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The Corporation of the Municipality of Clarington

By-law 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 ZBA2024-0011;

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

1. Schedule '1' to By-law 84-63, as amended, is hereby further amended by changing the zone designation from "Agricultural (A) Zone" to "Urban Residential Type Four (R4-) Zone" and "Environmental Protection (EP) Zone" as illustrated on the attached Schedule 'A' hereto.
2. Notwithstanding Section 15.1 and 15.2, those lands zoned R4- on the Schedules to this By-law shall be subject to the following zone provisions:
 - a. Residential Uses
 - i) An apartment building
 - ii) A townhouse dwelling
 - iii) Stacked townhouse dwelling
 - b. Regulations for Residential Uses
 - i) Density (maximum) 97 units per net hectare
 - ii) Number of units (maximum)
 - a) Apartment units 51 Units
 - b) Townhouse units 10 Units
 - c) Stacked townhouse units 12 Units
 - iii) Yard requirements (minimum)
 - a) Front Yard (Nash Road) 3.0 metres
 - Front Yard (unenclosed porch/step) 1.5 metres

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|--|-------------------|
| b) Interior Side Yard (east) | 3.0 metres |
| c) Rear Yard – Environmental Protection Zone – | 0 metres |
| v) Building height (maximum) | 14.0 metres |
| vi) Parking requirements (minimum) | 95 parking spaces |

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

“Agricultural (A) Zone” to “Environmental Protection (EP) Zone”

“Agricultural (A) Zone” to “Urban Residential Type Four Exception (R4-) Zone” 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 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.



-  Re-zone from 'Agricultural (A) Zone' to 'Urban Residential Type Four (R4 -) Zone'
-  Re-zone from 'Agricultural (A) Zone' to 'Environmental Protection (EP) Zone'
-  Existing 'Environmental Protection (EP) Zone'

