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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
2021-0017;

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

1. Section 16A.7 “Site Specific Exceptions” is amended by adding the following new
Special Exception Zone and renumbering the remaining sections:

16A.7.6 Residential Mixed Use Exception (MU2-4) Zone

Exception 16A.7.6: For the purposes of the Zoning By-law, the entire lands zoned
MU2-4 shall be considered as one lot for zoning purposes.

Notwithstanding Section 2, Sections 16A.1, 16A.2, 16A.3, 16A.4, 16A.5, and 16A.7,
the lands zoned MU2-4 on the Schedules to this By-law shall be subject to the
following:

- a. For the purpose of Exception Section 16A.7.6, the term “**Storey**” means the
portion of a building, other than an attic, basement or cellar, included
between any floor level and the floor, ceiling or roof next above it but
excludes portions that provide access to roof terraces.

b. Permitted Uses in MU2-4

- i) Apartment buildings
- ii) Mixed-Use Building
- iii) Linked Townhouse Dwellings
- iv) Stacked Townhouse Dwellings
- v) Back-to-back Townhouse Dwellings (as defined by Linked Townhouse
Dwellings)
- vi) Accessory buildings

- vii) Retail Uses, Personal and Professional Service Uses including professional offices and medical office uses shall only be permitted on the ground floor of a mixed-use building with an entrance and frontage onto an arterial road.

c. **Regulations for MU2-4**

- i) Number of storeys 3 storeys (Minimum)
 6 storeys (Maximum)
- ii) Building Height 3 storeys (Minimum)
 6 storeys (Maximum)
- iii) Setbacks (to public street): 3 metres (Minimum) and 6 metres (Maximum)
- iv) Setbacks (to any other lot line): 3 metres (Minimum)
- v) Underground Parking Structure Setbacks (Minimum):
 0.0 metres to any property line
- vi) Underground Parking Structure projecting above grade but below finished ground floor elevation Setbacks (Minimum):
 0.5 metres to any property line
- vii) Minimum unit width for Linked Townhouse Dwellings 5.0 metres

viii) **Special Yard Regulations** - Notwithstanding any other provision of By-law 84-63 to the contrary, on lands zoned MU2-4 Zone the following shall apply:

- a) A maximum driveway width of 3 metres shall be permitted.
- b) The minimum setback to a sight triangle shall be 1.0 metre. In addition, unenclosed porches, steps, patios, ramps, landscape entrance features, attached or directly abutting the principal or main building; either above or below grade; may project into any required yard to a distance no closer than 0.5 metres to a sight triangle.
- c) Steps, landing and porches may project into the required front or exterior side yards, but in no instance shall the distance to the front lot line or exterior side lot line be below 1.0 metre.

2. Section 16A.7 "Site Specific Exceptions" is amended by adding the following new Special Exception Zone and renumbering the remaining sections:

16A.7.7 Residential Mixed Use Exception (MU2-5) Zone

Exception 16A.7.7: For the purposes of the Zoning By-law, the entire lands zoned MU2-5 shall be considered as one lot for zoning purposes.

Notwithstanding Section 2, Sections 16A.1, 16A.2, 16A.3, 16A.4, 16A.5, and 16A.7, the lands zoned MU2-5 on the Schedules to this By-law shall be subject to the following:

- a. For the purpose of Exception Section 16A.7.7, the term “**Storey**” means the portion of a building, other than an attic, basement or cellar, included between any floor level and the floor, ceiling or roof next above it but excludes portions that provide access to roof terraces.

b. Permitted Uses in MU2-5

- i) Apartment buildings
- ii) Mixed-Use Building
- iii) Linked Townhouse Dwellings
- iv) Stacked Townhouse Dwellings
- v) Back-to-back Townhouse Dwellings (as defined by Linked Townhouse Dwellings)
- vi) Accessory buildings
- vii) Retail Uses and Personal and Professional Service Uses including professional offices and medical office uses shall only be permitted on the ground floor of a mixed-use building with an entrance and frontage onto an arterial road.

c. Regulations for MU2-5

- i) Number of storeys 3 storeys (Minimum)
4 storeys (Minimum) within 50 metres from the southwest corner of the intersection of Bloor Street and Trulls Road
6 storeys (Maximum)
- ii) Building Height 3 storeys (Minimum)
4 storeys (Minimum) within 50 metres from the southwest corner of the intersection of Bloor Street and Trulls Road
6 storeys (Maximum)
- iii) Setbacks (to public street): 3 metres (Minimum) and 6 metres (Maximum)
- iv) Setbacks (to any other lot line): 3 metres (Minimum)

- ix) Underground Parking Structure Setbacks (Minimum):
0.0 metres to any property line

 - x) Underground Parking Structure projecting above grade but below finished ground floor elevation Setbacks (Minimum):
0.5 metres to any property line

 - v) Minimum unit width for Linked Townhouse Dwellings 5.0 metres

 - vi) **Special Yard Regulations** - Notwithstanding any other provision of By-law 84-63 to the contrary, on lands zoned MU2-5 Zone the following shall apply:
 - a) A maximum driveway width of 3 metres shall be permitted.

 - b) The minimum setback to a sight triangle shall be 1.0 metre. In addition, unenclosed porches, steps, patios, ramps, landscape entrance features, attached or directly abutting the principal or main building; either above or below grade; may project into any required yard to a distance no closer than 0.5 metres to a sight triangle.

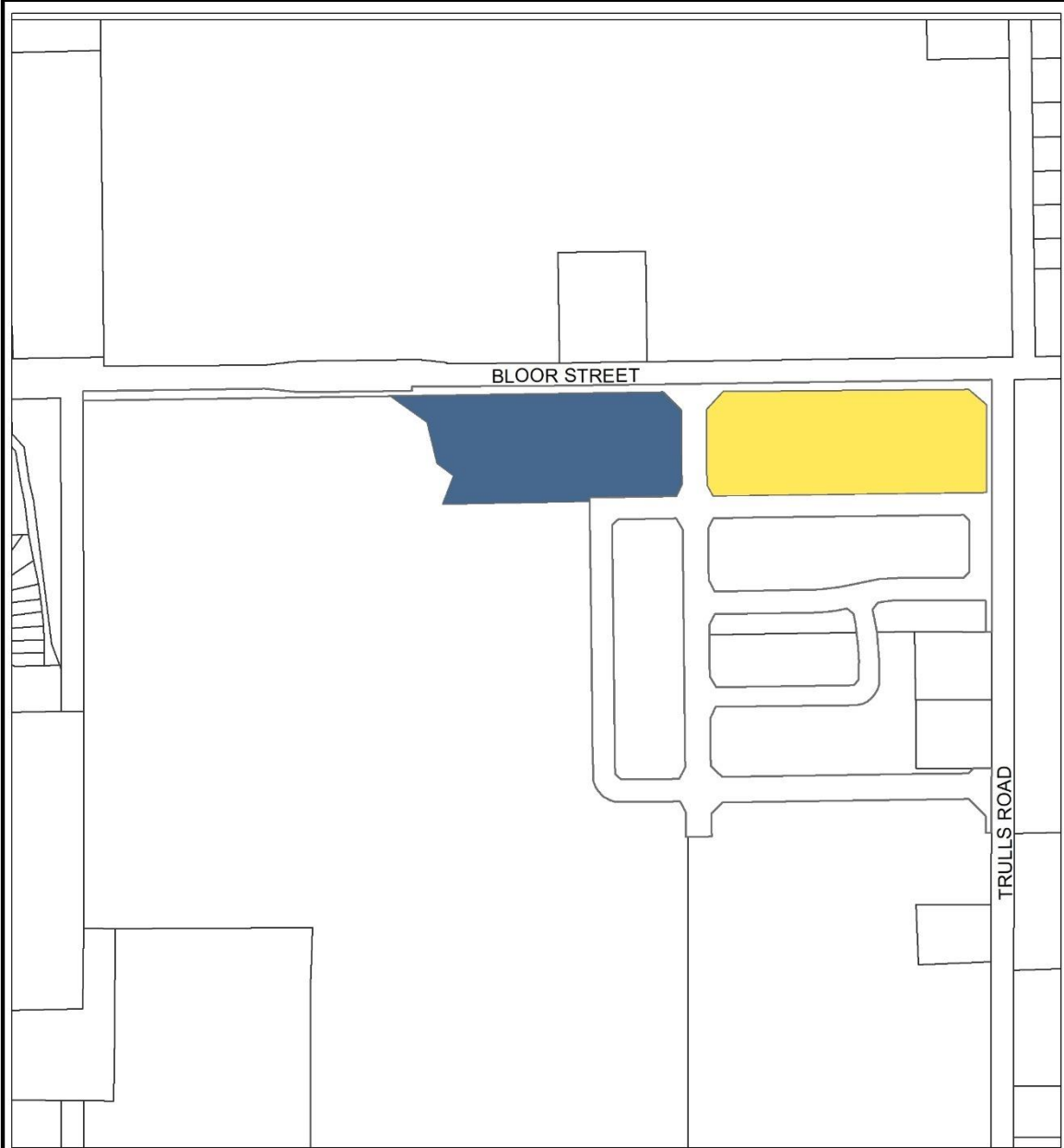
 - d) Steps, landing and porches may project into the required front or exterior side yards, but in no instance shall the distance to the front lot line or exterior side lot line be below 1.0 metre.
3. Schedule '4' (Courtice) to By-law 84-63, as amended, is hereby further amended by changing the zone from:
- "Agricultural (A) Zone" to "Holding - Residential Mixed Use Exception ((H) MU2-4) Zone"
- "Agricultural (A) Zone" to "Holding - Residential Mixed Use Exception ((H) MU2-5) Zone"
- as illustrated on the attached Schedule 'A' hereto.
4. Schedule 'A' attached hereto shall form part of the By-law.
5. 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 _____ day of _____, 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)MU2-4'
-  Zoning Change From 'A' To '(H)MU2-5'

