

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 the subject land from "R1A.30.5", "OS.30.4", "OS-GC.29.8" and "EP" to "R1C.XX.X", "R2.XX.X", "OS.30.4", "OS-GC.29.8", "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" Maps 29 and 30 to By-law No. 2009-045 are 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, was further amended by By-law No. 2023-55, is hereby further amended by deleting the current exception OS-GC.29.8, and replacing it with the following:

15.29.8	OS-GC.29.8	Notwithstanding any other provision of this By-law to the contrary, on the lands zoned OS-GC.29.8, the following special provision shall apply: • In addition to the uses permitted by the OS-GC zone, infrastructure associated with the development on lands legally described as Parts of Lot 9 and 10, Concession 3, Geographic Township of West Garafraxa, and Part of Road Allowance Between Lots 9 and 10, Concession 3, Geographic Township of West Garafraxa, Township of Centre Wellington, County of Wellington, is permitted, including but not limited to a water treatment facility, wastewater treatment facility, and effluent disposal system, together with any installations, structures or accessory buildings appurtenant thereto including the provision of standby power. • Notwithstanding Section 9.4.2, Building Regulations shall not apply to a water treatment facility, wastewater treatment facility, and effluent disposal system, together with any installations, structures or accessory buildings appurtenant thereto including the provision of standby power. All other provisions of the OS-GC zone shall apply.
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3. Section 15 of By-law No. 2009-045, as amended, was further amended by By-law No. 2023-55, is hereby further amended by deleting the current exception OS.30.4 and replacing it with the following:

15.30.4	OS.30.4	Notwithstanding any other provision of this By-law, on lands zoned OS.30.4, in addition to the permitted uses of the OS Zone, the permitted uses shall include infrastructure associated with development on lands legally described as Parts of Lot 9 and 10, Concession 3, Geographic Township of West Garafraxa, and Part of Road Allowance Between Lots 9 and 10, Concession 3, Geographic Township of West Garafraxa, Township of Centre Wellington, County of Wellington, including but not limited to the installation or maintenance of a water-main, well, sanitary sewer main, storm sewer main, pumping station, gas main, pipeline, storm water management facility, lighting fixture, overhead or underground electrical services, cable television, telegraph or telephone line or associated tower or transformer, together with any installations or structures appurtenant thereto. Notwithstanding Section 9.1.2, Building Regulations shall not apply the installation or maintenance of a water-main, well, sanitary sewer main, storm sewer main, pumping station, gas main, pipeline, storm water management facility, lighting fixture, overhead or underground electrical services, cable television, telegraph or telephone line or associated tower or transformer, together with any installations or structures appurtenant thereto. All other provisions of the OS zone shall apply.
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4. Section 15 of By-law No. 2009-045, as amended, was further amended by By-law No. 2023-55, is hereby further amended by deleting the current exception R1A.30.5.
5. Section 15 of By-law No. 2009-045, as amended, was further amended by By-law No. 2023-55, is hereby further amended by adding the following new exceptions R1C.XX.X and R2.XX.X:

15.XX.X	R1C.XX.X	Notwithstanding any other provision of this By-law, to the contrary, on lands zoned R1C.XX.X, the following lot regulations shall apply: • The maximum number of units shall be 318. • Notwithstanding Section 4.1 of By-law No. 2009-045, as amended, Additional Residential Units are not permitted. <u>Lot Regulations:</u> a) Minimum Side Yard: 1.2 metres (3.9 feet)
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		b) Maximum Driveway Width: 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. All other provisions of the R1C zone shall apply.
15.XX.X	R2.XX.X	Notwithstanding any other provision of this By-law, to the contrary, on lands zoned R2.XX.X, the following lot regulations shall apply: • The maximum number of units shall be 128. • Notwithstanding Section 4.1 of By-law No. 2009-045, as amended, Additional Residential Units are not permitted. <u>Lot Regulations:</u> a) Maximum Driveway Width: 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. All other provisions of the R2 zone shall apply.

6. All other applicable provisions of By-law No. 2009-045 shall continue to apply to the lands affected by this amendment.
7. 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 day of XXXX, 2026.

