

## Amendment Number 137

### To The Municipality of Clarington Official Plan

**Purpose:** The purpose of this amendment is to add policies of the Clarington Official Plan to enact changes that have been made to the Planning Act from Bill 23 – More Homes Built Faster Act, 2022, regarding Additional Residential Units and ensure the Clarington Official Plan remains in conformity with Provincial goals.

**Location:** The Official Plan Amendment affects all lands within the Municipality of Clarington.

**Basis:** On November 28, 2022, Bill 23 – More Homes Built Faster Act, 2022 was introduced to make changes to a variety of statutes relating to Additional Residential Units in the Planning Act. The effect of this amendment to our Additional Dwelling Unit policies, is to implement the new changes introduced to Sections 17 (24.1), 17 (36.1) and 34 (19.1) of the Planning Act, from Bill 23 – More Homes Built Faster Act, 2022, and to ease some restrictions.

**Actual Amendment:** The Clarington Official Plan is hereby amended as follows:  
(\*Note: **Bold** text represents an addition and text with a ~~strikethrough~~ represents deleted text.)

1. Section 6.3.5 is deleted in its entirety and replaced with the following:

**“6.3.5 One *additional dwelling unit* is permitted within any permitted *single detached, semi-detached or townhouse dwelling*, and one *additional dwelling unit* is permitted in an *accessory building* that is secondary to the principal residential building, for a maximum total of three dwelling units on a lot.”**

2. Section 6.3.7 is amended as follows:

“6.3.7 Notwithstanding section 6.3.5, within the Protected Countryside of the Greenbelt Plan, but outside of the Environmental Protection Area as identified in the Zoning Bylaw, one *additional dwelling unit* is only permitted within either a *single detached dwelling* or an accessory building that existed on (or building permits were issued prior to) July 1, 2017. ***Additional dwelling units are not permitted***”

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within farm buildings.”

- Existing Section 6.3 is amended by adding new Sections 6.3.11 to 6.3.13 as follows and all subsequent existing sections are renumbered accordingly:

**“6.3.11 Notwithstanding section 6.3.5, within the urban settlement boundaries of Courtice, Bowmanville and Newcastle, two *additional dwelling units* are permitted within any legally permitted *single detached, semi-detached, or townhouse dwelling*, or one *additional dwelling unit* is permitted within any legally permitted *single detached, semi-detached, or townhouse dwelling*, and one *additional dwelling unit* is permitted in an *accessory building* on the same lot that is connected to full municipal services, for a maximum total of three dwelling units on a lot.**

**6.3.12 Notwithstanding 6.3.5 and 6.3.11, two *additional dwelling units* are permitted within any legally permitted single detached dwelling, or one *additional dwelling unit* is permitted within any legally permitted single detached dwelling and one *additional dwelling unit* is permitted within an accessory building on the same lot that is partially connected to municipal services within Courtice, Bowmanville, Newcastle, Orono or Newtonville settlement boundaries, for a maximum total of three dwelling units on a lot. This is subject to regulations in the Zoning By-law.**

**6.3.13 Notwithstanding 6.3.5, *additional dwelling units* are not permitted within Hazard Lands, the Regulatory Shoreline Area, or where safe access to the *additional dwelling unit* would be rendered inaccessible to people and vehicles during times of flooding hazards, erosion hazards, and/or dynamic beach hazards.”**

## **Implementation:**

The provisions set forth in the Municipality of Clarington Official Plan, regarding the implementation of the Plan, shall apply in regard to this Amendment.

## **Interpretation:**

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

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File number: COPA2024-0002

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