

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 XXXXX:

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 hereby amended by adding a new “Urban Residential Exception (R3-XX) Zone” and “Urban Residential Exception (R3-YY) Zone” as follows:

14.6.XX URBAN RESIDENTIAL EXCEPTION (R3-XX) ZONE

“Notwithstanding Sections 3.1(g)iv), 3.16(c)iii), 14.1(a)(iii), 14.4(a) 14.4(b), 14.4(c)(ii), 14.4(c)(iii), 14.4(c)(iv), 14.4(f), and 14.4(g), on those lands zoned “R3-XX” on the Schedules to this By-law shall be subject to the following zone provisions:

No person shall within the Urban Residential Exception (R3-XX) zone use any building or structure except as specified hereunder:

a. Residential Uses

- i. Link Townhouse Dwellings collectively within R3-XX and R3-YY shall not exceed a density of 45 units per hectare;
- b. For the purpose of establishing regulations for the Link Townhouse units, the following specific regulations shall apply as if each unit is located on a lot.

- |      |   |             |
|------|---|-------------|
| i.   | Lot Frontage (Interior)                   | 5.5 metres  |
| ii.  | Lot Frontage (Exterior)                   | 6.0 metres  |
| iii. | Side Yard (Interior)                      | 1.5 metres  |
| iv.  | Rear Yard                                 | 4.0 metres  |
| v.   | Landscaped Open Space (minimum per block) | 20 per cent |

- vi. Building Height (maximum) 13.25 metres
- vii. Notwithstanding the yard and setback provisions of this By-law to the contrary, every part of any yard to be provided in all zones shall be open and unobstructed by any structure from the ground to the sky, except for the following:
  - a. Balconies, canopies, unenclosed porches, steps, patios, ramps, or decks attached or directly abutting the principle or main building; either above or below grade; may project into any required front, side or rear yard to a distance of not more than 2 metres, but in no instance shall a required side yard be reduced to below 0.6 metres;

- 2. Section 14.6 “SPECIAL EXCEPTIONS – URBAN RESIDENTIAL TYPE THREE (R3) ZONE” is hereby amended by adding a new “Urban Residential Exception (R3-YY) Zone” as follows:

14.6.XX URBAN RESIDENTIAL EXCEPTION (R3-YY) ZONE

“Notwithstanding Sections 3.1(g)iv), 3.16(c)iii), 14.1(a)(iii), 14.4(a), 14.4(b), 14.4(c)(ii), 14.4(c)(iii), 14.4(c)(iv), 14.4(f), and 14.4(g), on those lands zoned “R3-YY” on the Schedules to this By-law shall be subject to the following zone provisions:

No person shall within the Urban Residential Exception (R3-YY) zone use any building or structure except as specified hereunder:

a. Residential Uses

- i. Link Townhouse Dwellings collectively within R3-XX and R3-YY shall not exceed a density of 45 units per hectare;

- b. For the purpose of establishing regulations for the Link Townhouse units, the following specific regulations shall apply as if each unit is located on a lot.

- i. Lot Frontage (Interior) 5.5 metres
- ii. Lot Frontage (Exterior) 6.3 metres
- iii. Side Yard (Interior) 1.5 metres
- iv. Side Yard (Exterior) 4.3 metres
- v. Rear Yard 7.5 metres
- viii. Landscaped Open Space (minimum per block) 20 per cent
- vi. Building Height (maximum) 14.25 metres

- vii. Notwithstanding the yard and setback provisions of this By-law to the contrary, every part of any yard to be provided in all zones shall be open and unobstructed by any structure from the ground to the sky, except for the following:
- a. Balconies, canopies, unenclosed porches, steps, patios, ramps, or decks attached or directly abutting the principle or main building; either above or below grade; may project into any required front, side or rear yard to a distance of not more than 2 metres, but in no instance shall a required side yard be reduced to below 0.6 metres;
2. Schedule '3H' to By-law 84-63, as amended, is hereby further amended by changing the zone designation from "Urban Residential Exception (R3-12) Zone" and "Environmental Protection (EP) Zone" to "Urban Residential Exception (R3-XX) Zone" and "Urban Residential Exception (R3-YY) Zone" as illustrated on the attached Schedule 'A' hereto.
3. Schedule 'A' attached hereto shall form part of this By-law.

