

The Corporation of the Township of Centre Wellington

By-law 2025-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 Corporation of the Township of Centre Wellington hereby enacts as follows:

1. Schedule "A" Map 71 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 R3.XX.X:

15.XX.X	R3.XX.X	<p>Notwithstanding anything else in this by-law to the contrary, on land zoned R3.XX.X, the following special provisions shall apply:</p> <ol style="list-style-type: none">1. <u>Single Detached</u> Regulations within the R1A Zone (Lot with Municipal and Sewer and Water Services) would apply except for the following provisions:<ul style="list-style-type: none">• Minimum Exterior Side Yard: 2.6 metres2. <u>Semi-Detached</u> Regulations within the R2 Zone would apply except for the following provisions:<ul style="list-style-type: none">• Minimum Exterior Side Yard: 3.0 metres• Minimum Rear Yard: 5.6 metres3. <u>Cluster Townhouse</u><ul style="list-style-type: none">• Minimum Lot Frontage per Unit onto a private street:<ul style="list-style-type: none">○ 11.0 metres per unit (end unit)○ 6.0 metres per unit (interior unit)• Minimum Exterior Side Yard: 3.0 metres• Minimum Side Yard (unattached): 2.5 metres• Minimum Rear Yard: 5.2 metres
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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 XX day of XXXX, 2025.

Mayor – Shawn Watters

Clerk – Kerri O’Kane

Township of Centre Wellington

Schedule "A"

By-law 2025-XX

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

This is Schedule "A" to By-law 2025-XX passed this XX day of XXXX, 2025

Mayor – Shawn Watters

Clerk – Kerri O’Kane