

Corporation Municipality of Clarington
By-law Number 2026-XX

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-2025-XX;

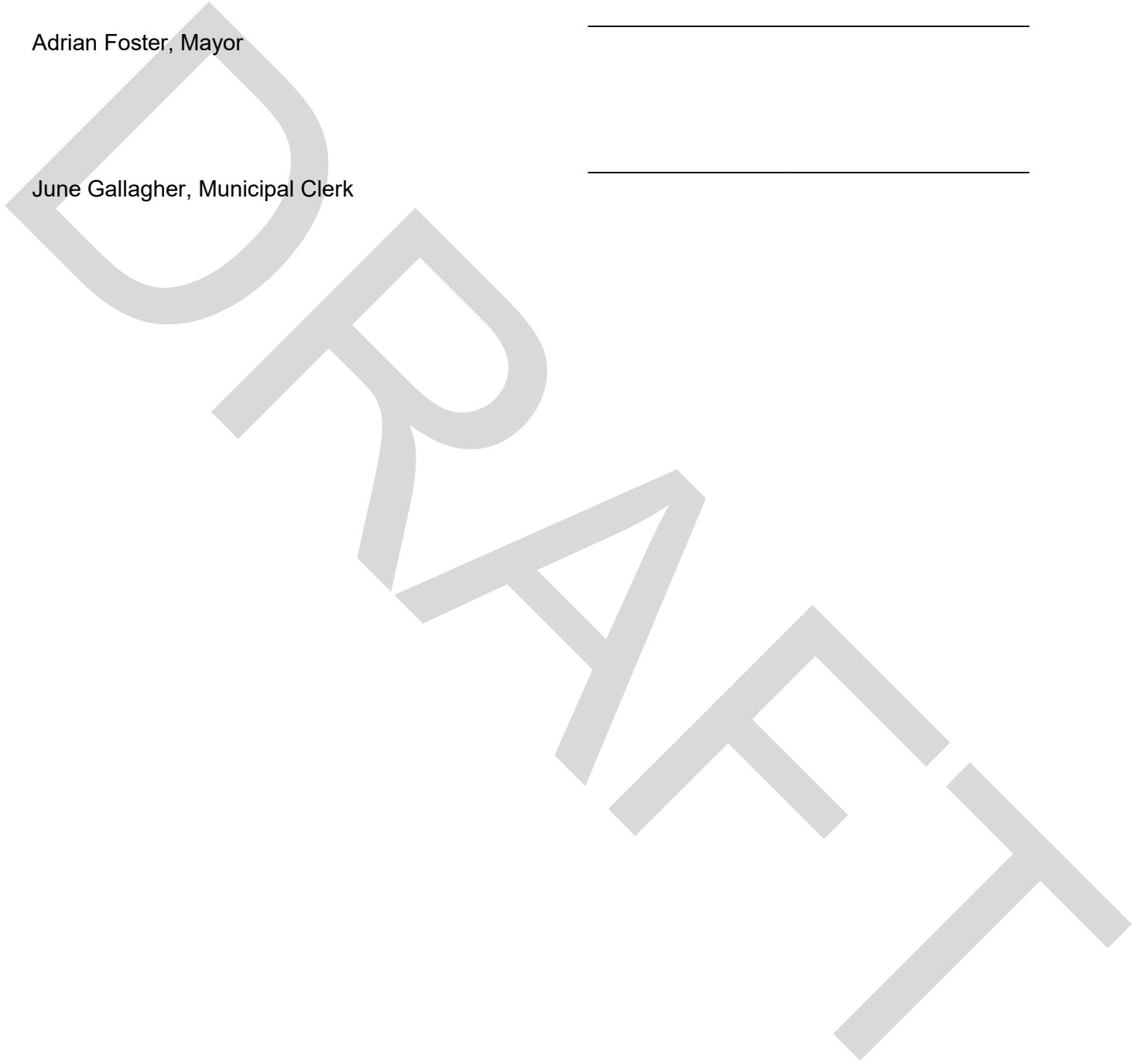
Now Therefore Be It Resolved That, the Council of the Corporation of the Municipality of Clarington enacts as follows:

