

The Corporation of the Municipality of Clarington

Amendment Number XXX

To the Municipality of Clarington Official Plan

Purpose: To amend the Clarington Official Plan and the Bowmanville Urban Centre Secondary Plan to permit stacked townhouses and private street under Low Rise Residential.

Location: The amendment to the Official Plan applies to the property located northwest of Albert Street and Duke Street intersection in the Town of Bowmanville, within the Municipality of Clarington and the Region of Durham. Further, the site is within Ward 2, located in the central part of Clarington, just north of the Lake Ontario Waterfront area, with the following Assessment Roll Number 020-100-14000-00000

Basis: This amendment is based on application Frank Wang to permit a four stacked townhouse blocks within a Plan of Common Element Condominium. In total, 27 stacked townhouse units are proposed, with building heights of 3 storeys.

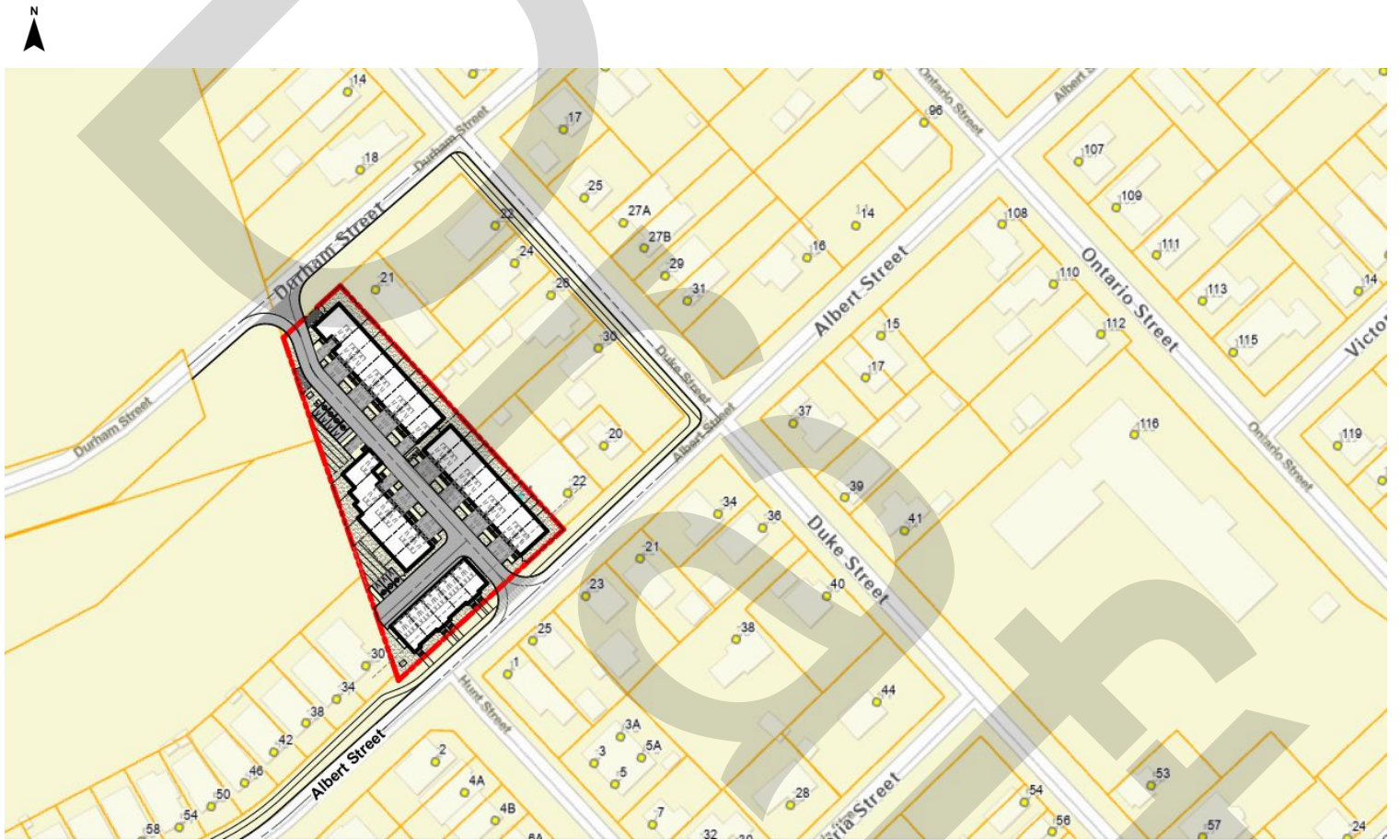
Actual Amendment: The Clarington Official Plan is hereby amended by adding an “d” to Section 5.6.4 “Low Density Residential” as follows:

d. Stacked townhomes and Private Street

Implementation: The provisions set forth in the Municipality of Clarington Official Plan and the Bowmanville East Urban Centre Secondary Plan, regarding the implementation of the Plan, shall apply regarding this Amendment.

Interpretation: The provisions set forth in the Municipality of Clarington Official Plan and the Bowmanville East Urban Centre Secondary Plan, regarding the interpretation of the Plan, shall apply regarding this Amendment.

This is Schedule "A" to Official Plan Amendment 2026- , passed thisday of , 2026



A. Land subject to Official Plan Amendment