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The Corporation of the Municipality of Clarington  
By-law Number 2025-\_\_\_\_\_

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 2023-0017;

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

1. Section 15.4 'Special Exceptions – Urban Residential Type Four (R4) Zone' is amended by adding Special Exception Zone 15.4.49 as follows:

“15.4.49 Urban Residential Type Four Exception (R4-49) Zone

Notwithstanding Sections 15.1 and 15.2, those lands zoned R4-49 on the Schedule A to this By-law shall subject to the following:

**Permitted Uses**

- a. Permitted Uses
  - i. Apartment Building
  - ii. Link townhouse dwelling

**Regulations for Residential Uses**

- b. Density (Maximum) 335 units per net hectare
- c. Yard Requirements

- i) Front Yard
  - ii) Interior Side Yard 6.0 metres for apartment building,  
3.0 metres for link townhouse dwelling
  - iii) Rear Yard 6.0 metres
- d. Notwithstanding the above, the minimum yard setbacks to an underground parking structure located below established grade shall be 3.0 metres
- e. Notwithstanding the above, the minimum yard setbacks to an underground parking structure projecting above grade but below finished ground floor elevation shall be 0.5 metres
- f. Lot Coverage (Maximum) 40 percent
- g. Landscaped Open Space (Minimum) 35 percent
- h. Building Height
- i. Maximum 14 storeys (47.0 metres) for apartment buildings
  - ii. Maximum 4 storeys (13.0 metres) for link townhouse dwellings
- i. Podium Height
- i. Minimum 2 storeys,
  - ii. Maximum 4 storeys
- j. Apartment Building Separation (Minimum) 25.0 metres for any floor above the 3<sup>rd</sup> storey
- k. Bicycle Parking (Minimum)
- i. 0.1 per unit (short term)
  - ii. 0.5 per unit (long term)
- l. Street Façade Length (Minimum) 70% to Bowmanville Avenue
- m. Buildings six storeys or taller shall setback all floors above the fourth storey that face a public street (Minimum) 1.2 metres
2. Schedule 3 to By-law 84-63, as amended, is hereby further amended by changing the zone designation from:

“Urban Residential Typer One (R1) Zone” to “ Holding - Urban Residential Type Four  
Exception ((H) R4-49) Zone”

as illustrated on the attached Schedule ‘A’ hereto.

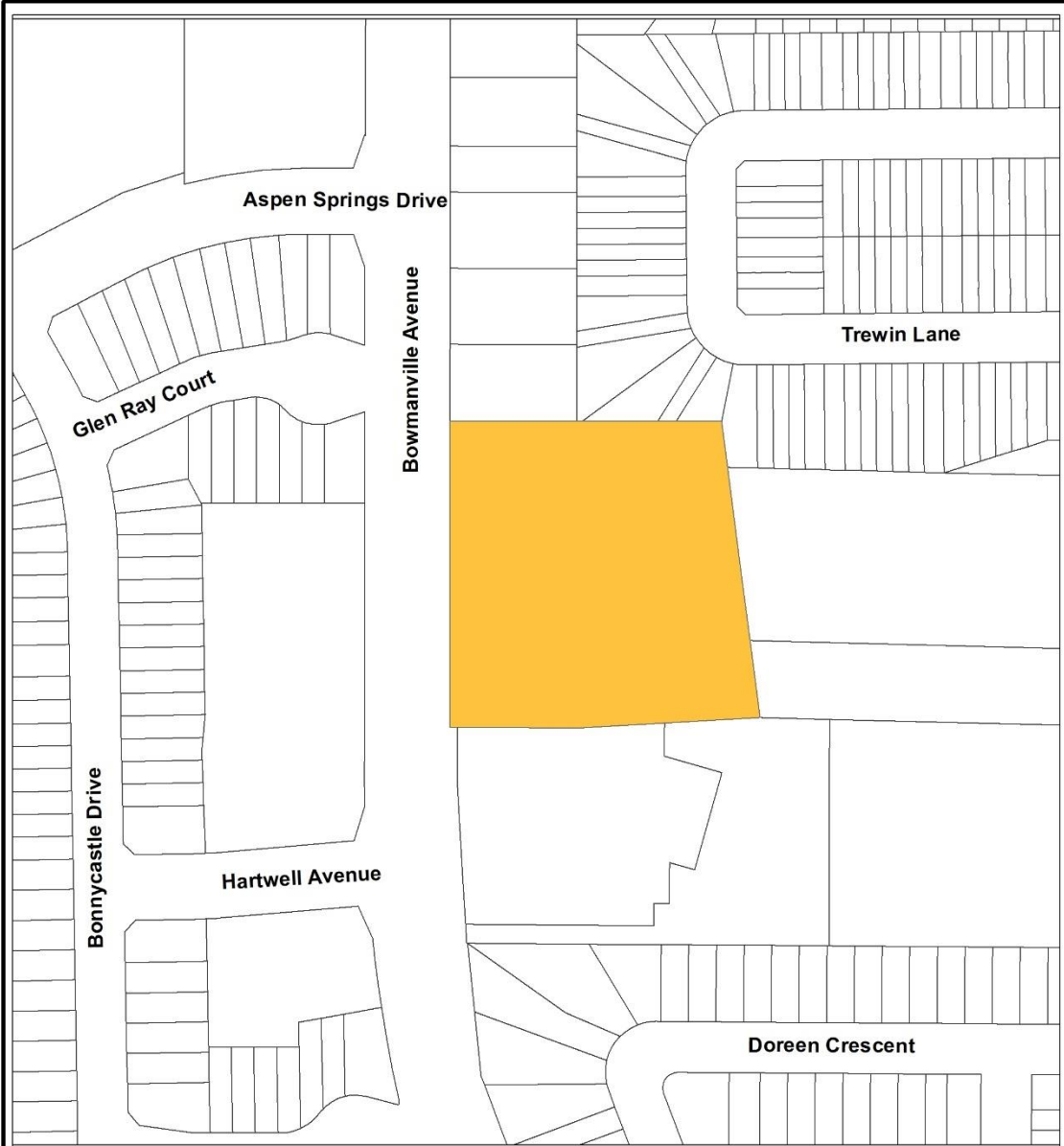
3. Schedule ‘A’ attached hereto shall form part of this By-law.
4. This By-law shall come into effect on the date of passing hereof, subject to the provisions of Section 34 and Section 36 of the Planning Act.

Passed in Open Council this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Adrian Foster, Mayor

\_\_\_\_\_  
June Gallagher, Municipal Clerk

This is Schedule "A" to By-law 2025- , passed this day of , 2025 A.D.



 Zoning Change From 'R1' To '(H)R4-49'

