

# Corporation Municipality of Clarington

## By-law Number 2023-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-2023-XX;

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

1. Sections 14, 15, and 16A of By-law 84-63 are amended as set out in this By-law.
2. Section 14.6 “Special Exceptions – Urban Residential Type Three (R3)” is amended by adding Special Exception Zone 14.6.XX applicable to the Low Density Zone, as follows:

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

Notwithstanding Sections 12.1 a. and b., 12.2 a. i) and ii), b. i), c. i), d. i), ii), iii) and iv), f. i) and ii) and h., Section 13.1 a. and b., 13.2 a., b., i) and ii), c. i), ii), iii) and iv), d. i), e., f., g., h., and Sections 14.1 a. and b. and 14.3 a. i) and ii), b. i), c. i), ii) and iii), e. and g., those lands zoned R3-XX on the Schedules to this By-law shall be subject to the following zone regulations with a maximum of 20% townhouses distributed in the zone:

a. Permitted Residential Uses

- i) Dwelling, Single Detached
- ii) Dwelling, Semi-Detached
- iii) Dwelling, Street Townhouse
- iv) Dwelling, Link Townhouse/Stacked Townhouse

b. Maximum 20% Street Townhouse and Link Townhouse/Stacked Townhouse are permitted in a zone.

c. Regulations for Single Detached Dwelling

- i) Lot Area (minimum) 300 square metres

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| ii)   | Lot Frontage (minimum)                         |  |
|       | a) Interior Lot                                | 10.0 metres  |
|       | b) Exterior Lot                                | 12.0 metres  |
| iii)  | Yard Requirements (minimum)                    |  |
|       | a) Front Yard                                  | 6 metres to private garage or carport<br>3.0 metres to dwelling<br>2.0 metres to porch |
|       | b) Exterior Side Yard                          |  |
|       | i. Without an attached garage or carport       | 3.0 metres   |
|       | ii. With an attached garage or carport         | 1.2 metres on one side;<br>0.6 metres on the other side                                |
|       | c) Interior Side Yard                          | 1.2 metres with no garage or carport   |
|       | d) Rear Yard                                   | 7.5 metres   |
| iv)   | Lot Coverage (maximum)                         |  |
|       | a) Principle dwelling                          | 50 percent   |
|       | b) Total of all buildings and structures       | 55 percent   |
| v)    | Landscape Open Space (minimum)                 |  |
|       | a) Overall                                     | 30 percent   |
|       | b) Front Yard                                  | 30 percent, which must be soft landscaping   |
| vi)   | Building Height (maximum)                      | 10.5 metres  |
| vii)  | Parking spaces (minimum)                       | 2 spaces   |
| viii) | Accessory Building Regulations                 |  |
|       | a) Total number of dwelling units (maximum)    | 3 units  |
|       | b) Parking space for Additional Dwelling Units | 0 space  |

- c) Front and Exterior Side Yard (minimum) As per zone requirements
- d) Rear Yard Setback (minimum) 1.2 metres
- e) Interior Side Yard (minimum) 1.2 metres
- f) Lot Coverage (maximum) The zone regulation's lot coverage maximum
- g) Height (maximum) 7.0 metres

ix) Special Regulations

- i) Private garages or carports shall be recessed a minimum of 1.0 metre from the front of the dwelling unit.

d. Regulations for Semi-detached Dwelling

- i) Lot Area (minimum) 550 square metres
- ii) Lot Frontage (minimum)
  - a) Interior Lot 18.0 metres
  - b) Exterior Lot 20.0 metres
- iii) Yard Requirements (minimum)
  - a) Front Yard 6 metres to private garage or carport  
3.0 metres to dwelling  
2.0 metres to porch
  - b) Exterior Side Yard
    - iii. Without an attached garage or carport 3.0 metres
    - iv. With an attached garage or carport 1.2 metres on one side;  
0.6 metres on the other side
  - c) Interior Side Yard 1.2 metres with no garage or carport
  - d) Rear Yard 7.5 metres
- iv) Lot Coverage (maximum)
  - a) Principle dwelling 55 percent
  - b) Total of all buildings and structures 60 percent

- v) Landscape Open Space (minimum)
  - a) Overall 30 percent
  - b) Front Yard 30 percent, which must be soft landscaping
- vi) Building Height (maximum) 10.5 metres
- vii) Parking spaces (minimum) 2 spaces
- viii) Accessory Building Regulations
  - a) Total number of dwelling units (maximum) 3 units
  - b) Parking space for Additional Dwelling Units 0 space
  - c) Front and Exterior Side Yard (minimum) As per zone requirements
  - d) Rear Yard Setback (minimum) 1.2 metres
  - e) Interior Side Yard (minimum) 1.2 metres
  - f) Lot Coverage (maximum) The zone regulation's lot coverage maximum
  - g) Height (maximum) 7.0 metres
- ix) Special Regulations
  - i) Private garages or carports shall be recessed a minimum of 1.0 metre from the front of the dwelling unit.

