

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
“A” to “R2.xx.x”, “R3.xx.x”, and “R6.xx.x”

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 86 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:

15.xx.x	R2.xx.x	Notwithstanding any other provisions of this By-law to the contrary, in this by-law to the contrary, on lands zoned R2.xx.x the following special provisions shall apply: <u>Permitted Uses</u> • All uses permitted by the R2 zone <u>Lot Regulation</u> 1. Exceptions for Single Detached Dwellings: a) The minimum lot frontage shall be 9 m. b) The minimum lot area shall be 254 m². c) The maximum building height shall be 3.5 storeys or 13 m, whichever is less. d) The minimum front yard setback shall be 3 m, but 5.8 m to front facade of a garage if the driveway crosses a front lot line. e) The minimum exterior side yard shall be 2.4 m. f) The minimum interior side yard shall be 1.2m on one side; 0.6m on the other side; 1.8m between dwelling units. g) The minimum rear yard setback shall be 5 m. h) There is no maximum lot coverage. i) The Front Yard on any Lot, excepting the Driveway, porch and stairs shall be landscaped and no parking shall be permitted within this Landscaped Open Space. The width of the driveway shall not exceed 60% of the lot width. j) The outside walls of an attached garage shall not exceed 60% of the lot width; and the driveway leading to the
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		garage can be no more than the width of the exterior dimensions of the garage. k) The minimum interior dimensions of any garage shall be 2.75 m by 5.5 m. l) Steps, canopies and awnings may encroach a maximum of 1.5 m into the required minimum front yard, rear yard and exterior side yard. m) Steps, canopies and awnings may encroach a maximum of 0.75 m into the required minimum interior side yard.
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3. Section 15 of By-law No. 2009-045, as amended, is hereby further amended by adding the following Exception 15.xx.xx:

15.xx.x	R3.xx.x	Notwithstanding any other provisions of this By-law to the contrary, in this by-law to the contrary, on lands zoned R3.xx.x the following special provisions shall apply: <u>Permitted Uses</u> All uses permitted by the R3 zone including Street Townhouses, Cluster Townhouses (Rear Lane Townhouses) and Back-to-back townhouses <u>Lot Regulation</u> 1. Exceptions for Street Townhouses: a) The minimum lot frontage shall be 6 m. b) The minimum lot area shall be 156 m². c) The maximum building height shall be 3.5 storeys or 13 m, whichever is less. d) The minimum front yard setback shall be 3 m, but 5.8 m to front facade of a garage if the driveway crosses a front lot line. e) The minimum exterior side yard shall be 2 m. f) The minimum interior side yard (not with a common party wall) shall be 1.2m on one side; 0.6m on the other side; 1.8m between dwelling units. g) The minimum rear yard setback shall be 5 m. h) The maximum number of attached dwelling units in a row shall be 8. i) There is no maximum lot coverage. j) The minimum landscaped open space shall be 30% of the lot area, inclusive of porches and stairs. k) The minimum interior dimensions of any garage shall be 2.75 m by 5.5 m. l) Steps, canopies and awnings may encroach a maximum of 1.5 m into the required minimum front yard, rear yard and exterior side yard. m) Steps, canopies and awnings may encroach a maximum of 0.75 m into the required minimum interior side yard.
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2. Exceptions for Cluster Townhouses (Rear Lane Townhouse):

- a) The minimum lot frontage shall be 5.5 m.
- b) The minimum lot area shall be 110 m².
- c) There is no minimum lot depth.
- d) The maximum building height shall be 3.5 storeys or 13 m, whichever is less.
- e) The minimum front yard setback shall be 3 m.
- f) The minimum exterior side yard shall be 2 m.
- g) The minimum interior side yard (not with a common party wall) shall be 1.2m on one side; 0.6m on the other side; 1.8m between dwelling units.
- h) The minimum rear yard setback shall be 5.5 m.
- i) The maximum number of attached dwelling units in a row shall be 8.
- j) There is no maximum lot coverage.
- k) The minimum landscaped open space shall be 30% of the lot area, inclusive of porches and stairs.
- l) The minimum interior dimensions of any garage shall be 2.75 m by 5.5 m.
- m) There shall be no common amenity area requirements.
- n) There shall be no private amenity area requirements.
- o) Steps, canopies and awnings may encroach a maximum of 1.5 m into the required minimum front yard, rear yard and exterior side yard.
- p) Steps, canopies and awnings may encroach a maximum of 0.75 m into the required minimum interior side yard.

