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The Corporation of the Municipality of Clarington
By-law Number 202X-XXXX

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 84-63 _____;

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

1. Section 14.6. "Special Exceptions – Urban Residential Type Three (R3) Zone" is amended by introducing a new Subsection 14.6.XX as follows:

"Section 14.6.XX "Special Exceptions – Urban Residential Type Three (R3-XX) Zone"

Notwithstanding Section 3.16 e (vi) and (vii), Sections 12.1 a., b., 12.2 a., b., c., d. i), ii), iii), f., h. and Sections 14.1 a., b., 14.3 a., b., c. ii), iii), iv) e., f., g., those lands zoned R3-XX on the Schedules to this By-law shall be subject to the following regulations:

a. Permitted Uses

- i) Single Detached Dwelling
- ii) Semi-Detached Dwelling
- iii) Street Townhouse Dwelling

b. Regulations for single detached and semi-detached dwellings

- i) Lot Area (Minimum)
 - a) Single detached Dwelling 245 square metres
 - b) Semi-detached Dwelling 450 square metres
- ii) Lot Frontage (Minimum)
 - a) Single Detached Dwelling
 - i) Interior Lot 9.0 metres
 - ii) Exterior Lot 12.0 metres
 - b) Semi-detached Dwelling
 - i) Interior Lot 15.0 metres
 - ii) Exterior Lot 18.0 metres
- iii) Yard Requirements (Minimum)
 - a) Front Yard

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| i) | Single detached Dwelling | 6.0 metres to private garage or carport 4.0 metres to dwelling 2.0 metres to porch |
| ii) | Semi-detached Dwelling | 6.0 metres to private garage or carport 4.0 metres to dwelling 3.0 metres to porch |
| b) | Exterior Side Yard | |
| i) | Single detached Dwelling | 3.0 metres |
| ii) | Semi-detached Dwelling | 3.0 metres |
| c) | Interior Side Yard | |
| i) | Single detached Dwelling | 1.2 metres on one side, and 0.6 metres on the other side |
| ii) | Semi-detached Dwelling | 1.2 metres, nil where building has a common wall |
| iv) | Lot Coverage (Maximum) | |
| a) | Single detached Dwelling | |
| i) | Dwelling | 50 percent |
| ii) | Total all buildings and structures | 55 percent |
| b) | Semi-detached Dwelling | |
| i) | Dwelling | 50 percent |
| ii) | Total all buildings and structures | 55 percent |
| v) | Building Height (Maximum) | 12.0 metres |
| vi) | Parking Space Requirements (Minimum) | |
| a) | Single detached Dwelling | 2 parking spaces per dwelling |
| b) | Semi-detached Dwelling | 2 parking spaces per dwelling |
| vii) | Height of floor deck of unenclosed porch above finished grade (maximum) | 1.5 metres |
| viii) | A covered and unenclosed porch/balcony having no habitable space above it shall be permitted subject to the following: | |
| a) | In the case of an interior lot, an unenclosed porch/balcony up to a maximum area of 12.0 square metres shall be permitted provided it is located in the front yard of the lot and shall not be calculated as lot coverage; | |

- b) In the case of an exterior lot, an unenclosed porch/balcony up to a maximum of 20.0 square metres shall be permitted provided it is located in the front and/or exterior side yard of the lot and shall not be calculated as lot coverage.
- ix) 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.
- x) The minimum setback to a sight triangle shall be 1.0 metre. In addition, unenclosed porches, steps, patios, ramps, landscape entrance features, attached or directly abutting the principal or main building, either above or below grade, may project into any required yard to a distance no closer than 0.5 metres to a sight triangle.
- xi) Steps may project into the required front or exterior side yards, but in no instance shall the distance to the front lot line or exterior side lot line be below 1.0 metre.
- c. Regulations for street townhouse dwellings:
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| i) | Lot Area (Minimum) | 150 square metres |
| ii) | Lot Frontage (Minimum) | |
| | a) Interior Lot | 6.0 metres |
| | b) Exterior Lot | 9.0 metres |
| iii) | Yard Requirements (Minimum) | |
| | a) Interior Side Yard | 1.2 metres, nil where building has a common wall |
| | b) Exterior Side Yard | 3.0 metres |
| | c) Rear Yard | 6.0 metres |
| iv) | Lot Coverage (Maximum) | 55 percent for the dwelling 60 percent for all buildings and structures |
| v) | Landscape Open Space (Minimum) | |
| | a) Lot | 25 percent |
| | b) Front Yard | 50 percent must be soft landscaping |
| vi) | Building Height (Maximum) | 12.0 metres |
| vii) | A maximum driveway width of 3 metres shall be permitted. | |
| viii) | Height of floor deck of unenclosed porch above finished grade (maximum) | 1.5 metres |
| ix) | A covered and unenclosed porch/balcony having no habitable floor space above it shall be permitted subject to the following; | |