e. Regulations for Street Townhouse

- i) Lot Area (minimum)
  - a) Interior Lot 170 square metres
  - b) Exterior Lot 210 square metres
- ii) Lot Frontage (minimum)

- a) Interior Lot 7.0 metres  
20% of lots could be 6.0 metres
    - b) Exterior Lot 10.0 metres
  - iii) Yard Requirements (minimum)
    - a) Front Yard 6 metres to private garage or carport  
3.0 metres to dwelling  
2.0 metres to porch
    - b) Exterior Side Yard 3.0 metres
    - c) Interior Side Yard 1.2 metres
    - d) Rear Yard 7.5 metres
  - iv) Lot Coverage (maximum)
    - a) Principle dwelling 60 percent
  - v) Landscape Open Space (minimum)
    - a) Overall 20 percent
    - b) Front Yard 30 percent, which must  
be soft landscaping
  - vi) Building Height (maximum) 10.5 metres
  - vii) Parking spaces (minimum) 2 spaces
  - viii) Special Regulations
    - i) Private garages or carports shall be recessed a minimum of 1.0 metre from the front of the dwelling unit.
    - ii) Maximum driveway width 3.0 metres
- f. Regulations for Link Townhouse/Stacked Townhouse
  - i) Lot Coverage (maximum)

|      |  |  |
|------|--|--|
| a)   | Link Townhouse                                       | 60 percent   |
| b)   | Stacked Townhouse                                    | 80 percent   |
| ii)  | Landscape Open Space (minimum)                       |  |
| a)   | Overall  | 20 percent   |
| b)   | Front Yard   | 30 percent, which must be soft landscaping             |
| i)   | Building Height (maximum)                            | 10.5 metres  |
| ii)  | Outdoor Amenity Space (minimum)                      | 4.0 square metres per unit                             |
| iii) | Yard Requirements (minimum)                          |  |
| a)   | Front Yard   |  |
| i.   | To garage or carport                                 | 6.0 metres, where an outdoor parking space is provided |
| ii.  | Dwelling   | 3.0 metres   |
| iii. | Porch  | 2.0 metres   |
| b)   | Exterior Side Yard (minimum)                         | 3.0 metres   |
| c)   | Interior Side Yard (minimum)                         | 1.2 metres   |
| d)   | Rear Yard (minimum)                                  | 7.5 metres   |
| e)   | Rear yard separation between two buildings (minimum) | 15.0 metres  |
| iv)  | Parking spaces per dwelling unit (minimum)           | 2 spaces; plus 0.25 space for visitor parking          |

3. Section 15.4 “Special Exceptions – Urban Residential Type Four (R4)” is amended by adding Special Exception Zone 15.4.XX applicable to Medium Density Zone, as follows:

“Section 15.4.XX “Special Exceptions – Urban Residential Type Four (R4-XX) Zone”

Notwithstanding Sections 14.1 a. and b. and 14.3 a. i) and ii), b. i), c. i), ii) and iii), e. and g., and 15.1 a. and b. and 15.2 a. b. c. i), ii), iii), and iv), d. i), ii), iii), and iv) e. f. g. h. i), i. i), ii), those

lands zoned R4-xx on the Schedules to this By-law shall be subject to only the following zone regulations:

a. Permitted Residential Uses

- i) Dwelling, Street Townhouse
- ii) Dwelling, Link Townhouse/Stacked Townhouse
- iii) Dwelling, Apartment

b. Regulations for Street Townhouse

i) Lot Area (minimum)

- a) Interior Lot 170 square metres
- b) Exterior Lot 210 square metres

ii) Lot Frontage (minimum)

- a) Interior Lot 7.0 metres  
20% of lots could be 6.0 metres
- b) Exterior Lot 10.0 metres

iii) Yard Requirements (minimum)

- a) Front Yard 6 metres to private garage or carport  
3.0 metres to dwelling  
2.0 metres to porch
- b) Exterior Side Yard 3.0 metres
- c) Interior Side Yard 1.2 metres
- d) Rear Yard 7.5 metres

iv) Lot Coverage (maximum)

- a) Principle dwelling 60 percent

v) Landscape Open Space (minimum)

