

The Corporation of the Township of Centre Wellington

By-law 2025-XX

A By-law to amend the Township of Centre Wellington Zoning By-law No. 2009-045, as amended, to change a portion of the zoning of the subject lands from “R1A” and “EP” to “R2.XX.X”, R1A.XX.X” and “OS” and “EP”

Whereas the Council of the Corporation of the Township of Centre Wellington deems it desirable to amend By-law No. 2009-045, as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990;

Now therefore the Council of the Corporation of the Township of Centre Wellington hereby enacts as follows:

1. Schedule “A” Map 71 to By-law No. 2009-045 is hereby amended in accordance with the attached Schedule “A” which forms part of this By-law
2. Section 15 of By-law No. 2009-045, as amended, is hereby further amended by adding the following Exception R1A.XX.X:

15.XX.X	R1A.XX.X	Notwithstanding anything else in this by-law to the contrary, on land zoned R1A.XX.X, the following special provisions shall apply: 1. Single-Detached Dwellings Regulations within the R1A Zone (Lot With Both Municipal Sewer and Water Services) would apply except for the following provisions: • Minimum Exterior Side Yard: 2.5 metres • Minimum Rear Yard: 4.4 metres (Lot 2) • Minimum Landscaped Open Space: On Lot 2 the driveway will constitute 46.5% of the area of the Front Yard. • Maximum Floor Area for an Accessory Apartment: 52% (Lot 2) For the purposes of determining compliance with the lot requirements of the R1A.XX.X Zone, the lot line abutting a private road providing the means of access to the lot shall be considered the exterior side lot line. For the purposes of the application of the R1A.XX.X Zone, “private road” is defined as “private right-of-way for vehicular access that is not owned or maintained by the Township or County and includes a right-of-way that is maintained by a corporation created pursuant to the provisions of the Condominium Act.
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3. Section 15 of By-law No. 2009-045, as amended, is hereby further amended by adding the following Exception R2.XX.X:

15.XX.X	R2.XX.X	Notwithstanding anything else in this by-law to the contrary, on land zoned R2.XX.X, the following special provisions shall apply: 1. Single-Detached Dwellings Regulations within the R2 Zone (Small Lot Single Detached Dwelling) would apply except for the following provisions: • Minimum Front Yard: 4.5 metres (14.8 ft) to dwelling and 6 metres (19.6 ft) to front face of a garage • Minimum Rear Yard: 7.0 metres • Minimum Exterior Side Yard: 0.6 metres
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		- Garage/Driveway Width Restriction: The outside walls of an attached garage shall not exceed 61% of the lot width; and the driveway leading to the garage can be no more than the width of the exterior dimensions of the garage. 2. Semi-Detached Dwellings Regulations within the R2 Zone (Semi Detached Dwelling) would apply except for the following provisions: - Minimum Exterior Side Yard: 2.5 metres - Minimum Side Yard: 1.5 metres on each side - Minimum Rear Yard: 5.6 metres For the purposes of determining compliance with the lot requirements of the R2.XX.X Zone, the lot line abutting a municipal road allowance or private road providing the means of access to the lot shall be considered the front lot line. For the purposes of the application of the R2.XX.X Zone, “private road” is defined as “private right-of-way for vehicular access that is not owned or maintained by the Township or County and includes a right-of-way that is maintained by a corporation created pursuant to the provisions of the Condominium Act.
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4. All other applicable provisions of By-law No. 2009-045 shall continue to apply to the lands affected by this amendment.
5. This By-law shall come into effect on the date of final enactment by the Council pursuant to Section 34 of the Planning Act, R.S.O., 1990.

Read a first, second and third time and finally passed this __ day of _____, 2025.

Mayor – Shawn Watters

Clerk – Kerri O’Kane

Township of Centre Wellington

Schedule “A”

By-law 2025-XX

An Amendment to the Township of Centre Wellington
Zoning By-law No. 2009-045 as amended

This is Schedule “A” to By-law 2025-XX passed this ____ day of _____, 2025

Mayor – Shawn Watters

Clerk – Kerri O’Kane