3. Exceptions for Back-to-Back Townhouses:

- a) The minimum lot frontage shall be 6 m.
- b) The minimum lot area shall be 84 m².
- c) There is no minimum lot depth.
- d) The maximum building height shall be 3.5 storeys or 13 m, whichever is less.
- n) The minimum front yard setback shall be 3 m but 5.8 m to front facade of a garage if the driveway crosses a front lot line.
- e) The minimum exterior side yard shall be 2 m.
- f) The minimum interior side yard (not with a common party wall) shall be 1.2m on one side; 0.6m on the other side; 1.8m between dwelling units.
- g) There shall be no minimum rear yard setback.
- h) The maximum number of attached dwelling units in a row shall be 8.
- i) There is no maximum lot coverage.
- j) There is no minimum landscape open space requirement.
- k) The minimum interior dimensions of any garage shall be 2.75 m by 5.5 m.
- l) There shall be no common amenity minimum area requirements.

		m) There shall be no private amenity minimum area requirements. n) Steps, canopies and awnings may encroach a maximum of 1.5 m into the required minimum front yard, rear yard and exterior side yard. o) Steps, canopies and awnings may encroach a maximum of 0.75 m into the required minimum interior side yard.
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4. Section 15 of By-law No. 2009-045, as amended, is hereby further amended by adding the following Exception 15.xx.x:

15.xx.x	R6.xx.x	<u>Permitted Uses</u> Within any R6.xx.x Zone, no land shall be used and no building or structure shall be constructed, altered or used except in conformity with the following regulations: • a bed and breakfast establishment (Class 1 or Class 2) • a business or professional office • a church • a commercial school or studio • a day nursery • a funeral home • a medical clinic • a personal service shop • a private or commercial club • a public building • a school • any use permitted within the R1A Zone <u>Regulations</u> Within any R6.xx.x Zone, no land shall be used and no building or structure shall be constructed, altered or used except in conformity with the following regulations: <table><tr><td>Minimum Lot Area</td><td>1,200 m²</td></tr><tr><td>Minimum Lot Frontage</td><td>24.4 m</td></tr><tr><td>Minimum Lot Depth</td><td>45 m</td></tr><tr><td>Minimum Front Yard⁽¹⁾</td><td>19.5 m</td></tr><tr><td>Minimum Rear Yard</td><td>8 m</td></tr><tr><td>Minimum Side Yards</td><td>1.5 m</td></tr><tr><td>Maximum Lot Coverage</td><td>Not Applicable</td></tr><tr><td>Minimum Landscaped Area</td><td>Not Applicable</td></tr></table> <u>Outdoor Storage</u>	Minimum Lot Area	1,200 m ²	Minimum Lot Frontage	24.4 m	Minimum Lot Depth	45 m	Minimum Front Yard ⁽¹⁾	19.5 m	Minimum Rear Yard	8 m	Minimum Side Yards	1.5 m	Maximum Lot Coverage	Not Applicable	Minimum Landscaped Area	Not Applicable
Minimum Lot Area	1,200 m ²																	
Minimum Lot Frontage	24.4 m																	
Minimum Lot Depth	45 m																	
Minimum Front Yard ⁽¹⁾	19.5 m																	
Minimum Rear Yard	8 m																	
Minimum Side Yards	1.5 m																	
Maximum Lot Coverage	Not Applicable																	
Minimum Landscaped Area	Not Applicable																	

		The outdoor storage of any goods, materials or equipment is not permitted in any R6.xx.x Zone. <u>Residential Units Within Commercial Buildings</u> A building used for a permitted commercial use may also contain one or more residential dwelling units in combination with a permitted use only in accordance with the following provisions: Each dwelling unit shall form part of the main building and shall be located on the second or higher floors; Each dwelling unit shall be fully self-contained All other requirements of this By-law shall be complied with. <u>Parking</u> Once redeveloped, 8 parking spaces will be provided including 1 accessible parking space for the non-residential uses permitted. <u>Other Provisions</u> Accessory uses, buffer areas and off-street loading shall be provided in accordance with the applicable general provisions
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5. All other applicable provisions of By-law No. 2009-045 shall continue to apply to the lands affected by this amendment.
6. 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 [xx]th day of [month], 202x.

Mayor – Shawn Watters

Municipal Clerk – Tyler Sager

Township of Centre Wellington

Schedule 'A'

By-law 2026-XX

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

