

The Corporation of the Municipality of Clarington  
By-law Number 2026-XXX

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;

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

1. That Section 14A, Medium Density Wilmot Creek (R3A) Zone is added after Section 14 as follows:

14 A. Medium Density Wilmot Creek (R3A) Zone

14 A.1 Definitions

Within the R3A Zone, the following definitions shall apply:

**“Dwelling, Block Townhouse”** means a building containing a minimum of three and a maximum of eight dwelling units, wherein each dwelling unit is separated from the adjacent dwelling unit by a common wall, and each dwelling unit has its own entrance from the outside and a private garage, carport or parking space and sharing common vehicular access to a public street via a driveway, but shall not include a street townhouse dwelling.

**“Dwelling Unit, Block Townhouse”** means a dwelling unit in a block townhouse dwelling

**“Dwelling, Stacked Townhouse”** means a building containing more than four dwelling units, each of which has a vertical and horizontal wall in common and a private entrance from outside.

**“Dwelling, Street Townhouse”** means a building containing a minimum of three and a maximum of eight dwellings units, wherein each dwelling unit is on a separate freehold lot with frontage on a street, and each dwelling unit is separated from the adjacent dwelling unit by a common wall, and each dwelling

unit has its own entrance from the outside, a driveway from a street or lane, and a private garage, carport or parking space.

**“Dwelling Unit, Street Townhouse”** means a dwelling unit in a street townhouse dwelling.

**“Dwelling, Back-to-Back Townhouse”** means a building containing a minimum of 6 and a maximum of 16 dwelling units that are divided vertically by common walls, including a common rear wall, and each dwelling unit has an independent entrance from outside.

**“Dwelling Unit, Back-to-Back Townhouse”** means a dwelling unit in a back-to-back townhouse dwelling.

**“Internal roadway”** means a right of way or roadway that provides vehicular access to the parking areas and parking spaces on a residential property intended for multi-unit residential development and is not a lane or private street

**“Lane”** means a right-of-way or roadway that provides vehicular access to the rear of a lot where the lot also fronts or flanks onto a street, or where a lot fronts onto public or private open space. The lane shall be owned and maintained by a governmental authority

**“Street”** means the right of way of a public highway or a private street.

#### 14 A.2 Permitted Uses

Within the R3A Zone, no person shall use land or erect after or use any building or structure except as specified hereunder:

- a) Residential Uses
  - i. Apartment building
  - ii. Block Townhouse Dwelling
  - iii. Stacked Townhouse Dwelling
  - iv. Street Townhouse Dwelling
  - v. Back-to-Back Townhouse Dwelling
  - vi. Retirement Home
  - vii. Long Term Care Home
  - viii. Special Needs Housing.

### 14 A.3 Regulations

- i. The following table and additional provisions establish the zone standards that apply to the Medium Density Wilmot Creek Zone

Table 1. Medium Density Wilmot Creek Zone Standards

Building Type	Min. Lot Area (m <sup>2</sup> )	Min. Lot Frontage	Min. Front Yard	Min. Interior Side Yard	Min. Exterior Side Yard	Min. Rear Yard	Min. Outdoor Private Amenity Space	Min. Front Yard Landscaped Open Space
Street townhouse dwelling unit with a front access garage	160 m <sup>2</sup> /unit except 5.5m/unit on a private street	6 m/unit except 5.5m/unit on a private street	3 m <sup>(1)</sup>	1.2 m <sup>(6)</sup>	3 m <sup>(1)</sup>	7.5 m	NR	25%
Street townhouse dwelling unit with a detached rear garage	165 m <sup>2</sup> /unit	5.5 m/unit	3 m	1.2 m <sup>(9)</sup>	3 m <sup>(1)</sup>	2.5 m to a garage, carport or unenclosed parking space <sup>(2)(7)</sup>	25 m <sup>2</sup> /unit	50%
Street townhouse dwelling unit with an integral rear garage	108 m <sup>2</sup> /unit	5.5 m/unit	3 m	1.2 m <sup>(4)(6)</sup>	3 m <sup>(1)</sup>	2.5 m to a garage, carport or unenclosed parking space <sup>(2)(10)</sup>	15 m <sup>2</sup> /unit	50%
Block townhouse dwelling	NR	30m	3 m <sup>(1)(3)</sup>	1.2 m <sup>(3)</sup>	3 m <sup>(1)(3)</sup>	7.5 m	NR	NR
Stacked townhouse dwelling	NR	30m	3 m <sup>(1)(3)</sup>	1.8 m <sup>(3)</sup>	3 m <sup>(1)(3)</sup>	7.5 m	NR	NR
Back-to-back townhouse dwelling units	75 m <sup>2</sup> /unit	5.5 m/unit	3 m <sup>(1)(3)</sup>	1.5 m <sup>(6)</sup>	3 m <sup>(1)(3)</sup>	NR	7.5 m <sup>2</sup> /unit	NR
Apartment building/Retirement home/Long term care home	NR	NR	4 m <sup>(3)</sup>	6 m <sup>(3)</sup>	4 m <sup>(3)</sup>	7.5 m <sup>(3)</sup>	NR	NR

**Notes:** NR = No Requirement

(1) Except that for the wall of the private containing the opening for a vehicle, the minimum yard shall be 5.8 metres.