- a) Overall 20 percent

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|-------|--|--|
| b)    | Front Yard   | 30 percent, which must be soft landscaping             |
|       |  |  |
| vi)   | Building Height (maximum)  | 10.5 metres  |
| vii)  | Parking spaces (minimum)   | 2 spaces   |
| viii) | Special Regulations  |  |
| iii)  | Private garages or carports shall be recessed a minimum of 1.0 metre from the from the front of the dwelling unit. |  |
| iv)   | Maximum Driveway width 3.0 metres  |  |
|       |  |  |
| c.    | Regulations for Link Townhouse/Stacked Townhouse   |  |
|       |  |  |
| i)    | Lot Coverage (maximum)   |  |
| c)    | Link Townhouse   | 60 percent   |
| d)    | Stacked Townhouse  | 80 percent   |
| ii)   | Landscape Open Space (minimum)   |  |
| a)    | Overall 20 percent   |  |
| b)    | Front Yard   | 30 percent, which must be soft landscaping             |
| iii)  | Building Height (maximum)  | 14.5 metres  |
| iv)   | Outdoor Amenity Space (minimum)  | 4.0 square metres per unit                             |
| v)    | Yard Requirements  |  |
| a)    | Front Yard (minimum)   |  |
| i.    | To garage or carport   | 6.0 metres, where an outdoor parking space is provided |
| ii.   | Dwelling   | 3.0 metres   |
| iii.  | Porch  | 2.0 metres   |



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|-----|--|---|
| b)  | Exterior Side Yard (minimum)                         | 3.0 metres                                    |
| c)  | Interior Side Yard (minimum)                         | 1.2 metres                                    |
| d)  | Rear Yard (minimum)                                  | 7.5 metres                                    |
| e)  | Rear yard separation between two buildings (minimum) | 15.0 metres                                   |
| vi) | Parking spaces per dwelling unit (minimum)           | 2 spaces; plus 0.25 space for visitor parking |
- d. Regulations for Apartment Dwelling
- |      |  |   |
|------|--|---|
| i)   | Yard Requirements (minimum)                |   |
| a)   | Front Yard                                 | 2.0 metres (minimum)<br>5.0 metres (maximum)  |
| b)   | Exterior Side Yard                         | 2.0 metres (minimum)<br>5.0 metres (maximum)  |
| c)   | Interior Side Yard                         | 1.5 metres<br>5.0 metres abutting a R3-XX Zone  |
| d)   | Rear Yard                                  | 1.5 metres<br>10.0 metres abutting a R3-XX Zone   |
| ii)  | Landscape Open Space (minimum)             | 15 percent  |
| iii) | Building Height (maximum)                  | 14.5 metres<br>20 metres in Neighbourhood Centre<br>14.5 metres abutting Mixed Use Area |
| iv)  | Outdoor Amenity Space (minimum)            | 4.0 square metres per unit  |
| v)   | Parking spaces per dwelling unit (minimum) | 1 space; plus 0.25 space for visitor parking  |

4. Section 16A.2 – Residential Mixed Use (MU2) Zone is amended by adding Special Exception Zone 16A.7-X as follows:

Section 16A.7 X “Special Exceptions – Residential Mixed Use Exception (MU2-X) Zone”

Notwithstanding the respective provisions of Section 16A, those lands zoned as MU2-X, on the Schedules to this By-law shall, in addition to all other uses and regulations of the MU2 zone, be subject to the following requirements:

a. In addition to those residential uses permitted in Section 16A.2, the following residential dwelling types shall also be permitted within this zone:

i) Live – Work Unit

b. Prohibited Uses

i) Dwelling, Stacked Townhouse

c. Notwithstanding regulations included in section 16A.4, in addition to all the regulations of the MU2 zone, the following regulations shall apply to mixed-use buildings and apartment buildings:

d. Regulations for Mixed Use Buildings

i) Yard Requirements (minimum)

a) Rear Yard 1.5 metres

ii) Building Height (maximum) 20 metres

iii) Outdoor Amenity Space (minimum) 4.0 square metres per unit

iv) Building Massing

a) Number of Storeys 2 storeys (minimum)  
6 storeys (maximum)

b) Minimum length of street façade should be 70% along primary frontage.

c) Buildings four storeys or taller shall setback all floors above the second storey to a minimum of 1.5 metres.

d) Minimum amount of transparent glazing within the street façade shall be 75%.

