

## The Corporation of the Municipality of Clarington

### Amendment Number 140

#### To the Municipality of Clarington Official Plan

**Purpose:** To amend the Clarington Official Plan to permit an apartment building(s) with a height of 14 storeys within a Local Corridor land use designation.

**Location:** The amendment to the Official Plan applies to the properties at 1525 to 1585 Bowmanville Avenue, in Bowmanville.

**Basis:** This amendment is based on applications by Your Home Developments (Bowmanville) Inc. to permit 464 dwelling units, two apartment buildings and two townhouse buildings.

The amendment meets the review criteria for amendments to the Clarington Official Plan under section 23.2.6 of the Official Plan by: conforming to municipal goals and objectives of the Durham Region Official Plan and the Clarington Official Plan; contributing to the overall structure of the Municipality; being compatible with adjacent land uses; and being supported by infrastructure to service the development.

**Actual Amendment:** The Clarington Official Plan is hereby amended by adding an exception to Section 23.19.1.ix “Residential Exceptions” as follows:

- ix. Notwithstanding Table 4-3 “Summary of Urban Structure Typologies”, lands identified by Roll Numbers 18-17-020-040-07200, 18-17-020-040-07100, 18-17-020-040-07000, 18-17-020-040-06900 (1525 to 1585 Bowmanville Avenue in Bowmanville) located within a *Local Corridor* may also include apartment buildings with a maximum height of 14 storeys.

The implementing Zoning By-law will contain performance standards to ensure that the new development will be compatible with the physical character of the established residential neighbourhood.

**Implementation:**

The provisions set forth in the Municipality of Clarington Official Plan regarding the implementation of the Plan shall apply in regard to this Amendment.

**Interpretation:**

The provisions set forth in the Municipality of Clarington Official Plan regarding the interpretation of the Plan shall apply in regard to this Amendment.