

**The Corporation Of The Township Of Centre Wellington  
By-Law 2023 - 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 “FD” to “R1C-X”, “R2-X”, “R3-X1”, “R3-X2” and “OS”.

**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 52 to By-law No. 2009-045 is hereby amended in accordance with the attached Schedule “A” which forms part of this By-law
2. By adding the following subsection to Section 15 – Exceptions

Exception No.	Zone	Special Provisions
15.X.X	R1C-X	Notwithstanding any provision in this By-law to the contrary, on lands zoned R1C.X.X the provisions of the R1C zone shall apply except for the following special regulations: <ol style="list-style-type: none"> <li>a) Minimum Front Yard: 4.5m to habitable portion of the dwelling; 6m to the garage door</li> <li>b) Minimum Exterior Side Yard: 3.5m to habitable portion of the dwelling; 6m to the garage door</li> <li>c) Minimum Side Yard: 1.2 m (3.9 ft) on one side; 0.6 m (2 ft) on the other side;</li> <li>d) Maximum Lot Coverage: Not Applicable</li> </ol>

3. By adding the following subsection to Section 15 – Exceptions

Exception No.	Zone	Special Provisions
15.X.X	R2-X	Notwithstanding any provision in this By-law to the contrary, on lands zoned R2.X.X the provisions of the R2 zone shall apply except for the following special regulation: <ol style="list-style-type: none"> <li>e) Minimum Front Yard: 4.5m to habitable portion of the dwelling; 6m to the garage door</li> <li>f) Minimum Exterior Side Yard: 3.5m to habitable portion of the dwelling; 6m to the garage door</li> <li>g) Minimum Rear Yard: 7m</li> <li>h) The driveway width shall not exceed 60% of the lot width to a maximum driveway width of 7.5m</li> <li>i) The outside walls of an attached garage shall not exceed 60% of the lot width</li> </ol>

4. By adding the following subsection to Section 15 – Exceptions

Exception No.	Zone	Special Provisions
15.X.X	R3-X1	Notwithstanding any provision in this By-law to the contrary, on lands zoned R3.X.X the provisions of the R3 zone shall apply except for the following special regulation: <ol style="list-style-type: none"> <li>a) Minimum Lot Area: 160m<sup>2</sup></li> <li>b) Minimum Front Yard: 4.5m to habitable portion of the dwelling; 6m to the garage door</li> <li>c) Minimum Exterior Side Yard: 3.5m to habitable portion of the dwelling; 6m to the garage door</li> <li>d) Minimum Rear Yard: 6.5m</li> <li>e) Maximum number of attached dwelling units in a row: 7</li> <li>f) Minimum Landscaped Open Space: 25%</li> </ol>

5. By adding the following subsection to Section 15 – Exceptions

Exception No.	Zone	Special Provisions
15.X.X	R3-X2	Notwithstanding any provision in this By-law to the contrary, on lands zoned R3.X.X the provisions of the R3 zone shall apply except for the following special regulation: <ol style="list-style-type: none"> <li>a) Minimum Lot Area: 140m<sup>2</sup></li> <li>b) Minimum Lot Depth: 23.5m</li> <li>c) Minimum Front Yard: 3.5m to habitable portion of the dwelling</li> <li>d) Minimum Exterior Side Yard: 3.5m to habitable portion of the dwelling; 6m to the garage door</li> <li>e) Minimum Rear Yard: 0m</li> <li>f) Minimum Landscaped Open Space: 25%</li> <li>g) Despite Section 5.3.1.1, a parking space shall be located a minimum distance of 0m from the street line.</li> </ol>

6. All other applicable provisions of By-law No. 2009-045 shall continue to apply to the lands affected by this amendment
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 AND SECOND TIME THIS xx<sup>th</sup> DAY OF {MONTH}, 2023.

\_\_\_\_\_  
Mayor Shawn Watters

\_\_\_\_\_  
Municipal Clerk – Kerri O’Kane

READ A THIRD TIME AND PASSED THIS xx<sup>th</sup> DAY OF {MONTH}, 2023.

