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**The Corporation of the Municipality of Clarington  
By-law Number 2025-022**

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-2022-0003.

Now therefore be it resolved that, the Council of the Municipality of Clarington enacts as follows:

1. Section 12.4 “Special Exceptions – Urban Residential Type One (R1) Zone” is hereby amended by adding thereto, the following new Special Exception Zone 12.4.104 as follows:

**12.4.104 Urban Residential Exception (R1-104) Zone**

Notwithstanding Sections 3.1 g. iv) 3.16 c. iii, e. vi, vii 12.1 a. iii), b., 12.2, a., b., c., d. ii) and iii), f., and h., those lands zoned R1-104 on the Schedules to this By-law shall be subject to the following regulations and the applicable provisions not amended by the R1-104 zone:

**a. Lot Area (minimum)**

i)	Single detached dwellings	245 square metres
ii)	Semi-detached dwellings	450 square metres

**b. Lot Frontage (minimum) Interior Lot**

i)	Single detached dwellings (maximum of 5 per cent of the lots	9 metres
ii)	All other single detached dwellings	11 metres
iii)	Semi-detached dwellings (maximum of 30 per cent of the lots)	15 metres
iv)	All other semi-detached dwellings	18 metres

**c. Lot Frontage (minimum) Exterior Lot**

i)	Single detached dwelling	12 metres
ii)	Semi-detached dwelling	18 metres

d. Yard Requirements (minimum)

- |      |  |  |
|------|--|--|
| i)   | Exterior Side Yard   | 3 metres   |
| ii)  | Interior Side Yard   |  |
|      | a) Single Detached Dwelling  | 1.2 metres on one side and 0.6 metres on the other side  |
|      | b) Semi-detached Dwelling  | 1.2 metres, nil where a building has a common wall with any dwelling on an adjacent lot located in an R1-104 zone.                               |
| iii) | Yard adjacent to a sight triangle lot line   | 1 metres to dwelling; 0.5 metres to an unenclosed porch and steps abutting the principal building or main building, either above or below grade. |
| iv)  | Steps may project into the front or exterior side yards, but in no instance shall the front or exterior yard be reduced below 1.0 metre. |  |

e. Lot Coverage (maximum)

- |     |                                       |             |
|-----|---------------------------------------|-------------|
| i)  | Dwelling                              | 50 per cent |
| ii) | Total of all Buildings and Structures | 55 per cent |

f. Landscaped Open Space (minimum)

- |     |  |             |
|-----|--|-------------|
| i)  | Front Yard Soft Landscaping for dwelling lots with a lot frontage greater than 10 metres | 30 per cent |
| ii) | All other lots   | 40 per cent |

g. Building Height (maximum)

12 metres

h. Parking Spaces (minimum)

- |      |  |                                       |
|------|--|---------------------------------------|
| i)   | For single-detached dwelling lots with lot frontage of 10 metres or less and semi-detached dwellings.                | 2 parking spaces per dwelling         |
| ii)  | For semi-detached dwelling lots with an interior lot frontage of 15 metres or an exterior lot frontage of 18 metres. | 2 parking space per dwelling          |
| iii) | For all other lots   | 2 outdoor parking spaces per dwelling |

i. Driveway Width (maximum)

- |     |  |            |     |
|-----|--|------------|-----|
| i)  | For a single-detached dwelling lot with an interior frontage of 10 metres or less and an exterior lot frontage of 13 metres or less. | 3.5 metres | lot |
| ii) | For a semi-detached dwelling with a lot frontage of 15 metres.   | 3.5 metres |     |

j. Height of floor deck of an unenclosed porch above finished grade (maximum) 1.5 metres

k. An area of a covered and unenclosed porch/balcony having no habitable floor space above it is excluded from the maximum lot coverage subject to the following:

