

The Corporation of the Township of Centre Wellington

Zoning By-law Amendment No. ____

Being a by-law to amend Zoning By-law 2009-045 of the Municipality of the Township of Centre Wellington pertaining to Part of Lot 9 and 10, Concession 3 (Geographic Township of West Garafraxa) and Part of Lots 10 and 11, Concession 3 and Part of Road Allowances Between Lots 910 and 101, Concession 3 (stopped up and closed by by-law No. 74) (Geographic Township of West Garafraxa), Township of Centre Wellington, County of Wellington.

Whereas, the Council of the Corporation of the Township of Centre Wellington deems it in the public interest to pass a by-law to amend By-law 2009-045; and,

Whereas, pursuant to the provisions of Sections 34 & 36 of the Planning Act R.S.O. 1990, as amended, by-laws may be amended by Councils of Municipalities; and,

The Council of The Corporation of the Township of Centre Wellington enacts as follows:

1. Maps 29 and 30 to By-law 2009-045 are hereby amended by re-zoning the lands shown on Schedule "A", affixed hereto, from the R1A.29.8, R1A.30.2, EP, and OS-GC zones to Residential 1 A Zone with exceptions (R1A-XXX), Open Space (OS), Open Space Golf Course with exceptions (OS-GC-XXX), and Environmental Protection (EP).
2. Section 15 of By-law 2009-045 is hereby amended to implement a new Exception Zone (R1A-XXX):

Notwithstanding anything else in this by-law to the contrary, on lands zoned R1A-XXX the following provisions shall apply:

Permitted Uses

- a) one single detached dwelling per condominium unit site and uses, buildings and structures accessory thereto.

Zone Requirements

Maximum Number of Dwelling Units	118
Minimum building setback from a private street	7.5 m
Minimum Building Separation	5.0 m
Maximum Dwelling Height	2.5 storeys
Dwellings may be serviced by private communal infrastructure	

3. Section 15 of By-law 2009-045 is hereby amended to implement a new Exception Zone (OS-GC-XXX):

Notwithstanding anything else in this by-law to the contrary, on lands zoned OS-GC-XXX the following additional provision shall apply:

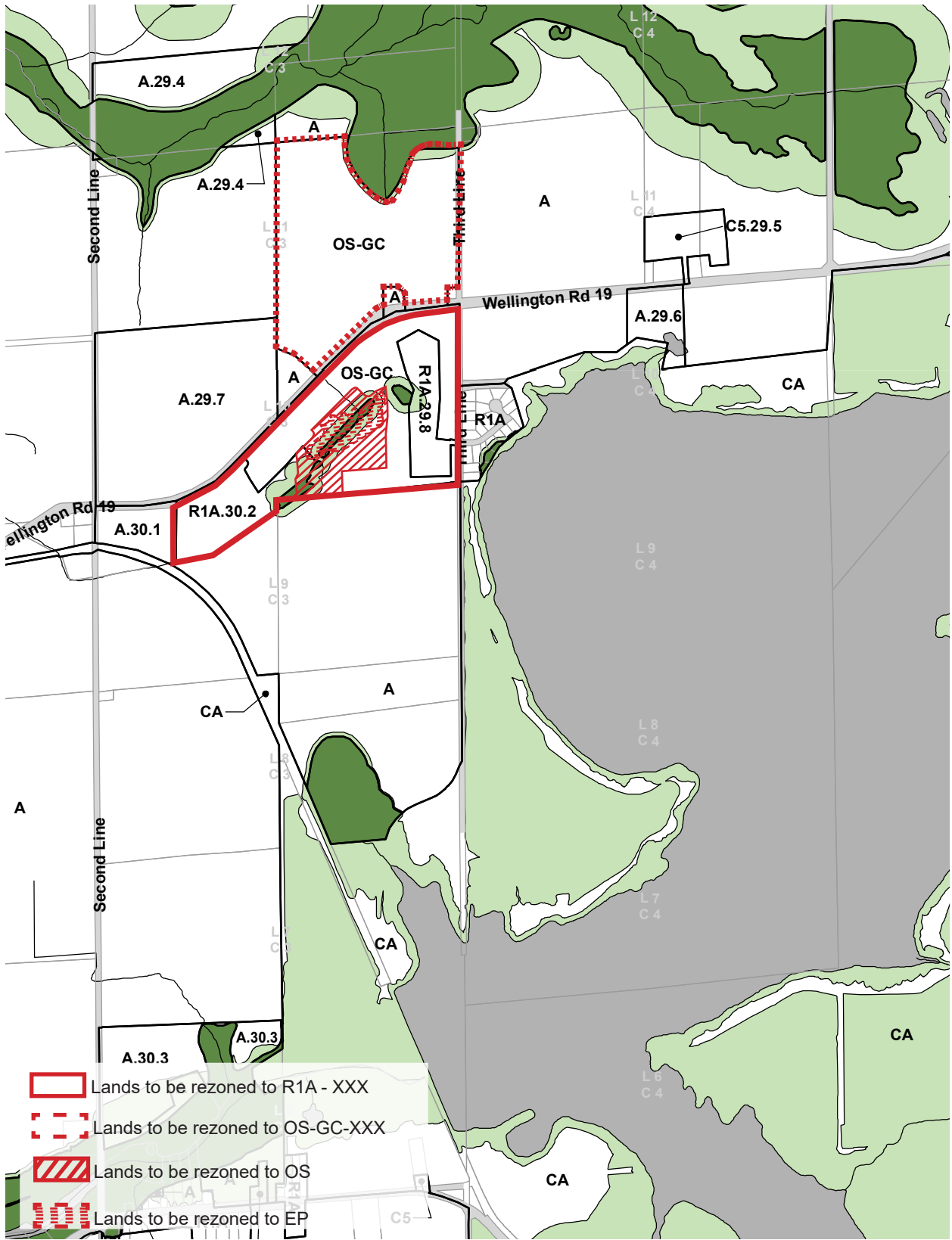
Permitted Uses

- a) Structures related to the servicing of the R1A-XXX zoned lands is permitted.
4. Schedule "A" and all notations thereon, are hereby declared to form part of this By-law.
5. This by-law shall come into force and take effect upon being passed by Council, pursuant to the Planning Act, R.S.O. 1990, as amended.

Read a first, second and third time and finally passed this ___ day of _____, 20__.

XXX, Mayor

XXX, Clerk



ZBA
Source: Wellington County GIS (2022)