(2) Except that the minimum distance where access is provided to both sides of a lane shall be 1.75 metres.

(3) Except that for an underground parking area, the minimum setback shall be 0 metres.

(4) If no common wall exists between the rear garages of attached units, the minimum interior side yard for the garage portion of the building and any space above shall be 0.6 metres.

(5) Except that the minimum private amenity space shall be 10 square metres for lots with frontages of less than 6 metres.

(6) Where no common wall exists.

(7) Except that the minimum distance from the travelled portion of an internal roadway or private street shall be 2.75 metres.

c) Additional Provisions

- i. The minimum density shall be 40 units per hectare.
- ii. The minimum lot depth of a back-to-back townhouse dwelling unit shall be 12.5 metres.
- iii. The following provisions apply to block townhouse dwellings:
  - a. The minimum width of each dwelling shall be 5.5 metres.
  - b. The minimum separation distance between block townhouse dwellings on the same lot shall be 2.4 metres for an end wall to end wall condition, 15 metres for a rear wall to rear wall condition, and 15 metres for a front wall to front wall condition.
  - c. The provisions pertaining to setbacks for garages in subsection 14.2 apply to block townhouse dwellings, and for the purpose of applying these provisions to block townhouse dwellings, the boundary of an internal roadway shall be deemed to be a lot line and a theoretical line extending from the vertical division of the block townhouse dwellings units to the boundary of the internal roadway shall be considered the side lot line
  - d. The minimum distance from an end wall to an internal roadway shall be 1.8m
  - e. The minimum distance from a wall other than an end wall to an internal driveway shall be 3.0m
  - f. The minimum distance from an integral garage of a block townhouse dwelling unit to an internal roadway shall be 5.8m



- i. Apartment Building.
- ii. Retirement Home.
- iii. Long Term Care Home.
- iv. Special Needs Housing.

**B Regulations for Residential Uses**

- a) Density (minimum) 60 units per hectare
- b) Height (minimum) 4 storeys  
(maximum) 8 storeys
- c) Front Yard (minimum) 3m<sup>(1)</sup>  
(maximum) 6m
- d) Interior Side Yard (minimum) 6m<sup>(1)</sup>
- e) Exterior Side Yard (minimum) 6m<sup>(1)</sup>
- f) Rear Yard (minimum) 7.5m<sup>(1)</sup>
- g) The minimum separation distance between apartment building on one lot shall be 12 metres
- h) The minimum landscaped Open Space on the lot shall be 25%
- i) Apartment blocks may exceed 2 buildings.

<sup>(1)</sup> Except for an underground parking area for which the minimum setback shall be 0 metres

3. That Section 16 A.7, Site Specific Exceptions to the Mixed-Use Zone be amended by adding the following exceptions:

**16 A.7 Commercial Mixed-Use Exception (MU3-X) Zone**

Notwithstanding the provisions of Section 16A, those lands zoned (MU3 – X (s:1/16)) on the schedules to this By-law shall, in addition to all other uses and regulations of the MU3 Zone, be subject to the following requirement:

- a) Minimum Density 40 units per hectare

4. Schedule '1' to By-law 84-63, as amended is hereby further amended by changing the zone designation from

“Agricultural (A) Zone” to “ Environmental Protection (EP) Zone”

“Agricultural (A) Zone” to “Medium Density Wilmot Creek (S:2/6) Zone”

“Agricultural (A) Zone” to High Density Wilmot Creek (R4A (S: 6/8)) Zone”

“Agricultural (A) Zone” to “Urban Centre Mixed Use Exception (MU3-X) Zone”

as illustrated on the attached Schedule 'A' hereto.

5. Schedule 'A' attached hereto shall form part of this By-law
6. 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                    , 2026.

# Schedule A

To By-law # \_\_\_\_\_ - 24  
This is Schedule A-1 to By-law # \_\_\_\_\_ passed by the Council of the Municipality of Clarington  
this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Clerk

\_\_\_\_\_  
Mayor