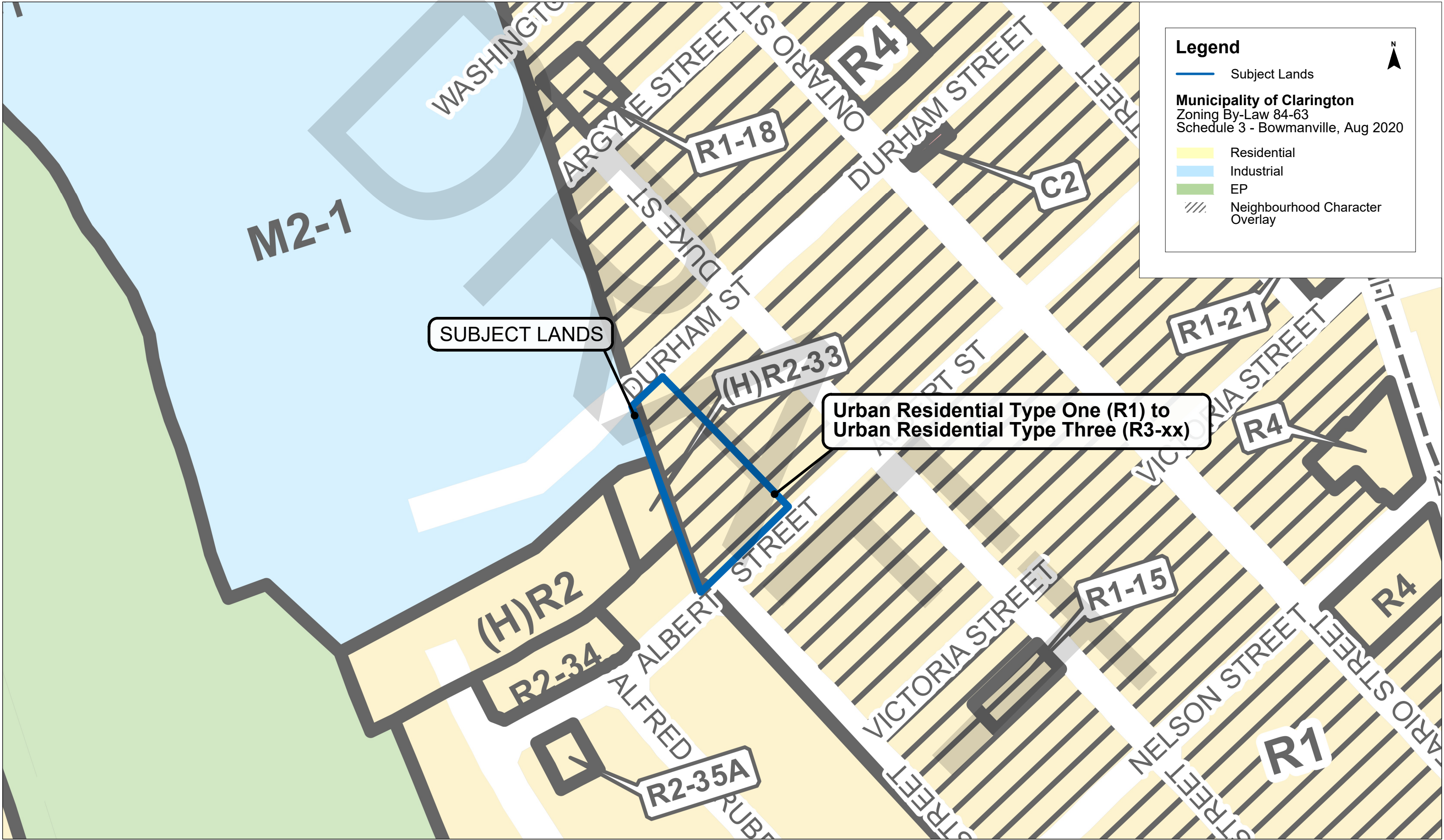
1. 1. Sections 14 of the By-law 84-63 are amended as set out in this By-law.
2. Section 14.4 “Special Exceptions – Urban Residential Type Three (R3)” is amended by adding Special Exception Zone 14.3.XX applicable to the Low Density Zone, as follows:
“Section 14.4 .XX “Special Exceptions – Urban Residential Type Three (R3-XX) Zone”
 - a. Density
Maximum: 58 units per hectare
 - b. Lot Frontage
Minimum: 5.49 metres
 - c. Yard Requirements (minimum)
 - i) Front Yard: 3.0 metres to private garage
 - ii) Interior Side Yard: 1.5 metres
 - iii) Exterior Side Yard: 3.0 metres
 - iv) Rear Yard: 1.5 metres
 - e. Lot Coverage Maximum: 70 percent
 - f. Landscaped Open Space Minimum: 20 percent
 - g. Building Height Maximum: 10.5 metres
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 Section 34 and Section 36 of the *Planning Act*.

Passed in Open Council this _____ day of _____.

Adrian Foster, Mayor

June Gallagher, Municipal Clerk





Legend

- Subject Lands
- Municipality of Clarington
Zoning By-Law 84-63
Schedule 3 - Bowmanville, Aug 2020
- Residential
- Industrial
- EP
- Neighbourhood Character Overlay

N

SUBJECT LANDS

Urban Residential Type One (R1) to
Urban Residential Type Three (R3-xx)

M2-1

R1-18

R4

C2

R1-21

R4

(H)R2
R2-34

R2-35A

R1-15

R1

R4

WASHINGTON

ARGYLE STREET

DURHAM ST

ONTARIO STREET

DURHAM STREET

STREET

ALFRED STREET

VICTORIA STREET

VICTORIA STREET

NELSON STREET

ONTARIO STREET