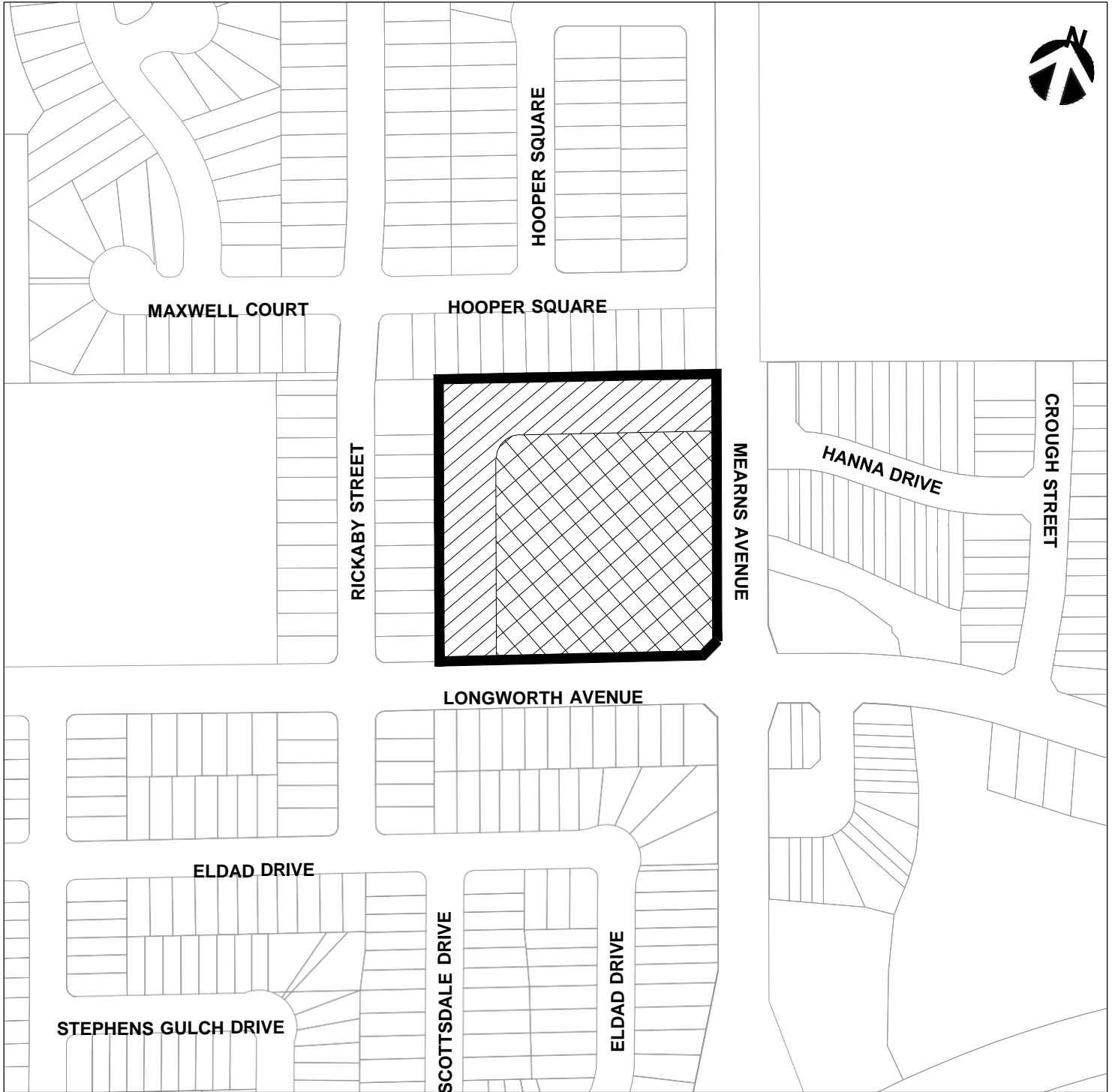
This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Section 34 and Section 36 of the Planning Act.

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

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

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

This is Schedule "A" to By-law 2023-\_\_\_\_, passed this \_\_\_\_ day of \_\_\_\_\_, 2023 A.D.



ZONING CHANGE FROM '(H)R3-12' AND 'EP' TO R3-XX



ZONING CHANGE FROM '(H)R3-12' AND 'EP' TO R3-YY

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk