

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: January 8, 2019

CASE NO.:

PL160992
PL160993

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Haylock Farms Ltd.
Subject:	Application to amend the Zoning By-law -Refusal or neglect of the Township of Centre Wellington to make a decision Agriculture (A)
Existing Zoning:	Residential (R2 and R3) and Open Space (OS)
Proposed Zoning:	To permit single, semis and townhouses and to permit the public park and stormwater management areas
Purpose:	133 South River Rd.
Property Address/Description:	Township of Centre Wellington
Municipality:	RZ05/15
Municipality File No.:	PL160992
OMB Case No.:	PL160992
OMB File No.:	Haylock Farms Ltd. v. Centre Wellington (Twp)
OMB Case Name:	

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Haylock Farms Ltd.
Subject:	Proposed Plan of Subdivision - Failure of the County of Wellington to make a decision
Purpose:	To permit up to 475 single detached, semi-detached, duplex, townhouse and apartment dwelling units, a park, storm water management pond and walkways
Property Address/Description:	133 South River Rd.

Municipality: Township of Centre Wellington
 Municipality File No.: 23T-15001
 OMB Case No.: PL160992
 OMB File No.: PL160991

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: B. Youngblood & 1238576 Ontario Limited
 Subject: Application to amend the Zoning By-law

Existing Zoning: Agriculture (A)
 Proposed Zoning: Residential (R1C and R3) and Open Space (OS)

Purpose: To permit multiple residential dwellings a proposed park and stormwater management blocks

Property Address/Description: 27, 32, 40 Broken Front Path, 11 Gilkison Rd.

Municipality: Township of Centre Wellington
 Municipality File No.: RZ05/15
 OMB Case No.: PL160993
 OMB File No.: PL160993
 OMB Case Name: Youngblood v. Centre Wellington (Twp)

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: B. Youngblood & 1238576 Ontario Limited
 Subject: Proposed Plan of Subdivision - Failure of the County of Wellington to make a decision

Purpose: To permit up to 238-292 dwelling units. Including 63 to 117 single detached dwellings and 175 multiple residential units on multiple parcels of land

Property Address/Description: 27, 32, 40 Broken Front Path, 11 Gilkison Rd.

Municipality: Township of Centre Wellington
 Municipality File No.: 23T-15003
 OMB Case No.: PL160993
 OMB File No.: PL161012

BEFORE:

GERALD S. SWINKIN)	Tuesday, the 8 th
MEMBER)	day of January, 2019

THIS MATTER having come before the Tribunal for a Hearing on January 29th, 2018 and the Tribunal having withheld its final order to allow modifications to the draft plans and zoning by-law amendments as stipulated in Paragraphs 171, 177, 178, 181 and 182 of the Tribunal's decision dated July 25, 2018;

AND THE TRIBUNAL having received confirmation from the proponent that the required modifications have been made pursuant to the Tribunal's Decision;

THE TRIBUNAL ORDERS that the appeals are allowed and the revised plans and zoning by-law amendments attached hereto as Schedule 1 are in full force and effect.



REGISTRAR

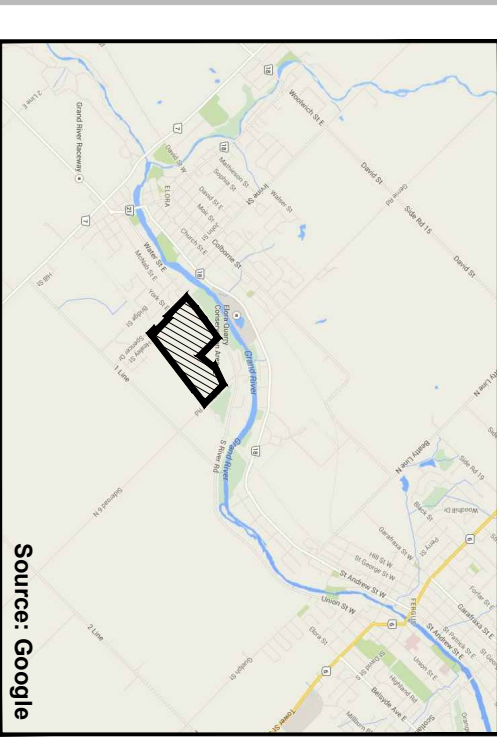
If there is an attachment referred to in this document,
please visit www.elto.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

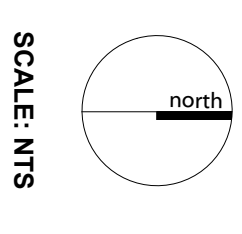
A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

**OVERALL DRAFT PLANS OF
SUBDIVISION**
Revised by OMB Decision on July 25, 2018

Key Plan



Subject Lands



Additional Information Required Under Section 51(17) of the Planning Act
 R.S.O. 1990, c.P. 13 as Amended B. AS SHOWN C. AS SHOWN
 A. AS SHOWN
 D. RESIDENTIAL, MULTIPLE RESIDENTIAL, PARK OPEN SPACE, STORMWATER MANAGEMENT
 E. AS SHOWN F. AS SHOWN G. AS SHOWN
 H. MUNICIPAL WATER SUPPLY I. LOAM J. AS SHOWN
 K. ALL SERVICES AS REQUIRED L. AS SHOWN

Description	PHASE 1		PHASE 2		TOTAL	
	Blocks	Avee Units	Blocks	Avee Units	Blocks	Avee Units
Residential	1-13	5,657 (12,146)	1-10	4,150 (8,618)	23	9,807 (20,764)
Residential Condominium	14	1,421 (18,25)			1	1,421 (18,25)
Multiple Residential	15	0,893 (31)	11	1,998 (70,150)	2	2,891 (101,181)
Park	16-18	1,460			3	1,460
Storm Water Mgmt	19	1,556			1	1,556
Walkway	20,21	0,054			4	0,075
Service Corridor			14	0,018	1	0,018
Future Development			15-16	0,138	2	0,138
Roads			2,955	1,253		4,208
TOTAL	21	13,996 (61,202)	16	8,079 (36,268)	37	22,075 (97,470)

Description	PHASE 1		PHASE 2		TOTAL	
	Blocks	Avee Units	Blocks	Avee Units	Blocks	Avee Units
Residential	1-4	2,309 (32,40)	1-2	2,947 (45,54)	6	5,256 (77,94)
Residential Condominium	5	4,094 (20,30)			1	4,094 (20,30)
Multiple Residential	6-7	3,308 (16,213)			2	3,308 (16,213)
Park	8-9	1,154			2	1,154
Storm Water Mgmt	10	0,339			1	0,339
Walkway			3	0,015	1	0,015
Open Space	11	1,462			1	1,462
Service Corridor			4	0,034	1	0,034
Future Development			5,6	0,352	2	0,352
Roads			1,581	0,655		2,236
TOTAL	11	12,661 (68,282)	6	4,003 (45,54)	17	18,250 (73,336)

- Notes**
- All dimensions are in meters unless otherwise shown.
 - Boundary information provided by MTE.
 - Topographical base information provided by MTE.
 - Potential number of units shown on the Draft Plan represent maximum and minimum number of units for each block only. Actual units will be determined at the time of registration based on applicable zoning provisions, and final lotting configurations.

200-540 KINGSTON CENTRE DR. KITCHENER, ON N2B 3K9 | P: 519.593.6363 | F: 519.593.6012 | WWW.MHBCPLAN.COM

MHBC PLANNING & LANDSCAPE ARCHITECTURE

Date: August 22, 2018

Approval Stamp

File No.:	1285B
Plan Scale:	1:1,500 (see D)
Drawn By:	CAC/UB
Checked By:	DA

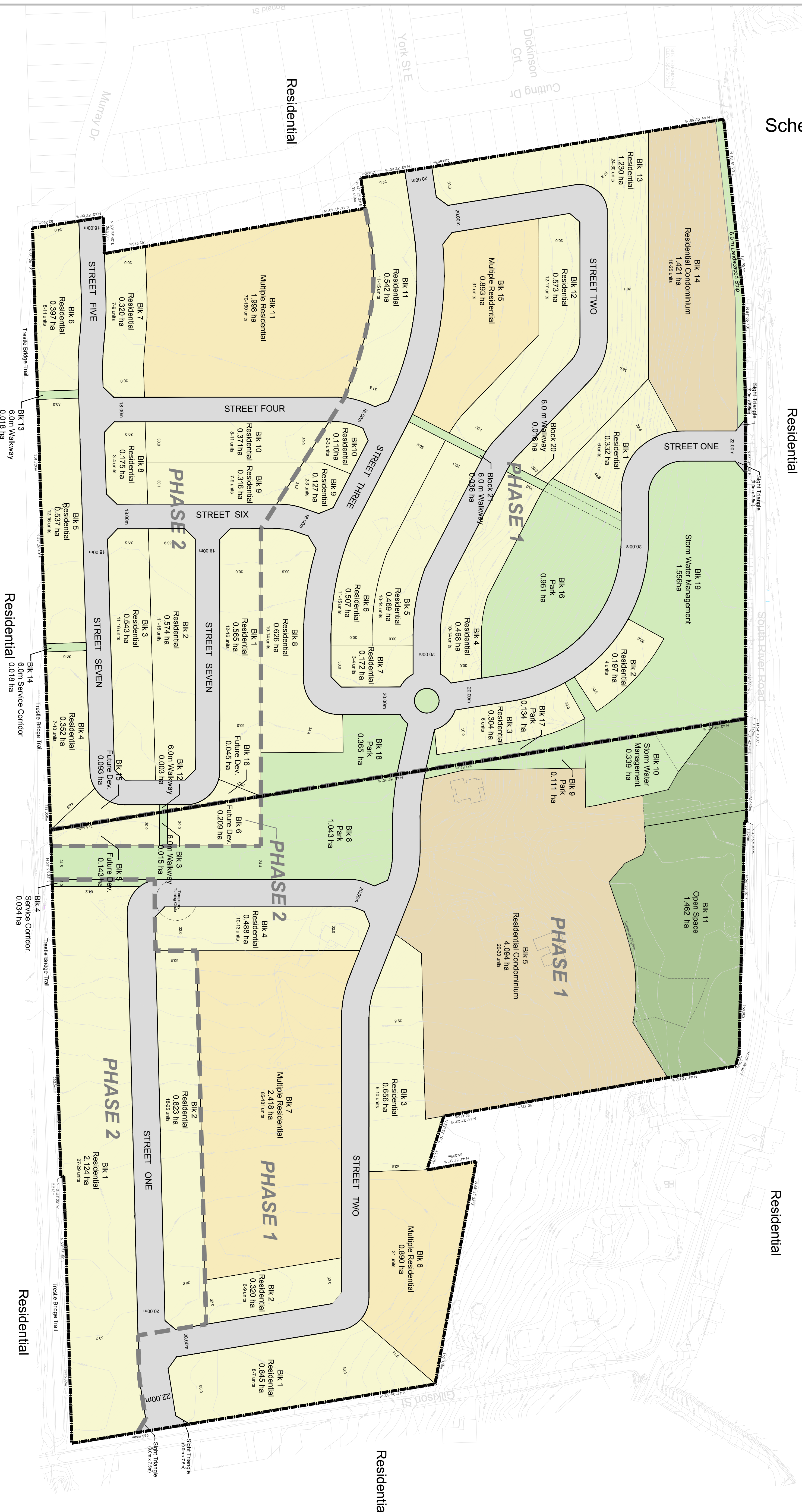
Project: Haylock/Youngblood Subdivision
 South River Road
 Elora, ONT

File Name: Draft Plan 23T-15001/ 23T-15003
 Dwg No. 1 of 1



K:\2385B-Haylock-Youngblood-Subdivision-Draft-Plan-23T-15003-15.dwg

Schedule A



Residential

Residential

Residential

Residential

Residential

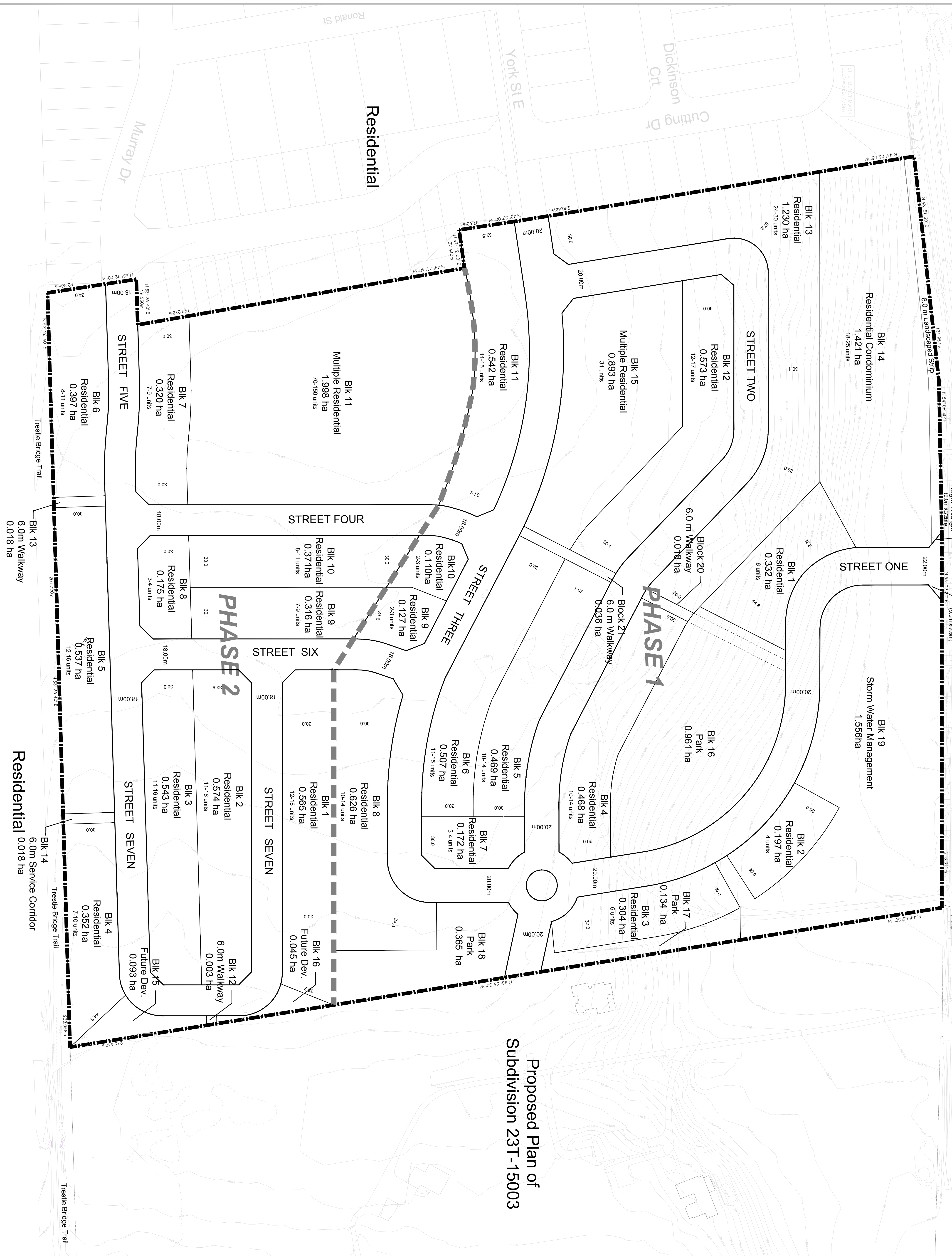
Residential

Residential

Residential

Residential

South River Road



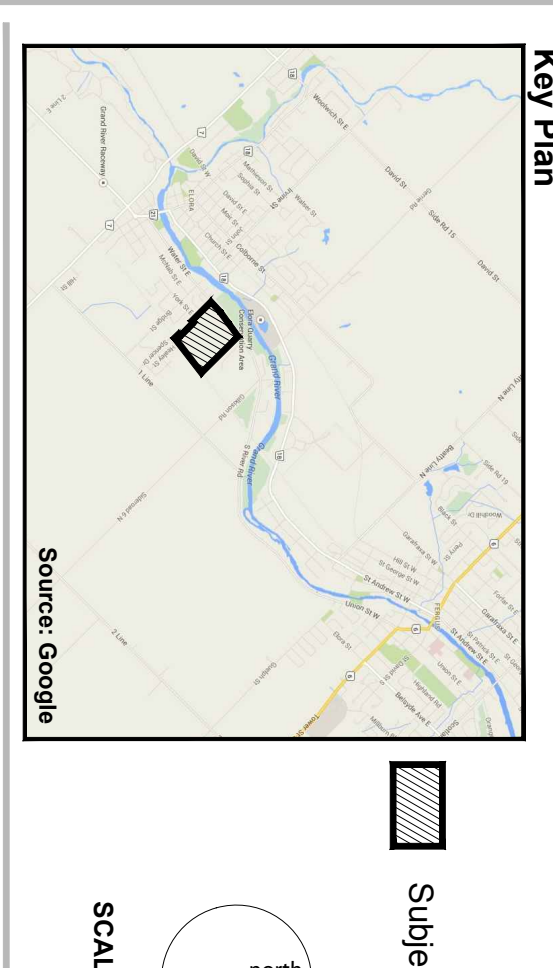
Proposed Plan of Subdivision 23T-15003

DRAFT PLAN OF SUBDIVISION

Legal Description
 PART OF LOT 4 AND 5 OF THE RIVER CONCESSION BROKEN FRONT NICHOL, PARTS 2, 5 & 7, 61R-5065 PART 7, 61R-7163 TOWNSHIP OF CENTRE WELLINGTON, COUNTY OF WELLINGTON.

Owner's Certificate
 I HEREBY AUTHORIZE MACNAUGHTON HENRISEN BRITTON CLARKSON & COMPANY LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.
 DATE: 23 May 2015
 Henry Elmy, Owner
 Haylock Farm Ltd.

Surveyor's Certificate
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.
 DATE: 16 July 2015
 Rod Lund, O.S., O.L.P., B.Sc.
 Macdonald Family Land Surveying Limited



Additional Information Required Under Section 5(1)(7) of the Planning Act R.S.O. 1990, c.P.13 as Amended

A. AS SHOWN	B. AS SHOWN	C. AS SHOWN
D. RESIDENTIAL, MULTIPLE RESIDENTIAL, PARK, OPEN SPACE, STORMWATER MANAGEMENT	F. AS SHOWN	G. AS SHOWN
E. AS SHOWN	H. MUNICIPAL WATER SUPPLY	I. L.O.A.M.
K. ALL SERVICES AS REQUIRED	L. AS SHOWN	J. AS SHOWN

Area Schedule - Haylock

Description	PHASE 1		PHASE 2		TOTAL				
	Blocks	Units	Blocks	Units	Blocks	Units			
Residential	1-13	5,457	11-21, 14	1-10	4,150	86-118	23	9,807	198,264
Residential Condominium	14	1,421	18-25		1	1,421	18-25		
Multiple Residential	15	0,893	31	11	1,998	70-150	2	2,891	101,181
Park	16-18	1,460	19	1,556	3	1,460	1	1,556	
Storm Water Mgmt	19	1,556							
Walkway	20-21	0,054	12-13	0,021	4	0,075	4	0,075	
Service Corridor			14	0,018	1	0,018	1	0,018	
Future Development			15-16	0,138	2	0,138	2	0,138	
Roads		2,955		1,753		1,753		4,708	
TOTAL		13,996	16,102	16	8,077	156-248	37	22,073	431,716-69

- Notes**
- All dimensions are in meters unless otherwise shown.
 - Boundary information provided by MTE.
 - Topographical base information provided by MTE.
 - Potential number of units shown on the Draft Plan represent maximum and minimum number of units for each block only. Actual units will be determined at the time of registration based on applicable zoning provisions and final lotting configurations.

PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

MHBC

200-540 KINGSTON CENTRE DR. KITCHENER, ON N2B 3K9 | P: 519-592-3851 | F: 519-592-0121 | WWW.MHBCPLAN.COM

Date: **Aug. 22, 2018**

Approval Stamp

File No.: **1285B**

Plan Scale: **1:1,000** (sheet B)

Drawn By: **CAC/UB**

Checked By: **DA**

Project
 Haylock Subdivision
 South River Road
 Eftora, Ont

File Name
 Draft Plan 23T-15001

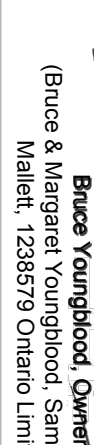
Dwg No. 1 of 1

Scale Bar
 0 10 25 50 75 100m

DRAFT PLAN OF SUBDIVISION

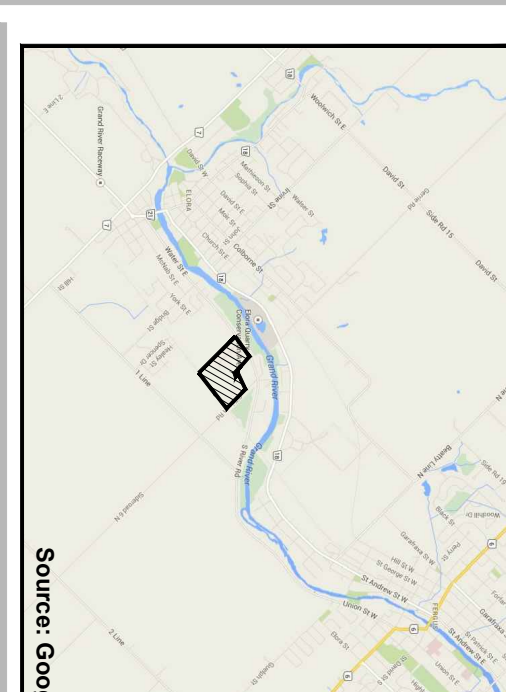
Legal Description
 PART OF LOT 4 AND 5
 OF THE RIVER CONCESSION BROKEN FRONT NICHOL,
 PART LOT 1, 61R-2640 SAVE AND EXCEPT PT 1 61R-10981,
 PARTS 2, 5, & 7, 61R-5065
 PART 7, 61R-7163
 TOWNSHIP OF CENTRE WELLINGTON,
 COUNTY OF WELLINGTON


Owner's Certificate
 I HEREBY AUTHORIZE MACNAUGHTON HENSEN BRITTON CLARSON PLANNING LIMITED
 TO SUBMIT THIS PLAN FOR APPROVAL.

DATE: March 10, 2015

 Bruce Youngblood, Owner
 (Bruce & Margaret Youngblood, Samuel & Thera
 Macdonald, 125519 9 Ontario Street)

Surveyor's Certificate
 I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ON THIS PLAN AND
 THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATE, AND CORRECTLY SHOWN.
 DATE: July 16, 2015

 Rod Long, O.L.S., O.L.P., B.Sc.
 Macdonald Tamplin Land Surveying Limited

Key Plan

 Subject Lands

SCALE: NTS


Additional Information Required Under Section 51(17) of the Planning Act
 R.S.O. 1990, c.P.13 as Amended
 A. AS SHOWN B. AS SHOWN C. AS SHOWN
 D. RESIDENTIAL, MULTIPLE RESIDENTIAL, PARK, OPEN SPACE, STORMWATER
 MANAGEMENT
 E. AS SHOWN F. AS SHOWN G. AS SHOWN
 H. MUNICIPAL WATER SUPPLY I. LOAM J. AS SHOWN
 K. ALL SERVICES AS REQUIRED L. AS SHOWN

Area Schedule - Youngblood

Description	PHASE 1		PHASE 2		TOTAL						
	Blocks	Area	Blocks	Area							
Residential	1-4	2,309	32-40	1-2	2,947	45-54	6	5,256	77-94		
Residential Condominium	5	4,094	20-30		4,094	20-30	1	4,094	20-30		
Multiple Residential	8-9	1,154	3,308	11,621.3	2	11,54	2	3,308	11,621.3		
Park	10	0,339			3	0,015	1	0,339	1	0,015	
Storm Water Mgmt					1	1,462	1	1,462			
Walkway					4	0,034	1	0,034			
Open Space					5,6	0,352	2	0,352			
Service Corridor					1,581	0,655		0,655			
Future Development											
Roads											
TOTAL			11	12,661	168,282	6	4,003	145,54	17	118,250	13,336

Notes
 1. All dimensions are in meters unless otherwise shown.
 2. Boundary information provided by MTE.
 3. Topographical base information provided by MTE.
 4. Potential number of units shown on the Draft Plan represent maximum and minimum number of units for each block only. Actual units will be determined at the time of registration based on applicable zoning provisions and final lotting configurations.

