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The Corporation of the Municipality of Clarington

By-law 2025-\_\_\_\_\_

Being a By-law to amend By-law 84-63, the Comprehensive Zoning By-law for the Corporation of the Municipality of Clarington for the Temporary Use of a sales office on lands located at 2494 Bowmanville Avenue, Bowmanville.

Whereas, in accordance with Section 39.2 of the *Planning Act*, R.S.O. 1990, c. P.13, Clarington Council, by the Delegation of Authority By-law 2024-042, has delegated to the Deputy CAO of Planning and Infrastructure Services the authority to approve temporary uses of land, buildings or structures, and pass related by-laws;

Whereas pursuant to Section 34 of the *Planning Act* the Deputy CAO of Planning and Infrastructure Services deems it advisable to amend By-law 84-63, as amended, of the Corporation of the Municipality of Clarington for ZBA 2025-0018;

Now therefore, be it enacted, and it is hereby enacted as a by-law of The Corporation of the Municipality of Clarington as follows:

1. Section 6.4 “Special Exceptions – Agricultural (A) Zone” is hereby amended by adding thereto, the following new Special Exception Zone 6.4.98 as follows:

“6.4.98            Agricultural Exception (A-98) Zone

Notwithstanding Sections 3.12, 3.26 b., 6.1, and 6.3, those lands zoned A-98 shall only be used for a temporary sales office, subject to the following regulations and the applicable provisions not amended by the A-98 zone:

a. Regulations for a temporary sales office:

- |      |                             |            |
|------|-----------------------------|------------|
| i)   | Lot Area (minimum)          | 0.5 ha     |
| ii)  | Lot Frontage (minimum)      | 30 metres  |
| iii) | Yard Requirements (minimum) |            |
|      | a) Front Yard               | 15 metres  |
|      | b) Interior Side Yard       | 15 metres  |
|      | c) Rear Yard                | 15 metres  |
| iv)  | Building Height (maximum)   | 8.0 metres |

- |      |                          |     |
|------|--------------------------|-----|
| v)   | Lot Coverage (maximum)   | 10% |
| vi)  | Landscape Open Space     | 30% |
| vii) | Loading Spaces (minimum) | nil |

b. Pursuant to the requirements of Section 39 of the Planning Act, 1990, as amended, a temporary sales office use may be permitted for a period of three (3) years, ending on September 22, 2028; or no later than two months after the last sale of a lot or unit within the plan of subdivisions SC-2022-0014 and SC-2022-0015 after which time the building shall be removed or demolished unless the temporary use is extended.”

2. Schedule '3' to By-law 84-63, as amended, is hereby further amended by changing the zone designation from "Agricultural (A) Zone" to "Agricultural Exception (A-98) Zone" as illustrated on the attached Schedule 'A' hereto.
3. Schedule 'A' attached hereto shall form part of this By-law.
4. This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Sections 34 and 39 of the Planning Act.

Approved on this \_\_\_\_\_ day of \_\_\_\_\_, 2025

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Darryl Lyons, Deputy CAO,  
Planning and Infrastructure  
Services

Delegation By-law 2024-042

This is Schedule "A" to By-law 2025-



 Zoning Change From 'A' To 'A-98'

