

The Corporation of the Municipality of Clarington
Amendment Number **147** to the Municipality of Clarington Official Plan

Purpose: The purpose of this Amendment is to amend the Clarington Official to permit a 4-storey apartment building and one 3 1/2-storey stacked townhouse block on the north part of the site.

Location: **This Amendment to the Clarington Official Plan applies to the** properties at 1420 and 1422 Nash Road in Courtice.

Basis: This amendment is based on applications by Meredith Consultant Services on behalf of Alesandro Sirizzotti, Rico Patrick Sirizzotti, Luigi Sirizzotti, Pasquale Sirizzotti, Adelina Pelosi, Giulio Sirizzotti, Marisa Sirizzotti to permit 63 units consisting of a 4-storey apartment building with a total of 47 units, 3 1/2-storey stacked townhouses with 8 units, and two 3-storey townhouses each with 4 units in Courtice.

The amendment meets the review criteria for amendments to the Clarington Official Plan under section 23.2.6 of the Official Plan by: conforming to municipal goals and objectives of the Durham Region Official Plan and the Clarington Official Plan; contributing to the overall structure of the Municipality; being compatible with adjacent land uses; and being supported by infrastructure to service the development.

Actual Amendment:

Unless otherwise indicated, in the Amendment, newly added text is shown with underlining, and deleted text is shown with a strike-through.

The Clarington Official Plan is hereby amended by adding an exception to Section 23.19.1.x “Residential Exceptions” as follows:

x. Notwithstanding Table 4-3 “Summary of Urban Structure Typologies”, lands identified by Roll Numbers 181701010014500, 181701010013200 (1420 and 1422 Nash Road in Courtice) located within the Edge of the neighbourhood and adjacent to arterial roads may also include apartment buildings with a maximum height of 4 storeys and stacked townhouses with a maximum height of 3 1/2-storey located on the north part of the site.

The implementing Zoning By-law will contain performance standards to ensure that the new development will be compatible with the physical character of the established neighbourhood.

Implementation: The provisions outlined in the Clarington Official Plan regarding the implementation of the Plan shall apply in regard to this Amendment.

Interpretation: The provisions set forth in the Clarington Official Plan regarding the interpretation of the Plan shall apply in regard to this Amendment.