

# Zoning By-law Review Project



## Introduction

The Municipality of Clarington is reviewing its current Zoning By-laws. The Clarington Official Plan and key provincial planning documents have been updated. As a result, regulations and zones in the current By-laws are conflicting and must be updated.

### DEFINITIONS

#### Official Plan

The main policy document that municipalities use to manage growth and development decisions.

#### Zoning By-law

A legal document that implements the policies of the Official Plan. It regulates the use of the land (e.g. commercial, residential) and the required standards (e.g. building size, property setbacks) for each use.

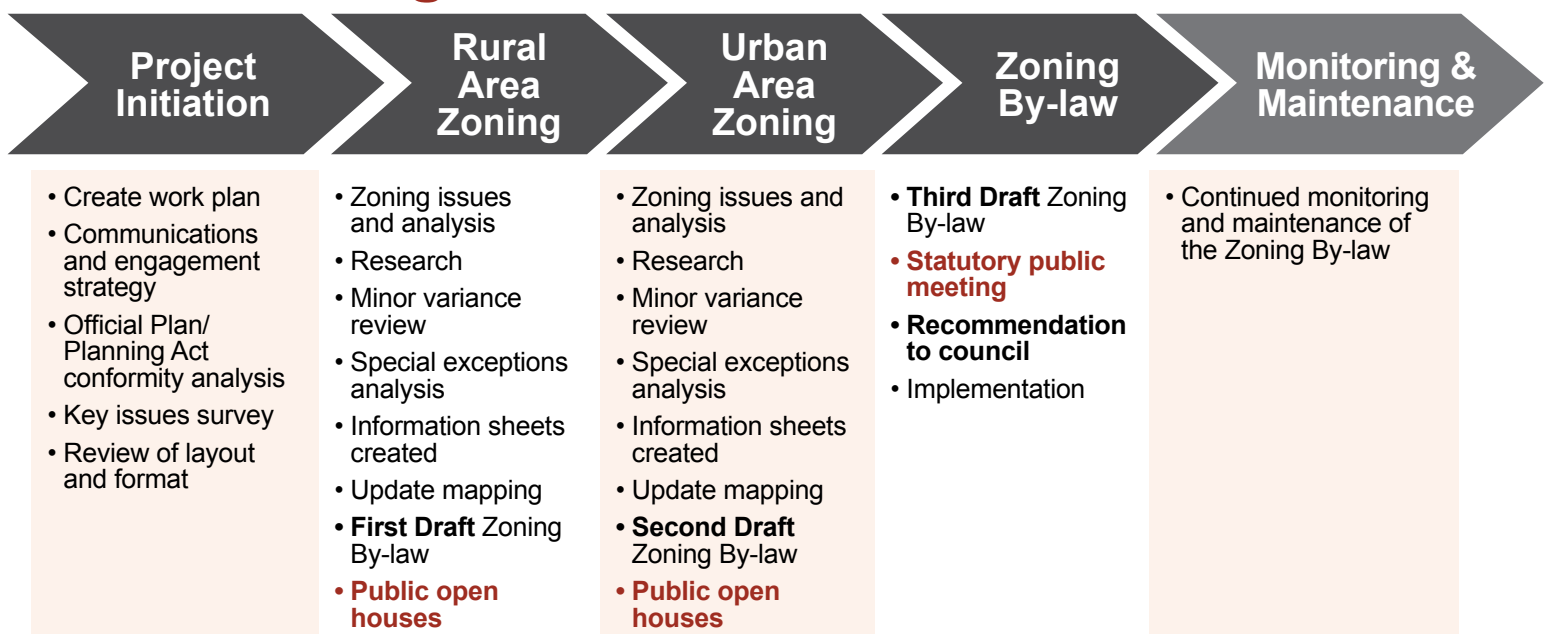
## Why review Clarington's Zoning By-laws?

