporation of the Municipality of Clarington
By-law Number 202X-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 84-63 _____;

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 Exceptions (R3-XX) Zone

Notwithstanding Sections 3.1. g.i), iv), 14.1, and 14.3 b.ii), c.ii), iii), e, h., those lands zoned R3-XX on the Schedules to this By-law shall only be used for street townhouse dwellings, subject to the following regulations:

- a. Lot Frontage (minimum)
 - i) Exterior Lot 9.0 metres
- b. Yard Requirements (minimum)
 - i) Interior Side Yard 1.2 metres, nil where building has a common wall with any adjacent building on an adjacent lot in a R3 zone
 - ii) Exterior Side Yard 3.0 metres
- c. Height of unenclosed porch above finished grade (maximum) 1.0 metre
- d. Lot Coverage
 - i) A covered and unenclosed porch/balcony having no habitable floor 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 10.0 square 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 area of 15.0 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.

e. Special Yard Regulations

- i) Bay windows with foundations may project into any required yard to a distance of not more than 0.75 metres with the bay window having a maximum width of 2.4 metres, but in no instance shall the interior side yard be reduced below 0.6 metres.
- ii) Steps may project into the required front or exterior side yard, but in no instance shall the front of exterior side yard be reduced below 1.0 metres.

f. Garage Requirements

- ii) All garage doors shall not be located any closer to the street line than the dwelling's front wall, exterior side wall, or covered porch.

2. Section 13.4 "Special Exceptions – Urban Residential Type Two (R2) Zone" is amended by adding Special Exception Zone 13.4.XX as follows:

"13.4.XX Urban Residential Exceptions (R2-XX) Zone

Notwithstanding Sections 3.1. g.i), iv), 13.2 a., b., c.i), ii), iii), e., h., those lands zoned R2-XX on the Schedules to this By-law shall be subject to the following regulations:

- | | | |
|------|-----------------------------|---|
| a. | Lot Area (minimum) | 270 square metres |
| b. | Lot Frontage (minimum) | |
| i) | Interior Lot | 9.0 metres |
| ii) | Exterior Lot | 12.0 metres |
| c. | Yard Requirements (minimum) | |
| i) | Front Yard | 6.0 metres to private garage or carport;
4.0 metres to dwelling;
2.0 metres to porch. |
| ii) | Exterior Side Yard | 6.0 metres to private garage or carport;
4.0 metres to dwelling;
2.0 metres to porch. |
| iii) | Interior Side Yard | With private garage or carport, 1.2 |

metres on one side, and 0.6 metres on the other side.
Without private garage or carport, 3.0 metres on one side, and 0.6 metres on the other side.

- d. Lot Coverage (maximum)
- i) 1 Storey single-detached dwelling
 - a) Dwelling 50 percent
 - b) Total of all Buildings and Structures 55 percent
 - ii) All other single-detached dwellings
 - a) Dwelling 45 percent
 - b) Total of all Buildings and Structures 50 percent
 - iii) Notwithstanding the above lot coverage provision, a covered and unenclosed porch/balcony having no habitable floor 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 square 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 area 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.
- e. Driveway Width (maximum) 4.6 metres
- f. Garage Requirements
- i) All garage doors shall not be located any closer to the street line than the dwelling's front wall or exterior side wall or covered porch projection.
- g. Height of floor deck of unenclosed porch above finished grade (maximum) 1.0 metre
- h. Special Yard Regulations
- i) Bay windows with foundations may project into any required yard to a distance of not more than 0.75 metres with the bay window having a maximum width of 2.4 metres, but in no instance shall the interior side yard be reduced below 0.6 metres.

- ii) Steps may project into the required front or exterior side yard, but in no instance shall the front of exterior side yard be reduced below 1.0 metres.
 - iii) Visibility Triangle (minimum) 6.5 metres
3. Section 13.4 “Special Exceptions – Urban Residential Type Two (R2) Zone” is amended by adding Special Exception Zone 13.4.YY as follows:

“13.4.YY Urban Residential Exceptions (R2-YY) Zone

Notwithstanding Sections 3.1. g.i), iv), 13.2 a., b., c.i), ii), iii), e., h., those lands zoned R2-YY on the Schedules to this By-law shall be subject to the following regulations:

- a. Lot Area (minimum) 330 square metres
- b. Lot Frontage (minimum)
 - i) Interior Lot 11.3 metres
 - ii) Exterior Lot 14.3 metres
- c. Yard Requirements (minimum)
 - i) Front Yard 6.0 metres to private garage or carport;
4.0 metres to dwelling;
2.0 metres to porch.
 - ii) Exterior Side Yard 6.0 metres to private garage or carport;
4.0 metres to dwelling;
2.0 metres to porch.
 - iii) Interior Side Yard With private garage or carport, 1.2 metres on one side, and 0.6 metres on the other side.
Without private garage or carport, 3.0 metres on one side, and 0.6 metres on the other side.
- d. Lot Coverage (maximum)
 - i) 1 Storey single-detached dwelling
 - a) Dwelling 50 percent
 - b) Total of all Buildings and Structures 55 percent
 - ii) All other single-detached dwellings
 - a) Dwelling 45 percent
 - b) Total of all Buildings and Structures 50 percent

- iii) Notwithstanding the above lot coverage provision, a covered and unenclosed porch/balcony having no habitable floor 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 square 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 area 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.
 - e. Garage Requirements
 - i) The outside width of the garage shall be a maximum of 6.4 metres.
 - f. Height of floor deck of unenclosed porch above finished grade (maximum) 1.0 metre
 - g. Special Yard Regulations
 - i) Bay windows with foundations may project into any required yard to a distance of not more than 0.75 metres with the bay window having a maximum width of 2.4 metres, but in no instance shall the interior side yard be reduced below 0.6 metres.
 - ii) Steps may project into the required front or exterior side yard, but in no instance shall the front of exterior side yard be reduced below 1.0 metres.
 - iii) Visibility Triangle (minimum) 6.5 metres
4. Section 13.4 “Special Exceptions – Urban Residential Type Two (R2) Zone” is amended by adding Special Exception Zone 13.4.ZZ as follows:

“13.4.ZZ Urban Residential Exceptions (R2-ZZ) Zone

Notwithstanding Sections 3.1. g.i), iv), 13.2 a., c.i), ii), iii), e., h., those lands zoned R2-ZZ on the Schedules to this By-law shall be subject to the following regulations:

- a. Lot Area (minimum) 360 square metres
- b. Yard Requirements (minimum)
 - i) Front Yard 6.0 metres to private garage or carport;
4.0 metres to dwelling;
2.0 metres to porch.
 - ii) Exterior Side Yard 6.0 metres to private garage or carport;

4.0 metres to dwelling;
2.0 metres to porch.

- iii) Interior Side Yard
 - With private garage or carport, 1.2 metres on one side, and 0.6 metres on the other side.
 - Without private garage or carport, 3.0 metres on one side, and 0.6 metres on the other side.
- c. Lot Coverage (maximum)
 - i) 1 Storey single-detached dwelling
 - a) Dwelling 50 percent
 - b) Total of all Buildings and Structures 55 percent
 - ii) All other single-detached dwellings
 - a) Dwelling 45 percent
 - b) Total of all Buildings and Structures 50 percent
 - iii) Notwithstanding the above lot coverage provision, a covered and unenclosed porch/balcony having no habitable floor 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 square 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 area 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.
- d. Garage Requirements
 - i) All garage doors shall not be located any closer to the street line than the dwelling's front wall or exterior side wall or covered porch projection.
- e. Height of floor deck of unenclosed porch above finished grade (maximum) 1.0 metre
- f. Special Yard Regulations
 - i) Bay windows with foundations may project into any required yard to a distance of not more than 0.75 metres with the bay window having a maximum width of 2.4 metres, but in no instance shall the interior side yard be reduced below 0.6 metres.

