

**The Corporation of the Township of Centre Wellington  
By-law 2023-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 “Highway Commercial (Holding) (C2(H))” to “Highway Commercial (Holding) Site Specific Exception Zone (C2(H).XX)”.

**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	C2(H).XX	<p>Notwithstanding any other provision of this by-law to the contrary, on lands zoned C2(H).XX, a townhouse development containing 273 townhouse dwellings is permitted, subject to the following special provisions:</p> <p>a) The following uses shall be permitted in addition to the uses permitted under the C2 Zone:</p> <p style="margin-left: 20px;">i) Cluster townhouse ii) Back-to-back townhouse iii) Live-work townhouse unit at-grade and above a live-work unit</p> <p>b) The maximum permitted building height is:</p> <p style="margin-left: 20px;">i) Townhouses: 4 storeys</p> <p>c) For the purposes of this site specific exception, Section 10.3.4(e) does not apply provided that each live-work townhouse dwelling provides a minimum of 8.0 m<sup>2</sup> of non-residential commercial floor area with direct building access onto Wellington Road 7;</p> <p>d) The minimum rear yard setback shall be 5.1 metres;</p> <p>e) Notwithstanding any severance, partition, or division of lands shown on Schedule “A” which forms part of this by-law, the provisions of this By-law shall apply to the whole of the lot as if no severance, partition or division had occurred.</p>
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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 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 X day of [Month], 2023.

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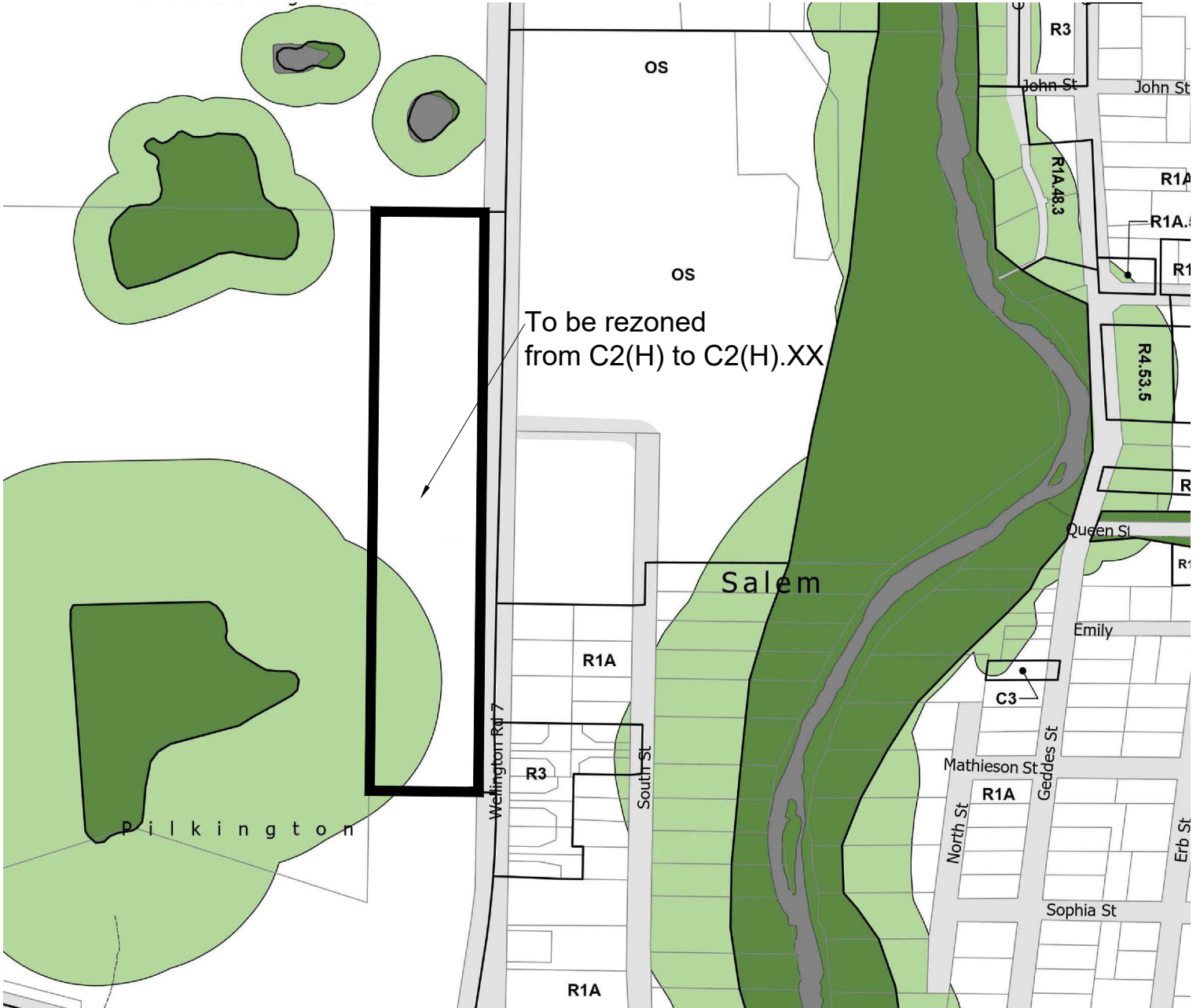
Mayor – Kelly Linton

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Municipal Clerk – Kerri O’Kane

# Township of Centre Wellington Schedule 'A' By-Law 2023-xx

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



This is Schedule 'A' to By-Law 2023-xx passed on XX day of XX,20XX.

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Mayor- Shawn Watters

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Municipal Clerk- Kerri O'Kane