

# **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 change the zoning of certain lands from “M2” to “M2.BP” 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 Township of Centre Wellington hereby enacts as follows:**

1. Schedule “A” 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 11 of By-law No. 2009-045, as amended, is hereby further amended by adding the following Subsection 11.4

### **11.4 Industrial Business Park (M2.BP) Zone**

Within any M2.BP ZONE, no land shall be used and no building or structure shall be constructed, altered or used except in accordance with the following regulations.

#### **11.4.1 Permitted Uses**

Same as the permitted uses set out in Table 11A for the M2 zone, with the addition of the following:

- Artisan studio
- Communication and broadcasting establishment
- Emergency service facility
- Laboratory
- Business or professional office, but not including a medical clinic

Notwithstanding the foregoing, the following uses shall not be permitted:

- Auction sales establishment
- Building or lumber supply outlet
- Garden centre
- Mini storage warehouse
- Public utility
- Parking lot
- Place of entertainment or recreation
- Personal service shop
- Restaurant
- Transport, trucking or distribution establishment
- Automobile sales and service

- Warehouse
- Waste management facility
- Waste transfer station
- Salvage yard

#### 11.4.2 Building Regulations

- |                               |  |
|-------------------------------|--|
| a) Minimum Lot Frontage       | 20 m   |
| b) Minimum Front Yard         | 7.5 m  |
| c) Minimum Rear Yard          | 6 m (increase to 15 m if the rear lot line abuts a Residential, Institutional Zone, Future Development or Open Space Zone)   |
| d) Minimum Interior Side Yard | 3 m (increase to 6 m if the interior lot line abuts a Residential, Institutional Zone, Future Development or Open Space Zone)  |
| e) Minimum Exterior Side Yard | 6 m (19.7 ft)  |
| f) Minimum Landscaped Area    | Front yard: 100% of area in front of front wall of building, except areas provided for paved access/egress and visitor and handicap parking.<br><br>100% of the required minimum side and rear yard requirements, or to any fence line or opaque screening provided, whichever is greater. |
| g) Buffer strip               | A buffer strip in accordance with Section 4.7 is required where any interior side or rear lot line abuts a Residential, Institutional or Open Space Zone. Such buffer strip may be incorporated into the required interior side or rear yard.  |
| h) Outdoor Storage Area       | Permitted in accordance with Section 4.29 but only in a rear yard.   |
| i) Outdoor Display Area       | Not Permitted  |
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 27<sup>th</sup> day of January, 2025.

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Mayor – Shawn Watters

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Municipal Clerk – Kerri O’Kane

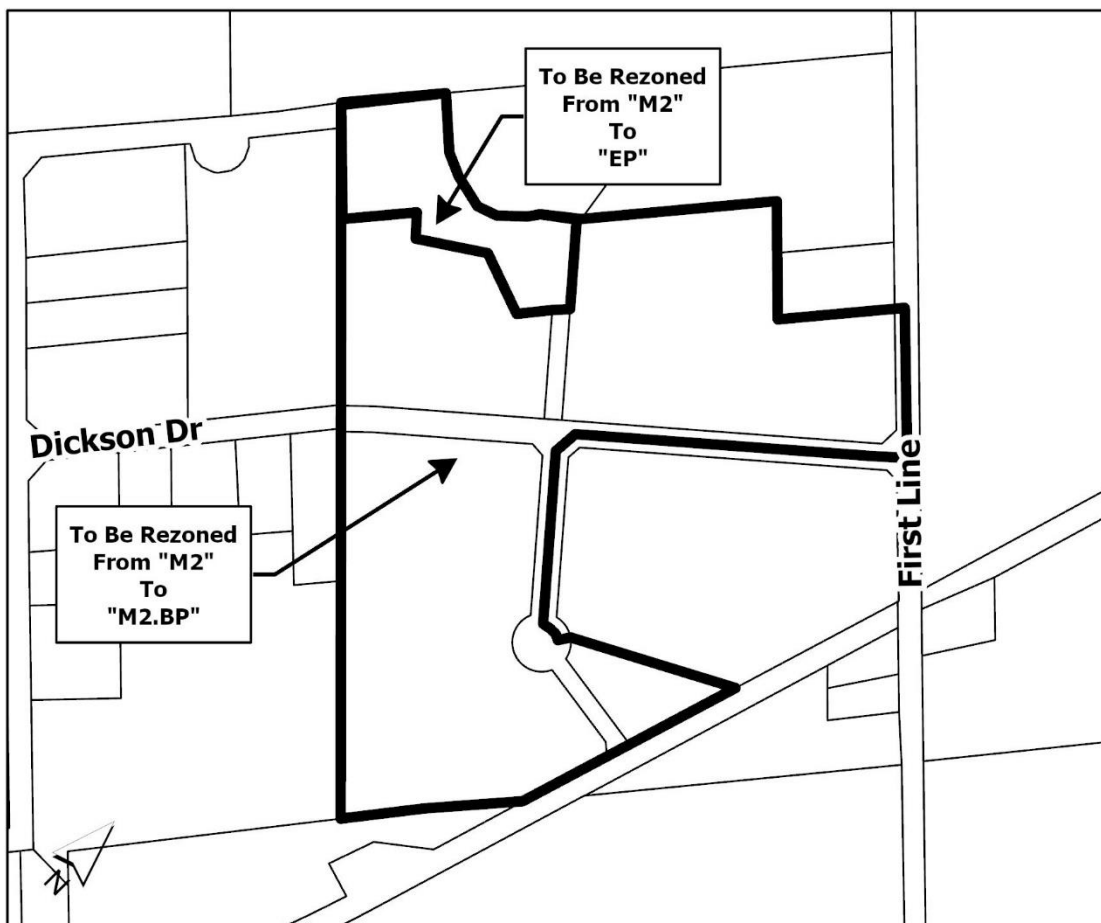
**Township of Centre Wellington**

**Schedule "A"**

**By-law 2025-xx**

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

This is Schedule "A" to By-law 2025-xx passed this 27<sup>th</sup> day of January, 2025.



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Mayor – Shawn Watters

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Municipal Clerk – Kerri O’Kane