Mayor – Shawn Watters

Clerk – Tyler Sager

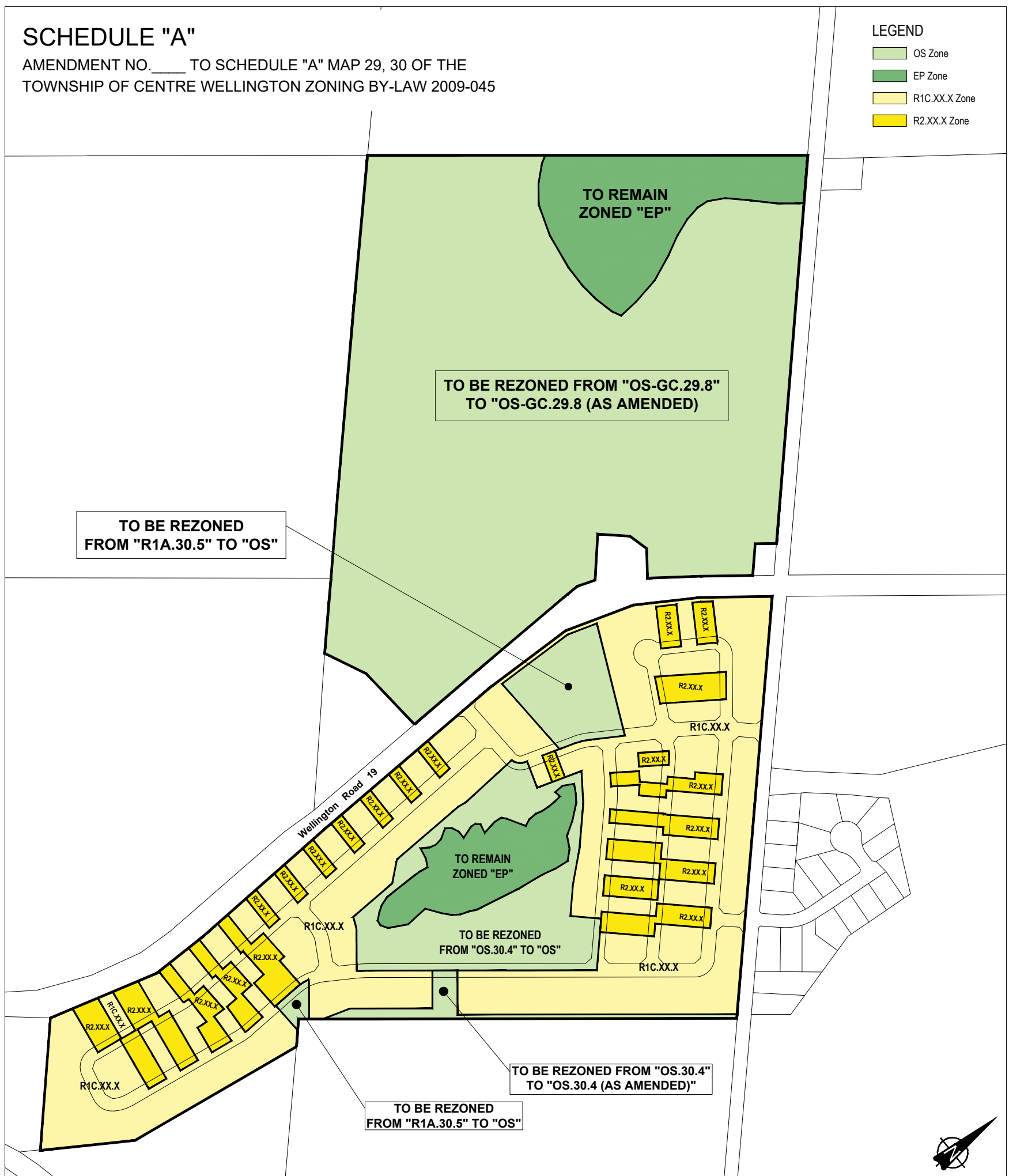
Township of Centre Wellington

Schedule "A"

By-law 2026-____

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

This is Schedule "A" to By-law 2026-_____ passed this ____th day of _____, 2026.



Mayor - Shawn Watters

Municipal Clerk - Tyler Sager