

The Corporation of the Municipality of Clarington
By-law Number 2025-XXX

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 of the Corporation of the Municipality of Clarington for ZBA 2025-XXXX;

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

1. Notwithstanding the Permitted Uses under the R3 and R4 Zones, the lands within the hatched area on Schedule A of this By-law shall permit the following uses:
 - i) Strata Park (public and/or private)
 - ii) Privately Owned Publicly Accessible Spaces
 - iii) Underground Parking Area
2. Section 14.4 “Special Exceptions – Urban Residential Type Three (R3) Zone” is amended by replacing Special Exception Zone 14.4.65 as follows:

“14.4.65 Urban Residential Exception (R3-65) Zone

Notwithstanding Sections 3.1 c., g. iv); 14.1 a., 14.4 a., c., e., f., g., and h., those lands zoned R3-65 on the Schedules to this By-law shall only be used for stacked townhouse dwellings and link townhouse dwellings.

a. Density

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| i) | <i>Density (maximum)</i> | 50 units per net hectare |
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b. Regulations for Link Townhouse Dwellings

For the purposes of establishing regulations for each Link Townhouse Dwelling, the following specific regulations shall apply as if each unit is located on a lot.

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| i) | Lot area (minimum) | 110 square metres |
| ii) | Lot frontage (minimum) | 4.5 metres |

iii)	Lot coverage (maximum)	75 percent
iv)	Yard Requirements (minimum)	
	a) Front Yard	4.0 metres to a dwelling 6.0 metres to a garage
	b) Interior side yard	1.5 metres, nil where a building has a common wall with an adjacent unit in the same zone
	c) Exterior side yard	4.0 metres to a private lane
	d) Rear Yard	4.0 metres to a dwelling 2.5 metres to a porch fronting a public street
	e) Landscaped Open Spaces (minimum)	10 percent
v)	Building Height (maximum)	12.0 metres
vi)	Height of floor deck of unenclosed porch above Finished grade (maximum)	1.0 metre

Where a Link Townhouse Dwelling Lot is a through lot with frontage on both a Public Street and a Private Lane, the lot line along the Public Street shall be deemed to be the Rear Lot Line.

- vii) Special Yard Regulations
- a) An unenclosed and uncovered deck with a minimum height of 2.5 metres may encroach into the required front yard a maximum of 3.5 metres from the garage provided it is located over a parking space provided at grade. The area of the deck will not count towards lot coverage.

c. Amenity Space

- i) Minimum outdoor amenity space per unit 4 square metres

d. Regulations for Stacked Townhouse Dwellings

- i) For the purposes of establishing regulations for each Stacked Townhouse Dwelling, the following specific regulations shall apply as if each unit is located on a lot.
- ii) Lot Area (minimum) 85 square metres
- iii) Lot Frontage (minimum) 6.5 metres
- iv) Lot Coverage (maximum) 80 percent
- v) Yard Requirements (minimum)

a)	Front Yard	6.0 metres to a garage 3.5 metres to a dwelling 2.5 metres to a porch
b)	Exterior Side Yard	3.5 metres to a dwelling 2.0 metres to a porch
c)	Interior Side Yard	2.0 metres, Nil where a building has a common wall with any building on an adjacent unit in the same zone
d)	Rear Yard	Nil where a building has a Common wall with any building on an adjacent unit in the same zone
vi)	Landscaped Open Space (minimum)	8 percent
vii)	Building Height (maximum)	12.0 metres
viii)	Height of floor deck of unenclosed porch Above finished grade (maximum)	1.0 metre
ix)	Special Yard Regulation	
	a)	An unenclosed and uncovered deck with a minimum height of 2.5 metres may encroach into the required front yard a maximum of 4.0 metres provided it is located over a parking space provided at grade. The area of the deck will not count towards lot coverage.
e.	Amenity Space	
i)	Minimum outdoor amenity space per unit	4 square metres
f.	Parking	
i)	1.75 spaces per dwelling	
g.	Regulations for Watermain Building	
i)	Yard Requirements (minimum)	
	a)	Setback from a private lane 1.3 metres
	b)	Setback from a public lane 4.0 metres
	c)	Setback from south property line 2.4 metres

3. Section 15.4 “Special Exception – Urban Residential Type Four (R4) Zone” is amended by replacing Special Exception Zone 15.4.46 as follows:

“15.4.46 Urban Residential Exception (R4-46) Zone”

Notwithstanding Section 3.1 c., g. iv), 15.2 a., 15.2 a., b., c., d., e., f., g., h., and i, those lands zoned Z4-XX on the Schedules to this By-law shall only be used for apartment building dwelling units.

- a. Density
 - i) Density (maximum) 495 units per net hectare
- b. Regulations for Apartment Building(s)

Yard Requirements (minimum)

- i) Yard Requirements (minimum)
 - a) Front Yard 4.5 metres
 - b) Exterior Side Yard 4.5 metres
 - c) From a private land or visitor parking space 4.5 metres
 - d) From any portion of the south property line 4.5 metres
- ii) Dwelling Unit Area (minimum)
 - a) One Bedroom Dwelling Unit 40.0 square metres
 - b) Two Bedroom Dwelling Unit 59.0 square metres
- iii) Lot Coverage (maximum) 36 percent
- iv) Landscaped Open Space (minimum) 25 percent
- v) Building Height (maximum) 40.0 metres
- vi) Building Height (maximum) 12 Storeys
- vii) Bicycle Parking (minimum)
 - a) 0.5 spaces per dwelling unit
 - b) 75% of the required spaces shall be within a building or structure
- viii) Parking structure regulations (minimum)
 - a) Setback from the property line 1.0 metres
 - b) No portion of the underground parking structure, above finished grade, shall be located within the front or exterior side yard, with

the exception of air intake or exhaust shafts not exceeding 0.5 metres above finished grade.

