

**Appendix “B” – Draft Zoning By-law Amendment**

THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON

BY-LAW NO. 2024/XX

*Being a By-law Under the Provisions of Section 34 of the Planning Act, R.S.O., 1990, c.P. 13, as Amended, to Amend Zoning By-law 84-63, as Amended, of the Corporation of the Municipality of Clarington, for lands described as Part of Lot 10, Concession 1, in the Municipality of Clarington, Region of Durham, municipally known as 53 Liberty Street North.*

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 ZBA2024-XXXX;

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.XX as follows:

“15.4.XX Urban Residential Type Four Exception (R4-XX) Zone”

2. Notwithstanding Sections 15.2 a residential use zoned R4-XX on the Schedule to this By-Law shall be subject to the following regulations:

- |      |   |  |
|------|---|--|
| a.   | Density (maximum)                               | 95 units/hectare                                 |
| b.   | Lot Frontage (minimum)                          | 14.5 metres                                      |
| c.   | Yard Requirements (minimum)                     |  |
| i)   | Front Yard                                      | 5 metres   |
| ii)  | Interior Side Yard                              | 3.5 metres on one side, 1.2 metres on other side |
| iii) | Rear Yard                                       | 7.5 metres                                       |
| d.   | Dwelling Unit Area (minimum)                    |  |
| i)   | Bachelor Dwelling Unit                          | 40 sq m  |
| ii)  | One Bedroom Dwelling Unit                       | 55 sq m  |
| iii) | Two Bedroom Dwelling Unit                       | 70 sq m  |
| iv)  | Dwelling Unit Containing Three or more bedrooms | 80 sq m plus 7                                   |

square meters for each bedroom in excess of three

- e. Lot Coverage (maximum) 40%
- f. Landscaped Open Space (minimum) 24%
- g. Building Height (maximum) 12m

3. Notwithstanding Section 3.12 “Loading Space Regulations” the subject lands zoned R4-XX on the Schedule to this By-Law shall be subject to the following regulations:

- c. Apartment Building – 1 to 90 units 0

4. Notwithstanding Section 3.16 “Parking Area Regulations” the subject lands zoned R-4-XX on the Schedule to this By-Law shall be subject to the following regulations:

- d. Each aisle shall be a minimum width of 4.8m for a two-way traffic.

5. Schedule ‘3E’ to By-law 84-63, as amended, is hereby further amended by changing the zone designation from:

"Urban Residential Type One ‘R1’ Zone" to " Urban Residential Type Four Exception ‘R4-XX’ Zone"

as illustrated on the attached Schedule ‘A’ hereto.

6. Schedule ‘A’ attached hereto shall form part of this By-law.

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

By-Law passed in open session this \_\_\_\_\_ day of \_\_\_\_\_, 2024

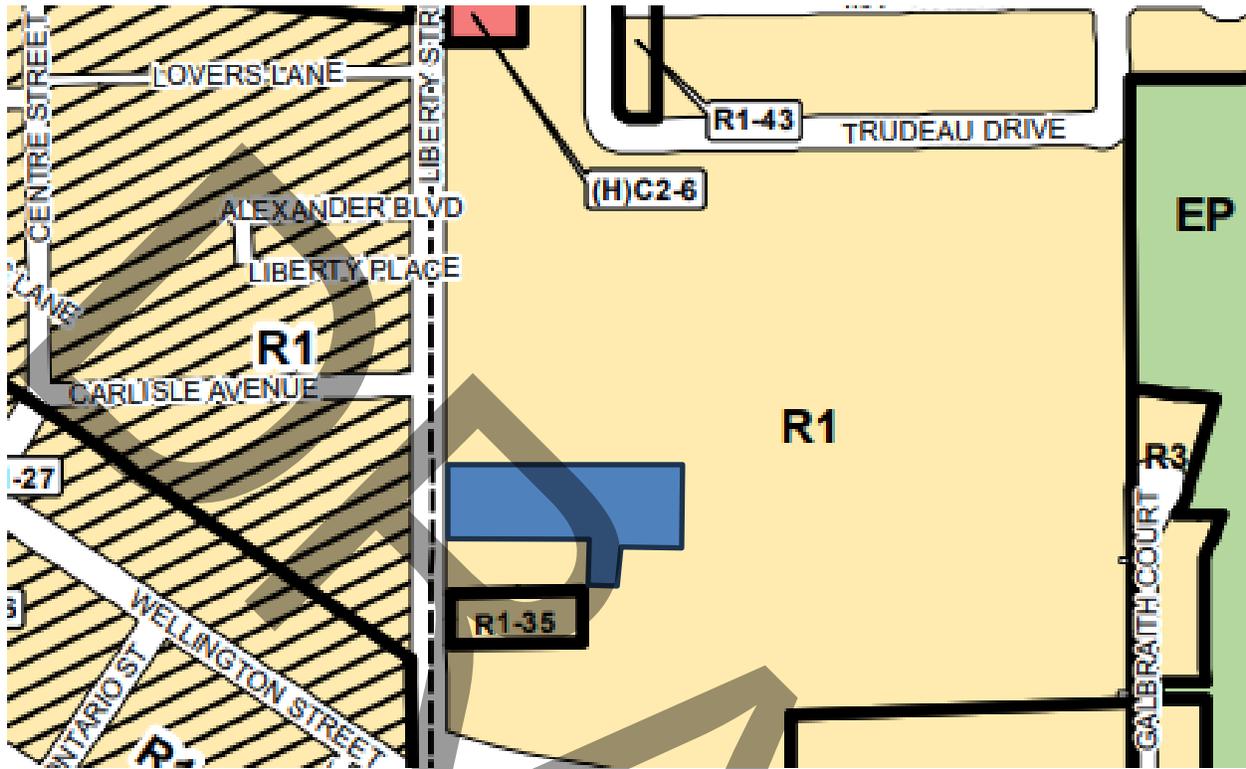
\_\_\_\_\_  
Adrian Foster, Mayor

---

June Gallagher, Municipal Clerk

DRAFT

**Schedule “3E” to By-law XX/2023**



 Zoning Change From “R1” to “R4-X”

**Clarington – ZBA 2024-XXXX – Schedule 3E**

<p><b>From:</b> Urban Residential Type One ‘R1’ Zone  <b>To:</b> Urban Residential Type Four Exception XX ‘R4-XX’ Zone</p>	
<p><b>Schedule “3E” to By-law XX/2024</b></p>	<p><b>The Corporation of the Municipality of Clarington</b>                  40 Temperance Street,                  Bowmanville, ON L1C 3A6</p>
<p>READ A FIRST, SECOND and THIRD time and finally PASSED on the ___the day of _____, 2024.</p>	
<p>MAYOR: _____</p> <p>CLERK: _____</p>	