

**The Corporation of the Township of Centre Wellington**

**By-law 2025-xx**

A By-law to adopt Amendment Number 16 to the Official Plan for  
the Township of Centre Wellington

The Council of the Corporation of the Township of Centre Wellington, pursuant to the provisions of the Planning Act, R.S.O. 1990, as amended, does hereby enact as follows:

1. THAT Amendment Number 16 to the Official Plan for the Township of Centre Wellington, consisting of text and the attached maps, and explanatory text, is hereby adopted.
2. THAT this By-law shall come into force and take effect on the day of the final passing thereof.

**Read a first, second and third time and finally passed** this xx<sup>th</sup> day of xx, 2025.

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Mayor - Shawn Watters

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Municipal Clerk – Kerri O’Kane

**Amendment Number 16**  
**Township of Centre Wellington**  
**Official Plan**

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**Part A – The Preamble**

The Preamble provides an explanation of the proposed amendment including the purpose, location, and background information but does not form part of this amendment.

**Part B – The Amendment**

The Amendment describes the changes and/or modifications to the Township of Centre Wellington Official Plan.

**Part C – The Appendices**

The Appendices, if included, herein, provide information related to the Amendment, but do not constitute part of the Amendment.

## **Part A – The Preamble**

### **Purpose**

The purpose of this amendment is to provide local Official Plan provisions related to the creation of Additional Residential Units (ARUs) in accordance with Provincial standards, as well as to delete obsolete provisions within the current Township of Centre Wellington Official Plan.

### **Location**

This Official Plan Amendment applies to all lands affected by the Township of Centre Wellington Municipal Official Plan.

### **Rationale**

Section 16 (3) of the Planning Act, R.S.O. 1990 stipulates that no official plan may contain any policy that has the effect of prohibiting the use of,

- a) two residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if all buildings and structures ancillary to the detached house, semi-detached house or rowhouse cumulatively contain no more than one residential unit;
- b) three residential units in a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if no building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units;  
or
- c) one residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse on a parcel of urban residential land, if the detached house, semi-detached house or rowhouse contains no more than two residential units and no other building or structure ancillary to the detached house, semi-detached house or rowhouse contains any residential units.

These provisions were implemented in the Planning Act in 2022 and therefore the Township of Centre Wellington Municipal Official Plan must be amended accordingly.

## **Part B – The Amendment**

All of this part of the document entitled Part B – The Amendment, consisting of the following text constitutes Amendment No. 16 to the Township of Centre Wellington Official Plan.

### **DETAILS OF THE AMENDMENT**

The Official Plan of the Township of Centre Wellington is hereby amended as follows:

1. That a new Section C.5.8 Additional Residential Units be added to Section C.5 Housing as follows:

#### *C.5.8 Additional Residential Units*

*Notwithstanding any other provision of this Plan 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.*