\_\_\_\_\_  
Mayor Shawn Watters

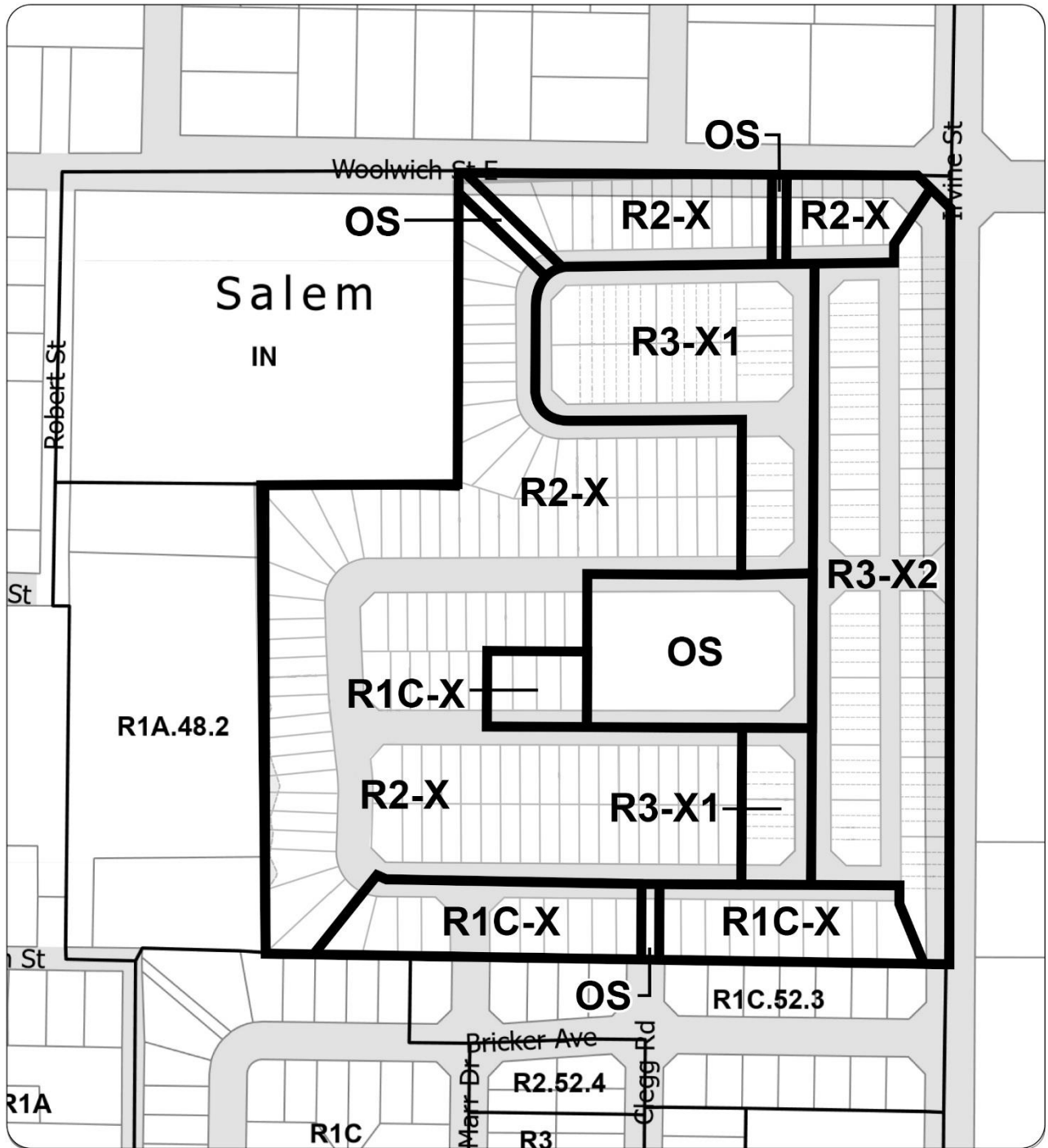
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Municipal Clerk – Kerri O’Kane

# TOWNSHIP OF CENTRE WELLINGTON

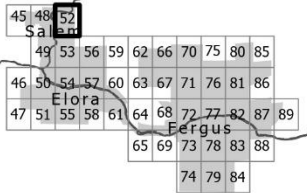
## Schedule "A"

### BY-LAW NO. 2023-XX

An Amendment to By-law No. 2009-045



- Zone Boundary
- Parcel Fabric
- Road



Township of Centre Wellington  
 Zoning By-Law  
 Schedule "A"  
**Map 52**  
 Salem

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