- ii) Steps may project into the required front or exterior side yard, but in no instance shall the front of exterior side yard be reduced below 1.0 metres.
- iii) Visibility Triangle (minimum) 6.5 metres

5. Schedule '4' to By-law 84-63, as amended, is hereby further amended by changing the zone designation from:

"Agricultural (A)" to "Urban Residential Exception (R3-XX)"

"Agricultural (A)" to "Urban Residential Exception (R2-67)"

"Agricultural (A)" to "Urban Residential Exception (R2-XX)"

"Agricultural (A)" to "Urban Residential Exception (R2-YY)"

"Agricultural (A)" to "Urban Residential Exception (R2-ZZ)"

As illustrated on the attached Schedule 'A' hereto

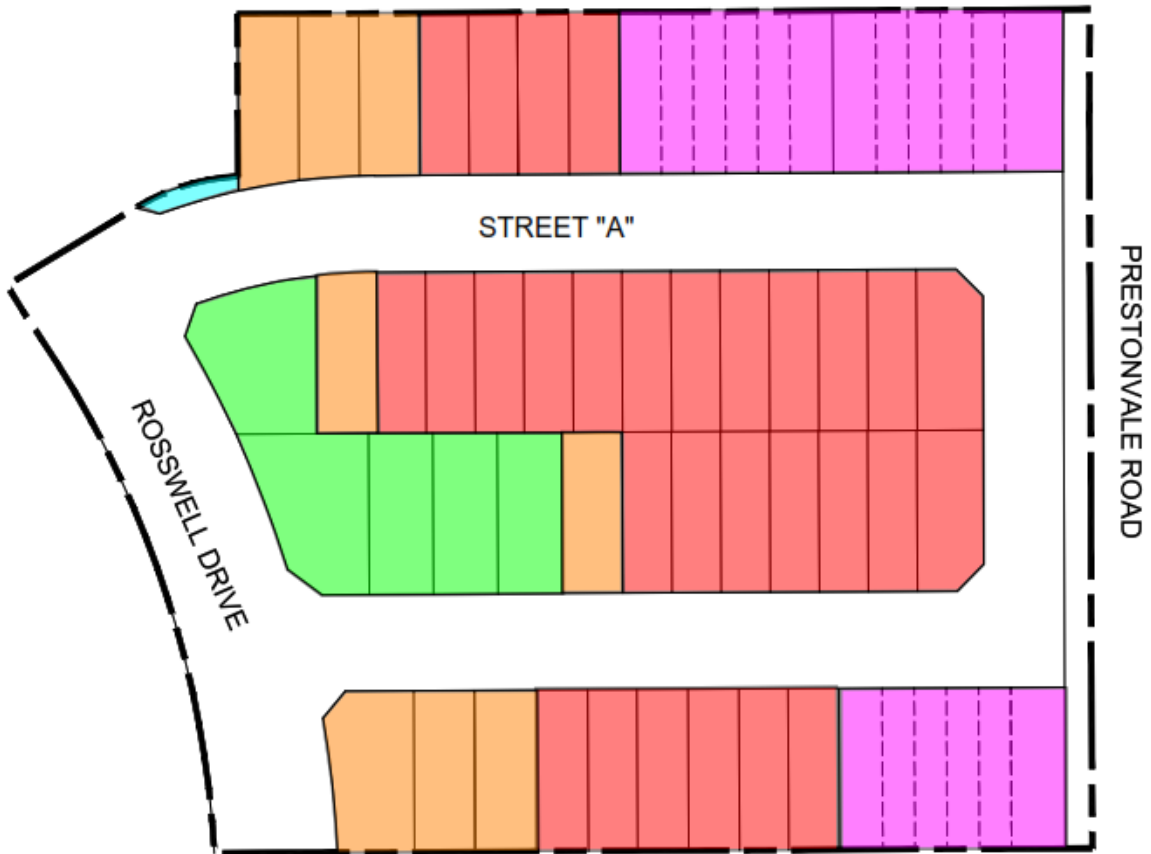
6. Schedule 'A' attached hereto shall form part of this By-law.






7. 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.

Passed in Open Council this _____ day of _____, 20____

Adrian Foster, Mayor

June Gallagher, Municipal Clerk



-  Zoning Change from "A" To "R2-67"
-  Zoning Change from "A" To "R2-XX"
-  Zoning Change from "A" To "R2-YY"
-  Zoning Change from "A" To "R2-ZZ"
-  Zoning Change from "A" To "R3-XX"