- |     |  |
|-----|--|
| i)  | In the case of an interior lot, up to a maximum total area of 12.0 square metres is permitted within the front yard.                           |
| ii) | In the case of an exterior lot, up to a maximum total area of 20.0 square metres is permitted within the front yard and/or exterior side yard. |

l. Special Regulations

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|----|--|
| i) | All garage doors shall not be located any closer to the street line than the dwellings first floor front wall or exterior side wall or covered porch projection. |
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2. Section 14.6 "Special Exceptions – Urban Residential Type Three (R3) Zone" is hereby amended by adding thereto, the following new Special Exception Zone 14.6.79 as follows:

14.6.79 Urban Residential Exception (R3-79) Zone

Notwithstanding Sections 3.1 g. iv), 3.16 c. iii), 14.1, 14.2, 14.3, a., b. ii), c. ii), c. iii), c. iv), e., g., and h., those lands zoned R3-79 shall only be used a street townhouse dwelling, subject to the following regulations and the applicable provisions not amended by the R3-79 zone:

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|-----------------------|-------------------|
| a. Lot Area (minimum) | 150 square metres |
|-----------------------|-------------------|

b. Lot Frontage (minimum)

a) Exterior Lot	7.0 metres
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c. Yard Requirements (minimum)

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|--|---|
| i) Interior Side Yard  | 1.2 metres; nil where a building has a common wall with any building on an adjacent lot located in the R3-79 zone.                              |
| ii) Exterior Side Yard   | 3.0 metres  |
| iii) Rear Yard   | 6.0 metres  |
| v) Yard adjacent to a sight triangle lot line  | 1 metres to dwelling; 0.5 metres to an unenclosed porch and steps abutting the principal building or main building, either above or below grade |
| vi) Steps may project into the front or exterior side yards, but in no instance shall the front or exterior yard be reduced below 1.0 metre. |   |

d. Lot Coverage (maximum)

- |   |             |
|---|-------------|
| i) Dwelling                               | 55 per cent |
| ii) Total of all Buildings and Structures | 60 per cent |

e. Landscaped Open Space (minimum)

- |                                |             |
|--------------------------------|-------------|
| i) Front Yard Soft Landscaping | 30 per cent |
|--------------------------------|-------------|

f. Building Height (maximum)	12 metres
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g. Driveway Width (maximum)	3 metres
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- h. Height of floor deck of an unenclosed porch above finished grade (maximum) 1.5 metres
- i. An area of a covered and unenclosed porch/balcony having no habitable floor space above it is excluded from the maximum lot coverage subject to the following:
  - i) In the case of an interior lot, up to a maximum total area of 12.0 square metres is permitted within the front yard.
  - ii) In the case of an exterior lot, up to a maximum total area of 20.0 square metres is permitted within the front yard and/or exterior side yard.
- j. Special Regulations
  - i) All garage doors shall not be located any closer to the street line than the dwellings first floor front wall or exterior side wall or covered porch projection.

3. Schedule '4' (Courtice) to By-law 84-63, as amended, is hereby further amended by changing the zone from:

"Agricultural (A) Zone" to "Holding - Urban Residential Exception ((H)R1-104) Zone"

"Agricultural (A) Zone" to "Holding - Urban Residential Exception ((H)R3-79) Zone"

"Agricultural (A) Zone" to "Environmental Protection (EP) Zone"

"Environmental Protection (EP) Zone" to "Holding - Urban Residential Exception ((H)R1-104) Zone"

as illustrated on the attached Schedule 'A' hereto.

4. Schedule 'A' attached hereto shall form 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*.

Passed in Open Council this 26th day of May, 2025.

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Adrian Foster, Mayor

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June Gallagher, Municipal Clerk

By signing this by-law on May 26, 2025, Mayor Adrian Foster will not exercise the power to veto this by-law and this by-law is deemed passed as of this date.

This is Schedule "A" to By-law 2025-022 , passed this 26<sup>th</sup> day of May, 2025 A.D.

