

The Corporation of the Township of Centre Wellington

By-law 2026-xx

A By-law to amend the Township of Centre Wellington Zoning By-law 2009-045, as amended, to change the zoning of certain lands from “R1A” to “R3.##.##”.

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 Township of Centre Wellington hereby enacts as follows:

1. Schedule “A” Map 49 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:

15.XX.X	R3.XX.X	<p>Notwithstanding anything else in this by-law to the contrary, the land zoned R3.XX.XX the following special provisions shall apply:</p> <p><u>Permitted Uses</u></p> <p>Street townhouses, cluster townhouses, and uses accessory to the foregoing.</p> <p>In addition to these uses, an existing single detached dwelling shall be permitted in accordance with the regulations of the R1A zone and the additional Exceptions below. For clarity, accessory uses to a single detached dwelling permitted by the R1A zone shall also be permitted.</p> <p><u>Exceptions for Existing Single Detached Dwelling</u></p> <p>a) The minimum lot depth shall be 24 m.</p> <p>b) The minimum front yard shall be 3 m.</p> <p><u>Exceptions for Street Townhouses</u></p> <p>c) The minimum lot area per unit shall be 160 m²</p> <p>d) The minimum side yard shall be 1.6 m on the unattached side yards.</p> <p>e) The minimum rear yard shall be 7.0 m.</p>
---------	---------	---

		<p>f) The minimum landscaped open space shall be 30%.</p> <p>g) An attached garage shall not project beyond the main front of the wall of the dwelling. Notwithstanding the foregoing, if a covered front porch is provided, an attached garage can project to the front face of the covered porch, but shall not be closer than 6.0 m to the front lot line.</p> <p>h) The maximum building height shall be two storeys.</p> <p><u>Exceptions for Cluster Townhouses</u></p> <p>i) For a Cluster Townhouse development with 19 Dwelling Units, each Dwelling Unit shall have 1 parking space within an attached garage (3 m by 6 m) plus 1 exterior parking space in tandem on the associated driveway (3 m by 6 m). In addition to these spaces, 10 visitor spaces (including 1 barrier free parking space) shall be required on the Lot.</p> <p>j) The Side Yard abutting the southerly Side Lot Line of 277 Wellington Road 7 shall be 1.6 m and windows to a Habitable Room may face this yard.</p> <p>k) The Side Yard abutting the southerly Side Lot Line of 294 South Street and 287 Wellington Road 7 shall be 4.5 m and windows to a Habitable Room may face this yard.</p> <p>l) One block of 2 separate Dwelling Units that is divided vertically and does not have legal frontage on a public Street shall also be considered a Cluster Townhouse.</p> <p>m) Internal lot lines created by a plan of condominium shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this By-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration are strictly observed.</p> <p>n) The maximum building height shall be two storeys.</p> <p>o) Access stairs may project up to 3.5 metres into the required front yard.</p>
--	--	--

3. All other applicable provisions of By-law No. 2009-045 shall continue to apply to the lands affected by this amendment.

4. This by-law shall come into effect on the date of the 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 [MONTH], [YEAR].

Mayor – Shawn Watters

Municipal Clerk – [NAME]