viii) Amenity Space

- i) Minimum indoor amenity space per unit 1.9 square metres
- ii) Minimum outdoor amenity space per unit 2.5 square metres

ix) Parking

- i) 1 Bedroom Apartment – 0.75 spaces per unit
- ii) 2 Bedroom Apartment – 1.0 spaces per unit
- iii) Apartment containing 3 or more bedrooms – 1.25 spaces per unit

x) Regulations for Watermeter Building

- ii) Yard Requirements (minimum)
 - a) Setback from a private lane 1.3 metres
 - b) Setback from a public street 4.0 metres
 - c) Setback from a south property line 2.4 metres

4. Schedule 'A' attached forms part of this By-law.

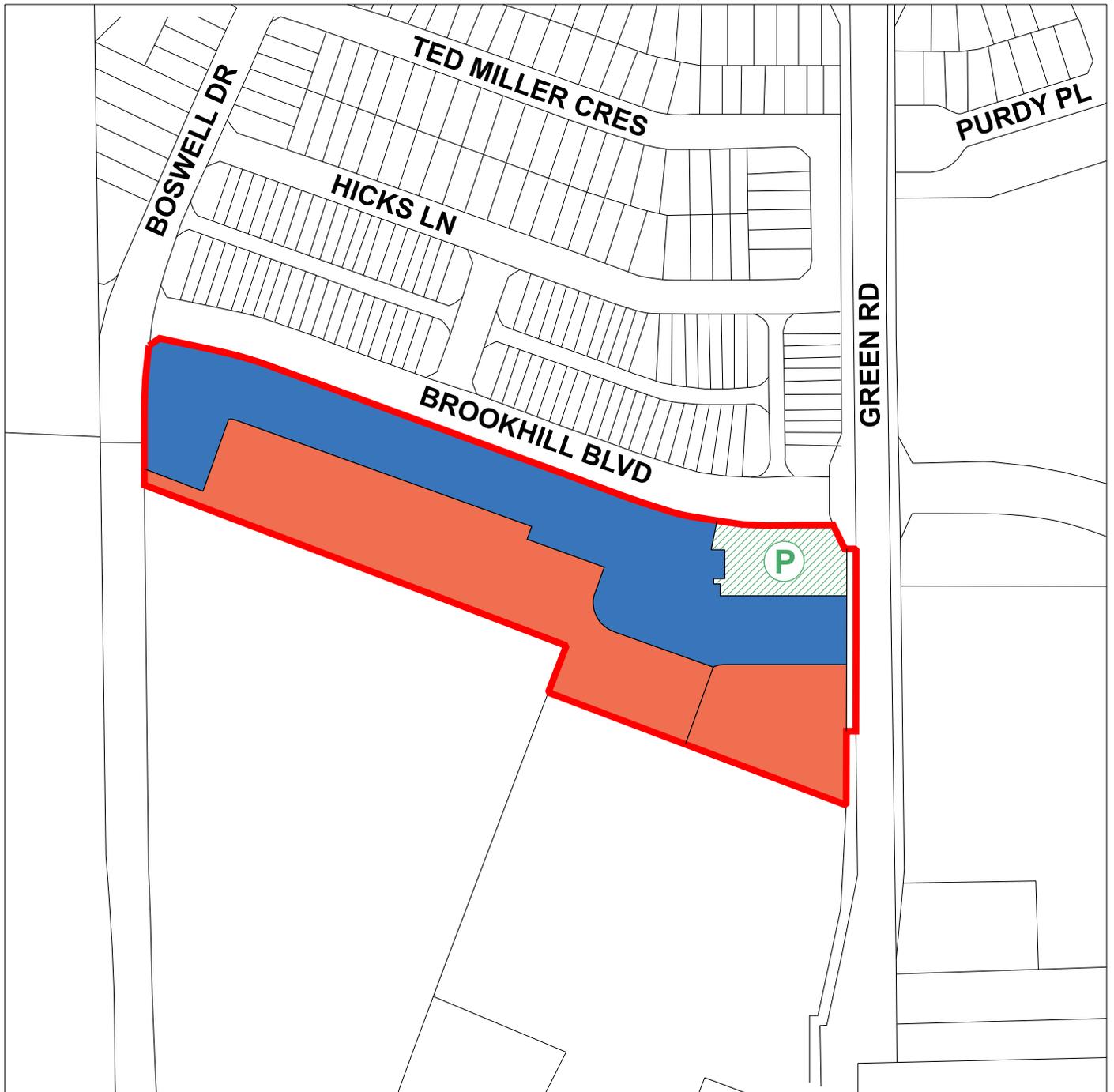
5. This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Section 34 and Section 36 of the *Planning Act*.

By-law passed in open session this _____ day of _____, 2025.

Adrian Foster, Mayor

June Gallagher, Municipal Clerk

This is Schedule "A" to By-law 2025-XX, passed this day of _____, 2025



-  Lands subject to '(H) R3-65'
-  Lands subject to '(H) R4-46'
-  See Section 2 of this By-law for the park block hatched area



Not to Scale