

The Corporation of the Municipality of Clarington

By-law Number 2023 - _____

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 to permit the development of 16 semi-detached dwellings on the subject lands, legally described as PCL 1 BLK 2 N1/2 OF S1/2 LT 35 CON 3 DARLINGTON AS IN N110077; CLARINGTON.

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

1. Schedule "A" to By-law 84-63, as amended, is hereby further amended by changing the zone designation from:

"Agricultural (A) Zone" to "Urban Residential Type Two (R2) Zone" with site-specific regulations as illustrated on the attached Schedule "A" hereto.

Notwithstanding Section 13.1 of the Zoning By-law 84-63, the lands zoned "R2" shown on Schedule "A", the following permitted Uses shall apply:

- Semi-detached dwellings.

Notwithstanding By-law 84-63 Section 13.2, the lands zoned "R2" shown on Schedule "A", the following regulations shall apply:

- a. Minimum lot frontage of 11m (for each pair of semi-detached dwellings);
- b. Minimum Lot Area of 300 sq.m (for each pair of semi-detached dwellings);
- c. Minimum Yards of:
 - o Rear yard: 2m
 - o Front Yard: 5m to the wall of the dwelling;
 - o Exterior Yard: 1.8m;
 - o Interior Yard: 0.56m;
- d. Maximum Lot Coverage of 60%

Notwithstanding Section 3.16 the following shall apply:

- One outdoor and one indoor parking space per dwelling.

2. Schedule "A" attached hereto shall form part of the By-law.

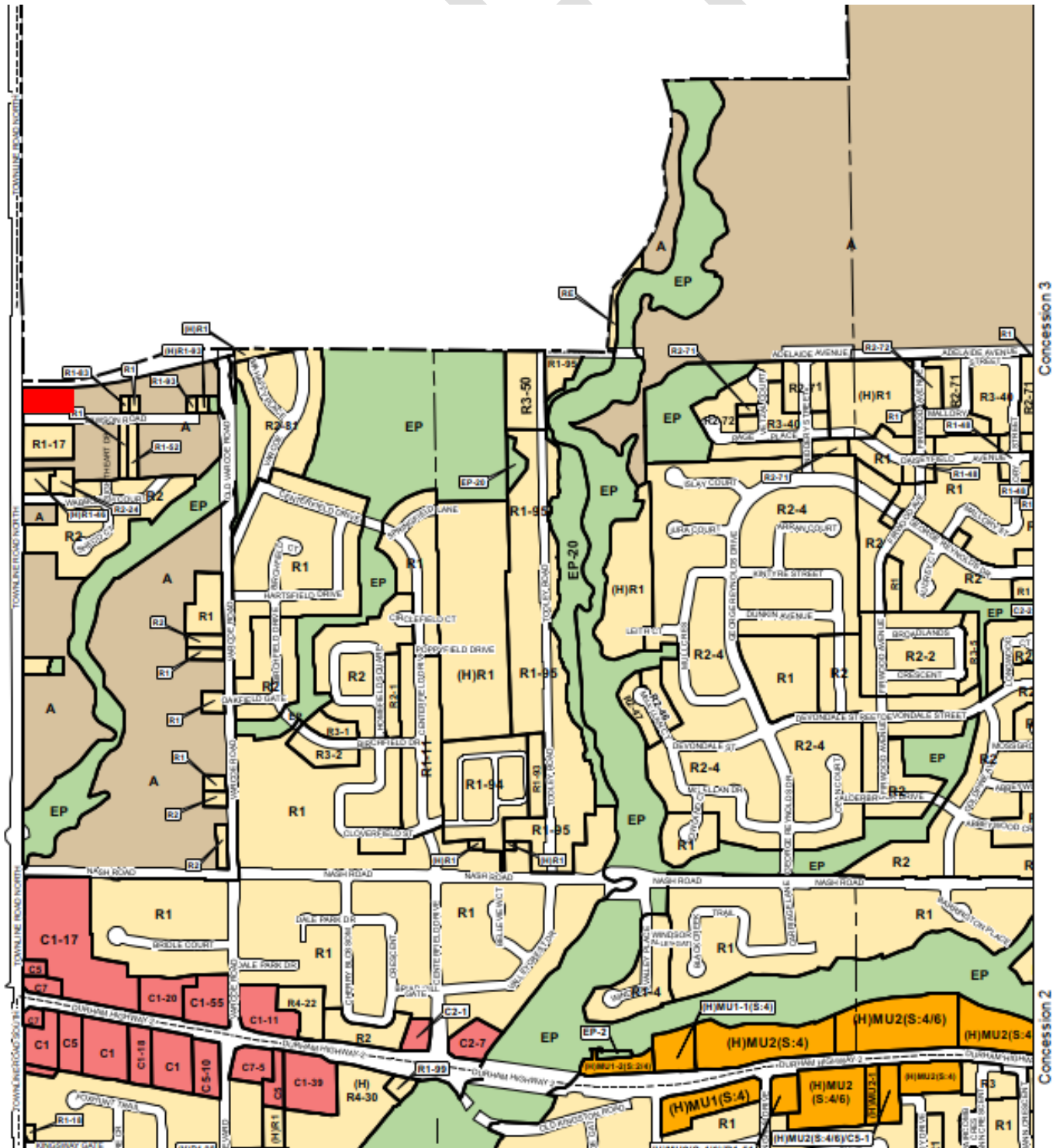
3. This By-law shall come into effect on the date of passing hereof, subject to the provisions of Section 34 of the Planning Act.

Passed in Open Council this ___ day of ___ 2023.

Adrian Foster, Mayor

June Gallagher, Municipal Clerk

DRAFT



 Zoning Change From Agricultural (A) Zone to Urban Residential Type Two (R2-XX)