- g) Maximum size of non-residential units 600 square metres; with potential for one grocery store up to 1,500 square metres
- e. Regulations for Apartment Dwelling
  - i) Yard Requirements (minimum)
    - a) Interior Side Yard 1.5 metres
    - b) Rear Yard 1.5 metres
  - ii) Building Height (maximum) 20.0 metres
  - ii) Outdoor Amenity Space (minimum) 4.0 square metres per unit

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

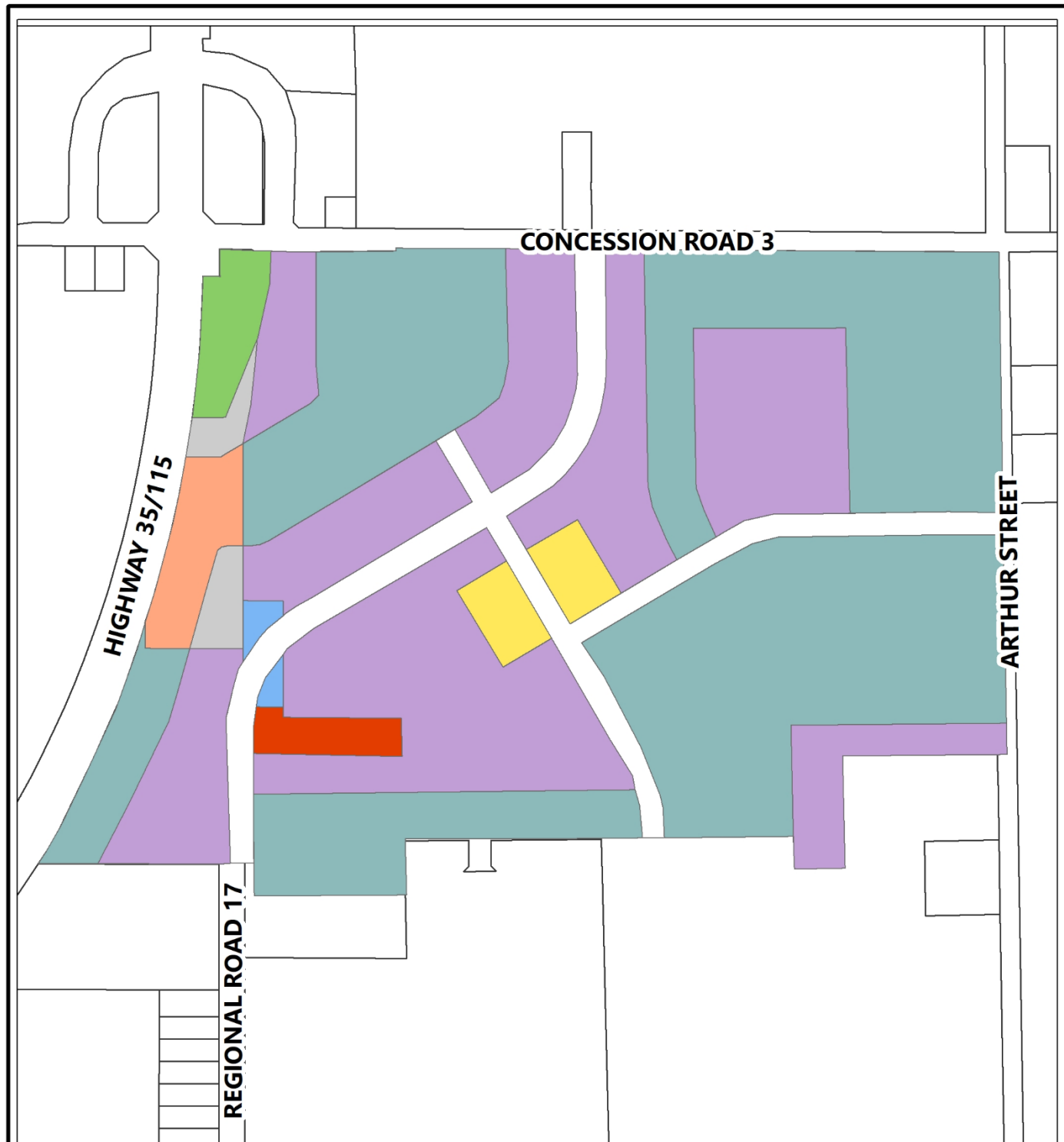
6. This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Section 34 and Section 36 of the *Planning Act*.









Passed in Open Council this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Adrian Foster, Mayor

\_\_\_\_\_  
June Gallagher, Municipal Clerk

This is Schedule "A" to By-law 2023- , passed this day of , 2023 A.D.



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|---|--|
|  Zoning Change From 'A-1' To 'R3-XX'     |  Zoning Change From 'A-92' To 'R4-XX' |
|  Zoning Change From 'A-1' To 'R4-XX'     |  Zoning Change From 'C4' To 'R3-XX'   |
|  Zoning Change From 'A-1' To 'MU2-XX'    |  Zoning Change From 'C4' To 'R4-XX'   |
|  Zoning Change From '(H)A-92' To 'R4-XX' |  Zoning To Remain 'C4'                |