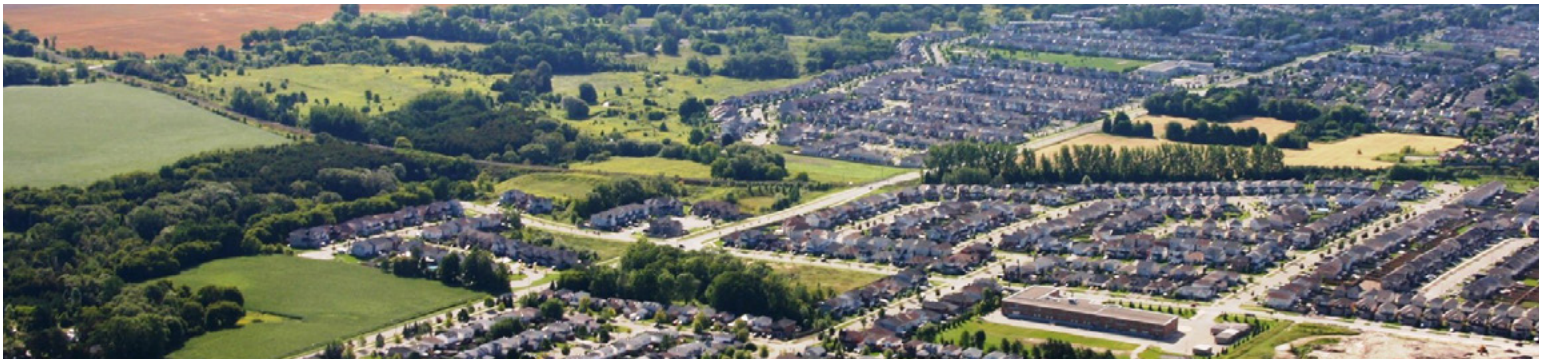
The Planning Act sets out rules for land use planning in Ontario. It requires municipalities to review and update their Zoning By-laws to follow their Official Plan within three years of completing an Official Plan review.

### The Zoning By-law review will:

- Ensure conformity with the Clarington Official Plan and provincial planning documents
- Improve clarity and usability
- Address emerging trends
- Reflect current planning standards and best practices

## Zone Clarington Work Plan





## The review process

**ZONE Clarington** is reviewing, consolidating and updating the Municipality's two Zoning By-laws, **84-63** and **2005-109**. These two Zoning By-laws will be replaced with a single new Zoning By-law that conforms with and implements the Clarington Official Plan.

**Residents and stakeholders are invited to make comments and provide feedback throughout the review process.**

## How does the Zoning By-law Review affect me?

The Zoning By-law defines permitted uses for land and regulations for buildings and structures. Before changing the use of a property or constructing new buildings or additions, you need to consult the Zoning By-law to see what is allowed. The Zoning By-law review may change what you are allowed to do on your property.

## First draft Zoning By-law now available

A first draft of the new Zoning By-law is available at [www.clarington.net/ZoneClarington](http://www.clarington.net/ZoneClarington). The draft includes updated regulations and definitions for all of Clarington and rural zoning regulations. Drafting this Zoning By-law is an ongoing process. Urban zoning regulations are under development and will be released in a future second draft of the Zoning by-law.

## **ZONE Clarington Guiding Principles:**

- Implement the Official Plan, helping Clarington to develop and thrive
- Modernize and improve the Zoning By-law
- Respect our unique mix of urban and rural communities

## eMap Tool

View our eMap tool to compare current zoning for land areas in Clarington to proposed zoning in the draft Zoning By-Law.

## We want to hear from you

Your comments on the draft Zoning By-law are very valuable. The Zoning By-law review is an ongoing exchange between the municipality and the community. Ensure your ideas are considered during the review and submit your feedback online at [www.clarington.net/ZoneClarington](http://www.clarington.net/ZoneClarington), email [ZoneClarington@clarington.net](mailto:ZoneClarington@clarington.net) or call 905-623-3379.

## Stay up-to-date

Visit [www.clarington.net/ZoneClarington](http://www.clarington.net/ZoneClarington) and subscribe to ZONE Clarington updates, register as an interested party and hear about upcoming information centres, public meetings and revised drafts of the Zoning By-law.

## Resources

**Current Clarington Zoning By-laws:**  
[www.clarington.net/Zoning](http://www.clarington.net/Zoning)

**Clarington Official Plan:**  
[www.clarington.net/OfficialPlan](http://www.clarington.net/OfficialPlan)



**Learn More. Ask Questions. Provide Your Input.**

**[www.clarington.net/ZoneClarington](http://www.clarington.net/ZoneClarington)**

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