

PROPOSED ZONING AMENDMENT – ADDITIONAL RESIDENTIAL UNITS AND INDUSTRIAL ZONE PERMITTED USES

The Corporation of the Township of Centre

Wellington By-law 2025-xx

A By-law to amend the Township of Centre Wellington Zoning By-law 2009-045, as amended, to authorize the creation of additional dwelling units in accordance with the provisions of the Planning Act

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. Section 4.1 Accessory Apartments is hereby deleted and replaced with the following:

4.1 Additional Residential Units

4.1.1 On A Parcel of Urban Residential Land

Notwithstanding any other provision of this Bylaw to the contrary, the following Additional Residential Units are permitted on any parcel of urban residential land:

- (a) one Additional Residential Unit (Attached), as long as all ancillary buildings and structures cumulatively contain no more than one Additional Residential Unit (Detached);
- (b) two Additional Residential Units (Attached) , as long as no ancillary building or structure contains any Additional Residential Units (Detached); or
- (c) one Additional Residential Unit (Detached) in an ancillary building or structure, as long as the detached house, semi-detached house or street townhouse contains no more than one Additional Residential Unit and no other ancillary building or structure contains any Additional Residential Units.

For the purposes of the foregoing provisions, “parcel of urban residential land” shall have the same meaning as set out in the Planning Act, R.S.O. 1990.

4.1.2 On Any Parcel of Land Other Than A Parcel of Urban Residential Land

Notwithstanding any other provision of this Bylaw to the contrary, the following residential uses are permitted on any parcel of residential land to which Subsection 4.1.1 does not apply:

- a) The use of two residential units in a single detached house, semi-detached house or street townhouse; and
- b) The use of an Additional Residential Unit (Detached) in a building or structure ancillary to a single detached house, semi-detached house or street townhouse.

4.1.3 Additional Regulations

In addition to the parking required for the primary dwelling or house, each Additional Residential Unit (Attached or Detached) shall have one parking space that is provided and maintained for the sole use of the occupant of the Additional Residential Unit. Such parking space may be a tandem parking space.

- 2. Table 4B Accessory Building Regulations is deleted and replaced with the following:

TABLE 4B ACCESSORY BUILDING REGULATIONS				
		R1,R2,R3,R4,or R5 Zone	A Zone lot area less than 10 ha (24.7 acres)	Any Commercial, Industrial, Institutional or Open Space Zone
A	Setback from Lot Lines	0.6 m (2 ft) from any interior side yard or rear lot line (1)	1.2 m (4 ft) from any interior side yard or rear lot line	1.2 m (4 ft) from any interior side or rear lot line 3.0 m (9.8 ft) from the boundary of any Residential zone.
B	Prohibited Locations	In a required front or exterior side yard; In a required corner sight triangle.		

C	Maximum Floor Area (2)	Ten percent (10%) of the total lot area	Five percent (5%) of the total lot area	Five percent (5%) of the total lot area
D	Maximum Height	6.1 m (20 ft)	6.7 m (22 feet)	4.6 m (15.1 ft)
Notes:				
(1) Where the height of an accessory building exceeds 4.6 m, the required setback from a side lot line or a rear lot line shall be 1.2 m (4 ft).				
(2) Including accessory buildings, the lot coverage of all buildings on a lot containing an Additional Residential Unit shall not exceed 45%.				

3. Section 5.3.1, Residential Zone Parking, shall be deleted and replaced with the following:

5.3.1 Residential Zone Parking

Despite any yard provisions of this By-law to the contrary, on a lot zoned Residential, a parking area shall be permitted in accordance with the following:

5.3.1.1 The minimum interior dimensions of any garage shall be 3 m (9.8 ft) by 6 m (19.7 ft).

5.3.1.2 All off-street parking in the front yard and exterior side yard shall be confined to the driveway area.

5.3.1.3 No motor vehicle, excluding an automobile, a recreational vehicle or a school bus, shall be parked in a Residential Zone when such vehicle exceeds a gross vehicle weight of 4,500 kg (9,920 lbs), and has a height measured from the ground to the highest part of the driver’s cab or the delivery body in excess of 3.2 m (10.5 ft), or a length measured from bumper to bumper in excess of 9.14 m (30 ft).

5.3.1.4 The provisions of section 5.4 shall apply to any residential parking area that is required by this by-law to provide 4 or more off-street parking spaces.

4. Section 7.1.1 e) ii is deleted.

5. Section 7.2.1 f) ii is deleted.

6. Table 11A is hereby amended by adding all M1 zone permitted uses to the permitted uses of the M2 zone.

- 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, 2025.

Mayor – Shawn Watters

Municipal Clerk – Kerri O’Kane