- a) In the case of an interior lot, an unenclosed porch/balcony up to a maximum area of 10.0 square metres shall be permitted, provided it is located in the front yard of the lot and shall not be calculated as lot coverage.
 - b) In the case of an exterior lot, an unenclosed porch/balcony up to a maximum area of 15.0 square metres shall be permitted, provided it is located in the front and/or exterior side yard of the lot and shall not be calculated as lot coverage.
 - x) 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.
 - xi) The minimum setback to a sight triangle shall be 1.0m metre. In addition, unenclosed porches, steps, patios, ramps, landscape entrance features, attached or directly abutting the principal or main building; either above or below grade; may project into any required yard to a distance no closer than 0.5 meters to a sight triangle.
 - xii) Steps may project into the required front or exterior side yards, but in no instance shall the distance to the front lot line or exterior side lot line be below 1.0 metre.
2. Section 16A.7 “Site Specific Exceptions” is amended by adding the following new Special Exception Zone and renumbering the remaining sections:

16A.7.XX Residential Mixed Use Exception (MU2-XX) Zone

Exception 16A.7.6: For the purposes of the Zoning By-law, the entire lands zoned MU2-XX shall be considered as one lot for zoning purposes.

Notwithstanding Section 2, Sections 16A.1, 16A.2, 16A.3, 16A.4, 16A.5, and 16A.7, the lands zoned MU2-XX on the Schedules to this By-law shall be subject to the following:

- a. For the purpose of Exception Section 16A.7.XX, the term “Storey” means the portion of a building, other than an attic, basement or cellar, included between any floor level and the floor, ceiling or roof next above it but excludes portions that provide access to roof terraces.
- b. Permitted Uses
 - i) Apartment Buildings
 - ii) Mixed-Use Buildings
 - iii) Street Townhouse Dwellings
 - iv) Linked Townhouse Dwelling
 - v) Stacked Townhouse Dwelling
 - vi) Back-to-back Townhouse Dwelling (as defined by Linked Townhouse Dwellings)
 - vii) Accessory Building

viii) Cultural, entertainment, recreational, offices, restaurants, retail, and service commercial uses shall only be permitted on the ground floor of a mixed use building.

c. Regulations for MU2-XX:

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|-------|--|--|
| i) | Number of Storeys | 3 Storeys (minimum) 6 Storeys (maximum) |
| ii) | Building Height | 3 Storeys (minimum) 6 Storeys (maximum) |
| iii) | Setbacks (to public street) | 3.0 metres (minimum) 6.0 metres (maximum) |
| iv) | Setbacks (to any other lot line) | 3.0 metres (minimum) |
| v) | Underground Parking Structure Setbacks (Minimum) | 0.0 metres to any lot line |
| vi) | Underground Parking Structure projecting above grade but below finished ground floor elevation Setbacks (Minimum) | 0.5 metres to any lot line |
| vii) | Unit width for Linked Townhouse Dwellings (Minimum) | 5.0 metres |
| viii) | Special Yard Regulations - Notwithstanding any other provision of By-law 84-63 to the contrary, on lands zoned MU2-4 Zone the following shall apply: | |
| | a) | A maximum driveway width of 3 metres shall be permitted. |
| | b) | The minimum setback to a sight triangle shall be 1.0 metre. In addition, unenclosed porches, steps, patios, ramps, landscape entrance features, attached or directly abutting the principal or main building; either above or below grade; may project into any required yard to a distance no closer than 0.5 metres to a sight triangle. |
| | c) | Steps, landing and porches may project into the required front or exterior side yards, but in no instance shall the distance to the front lot line or exterior side lot line be below 1.0 metre. |

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

“Agricultural (A) Zone” to “Holding – Urban Residential Exception ((H)(R3-XX)”

“Agricultural (A) Zone” to “Holding – Residential Mixed Use Exception ((H) MU2-XX) 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 _____ day of _____, 20____

Adrian Foster, Mayor

June Gallagher, Municipal Clerk