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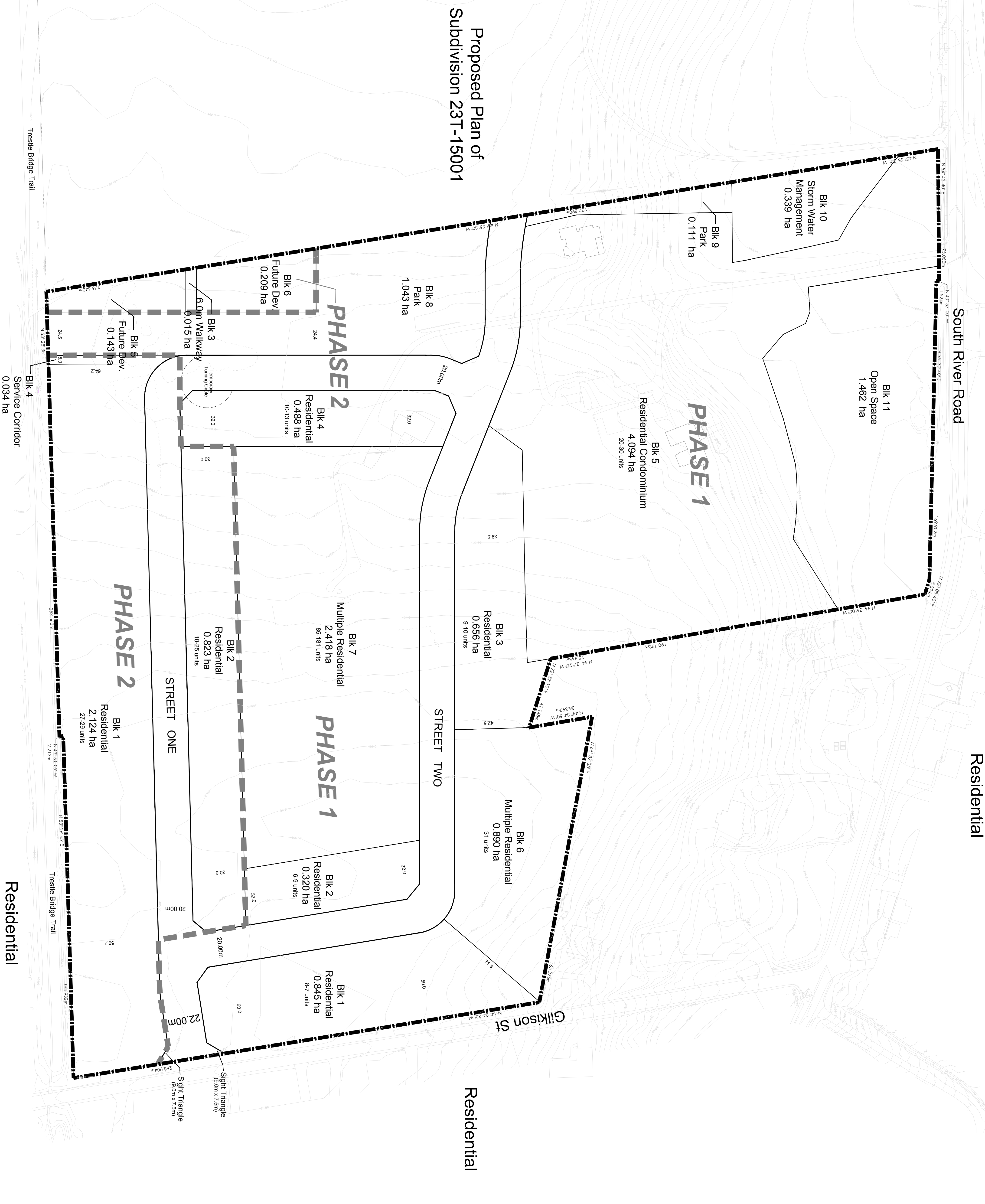
MHBC PLANNING
 URBAN DESIGN & LANDSCAPE
 ARCHITECTURE

Approval Stamp
 Date: Aug 22, 2018
 File No.: 1285B
 Plan Scale: 1:1,000 (each D)
 Drawn By: CAC/UB
 Checked By: DA

Project
 Youngblood Subdivision
 South River Road
 Eftora, Ont

File Name: Draft Plan 23T-15003
 Scale Bar: 0 10 25 50 75 100m

Dwg No. 1 of 1



Proposed Plan of
 Subdivision 23T-15001

South River Road

Residential

Residential

Trestle Bridge Trail

Service Corridor

PHASE 2

PHASE 1

PHASE 2

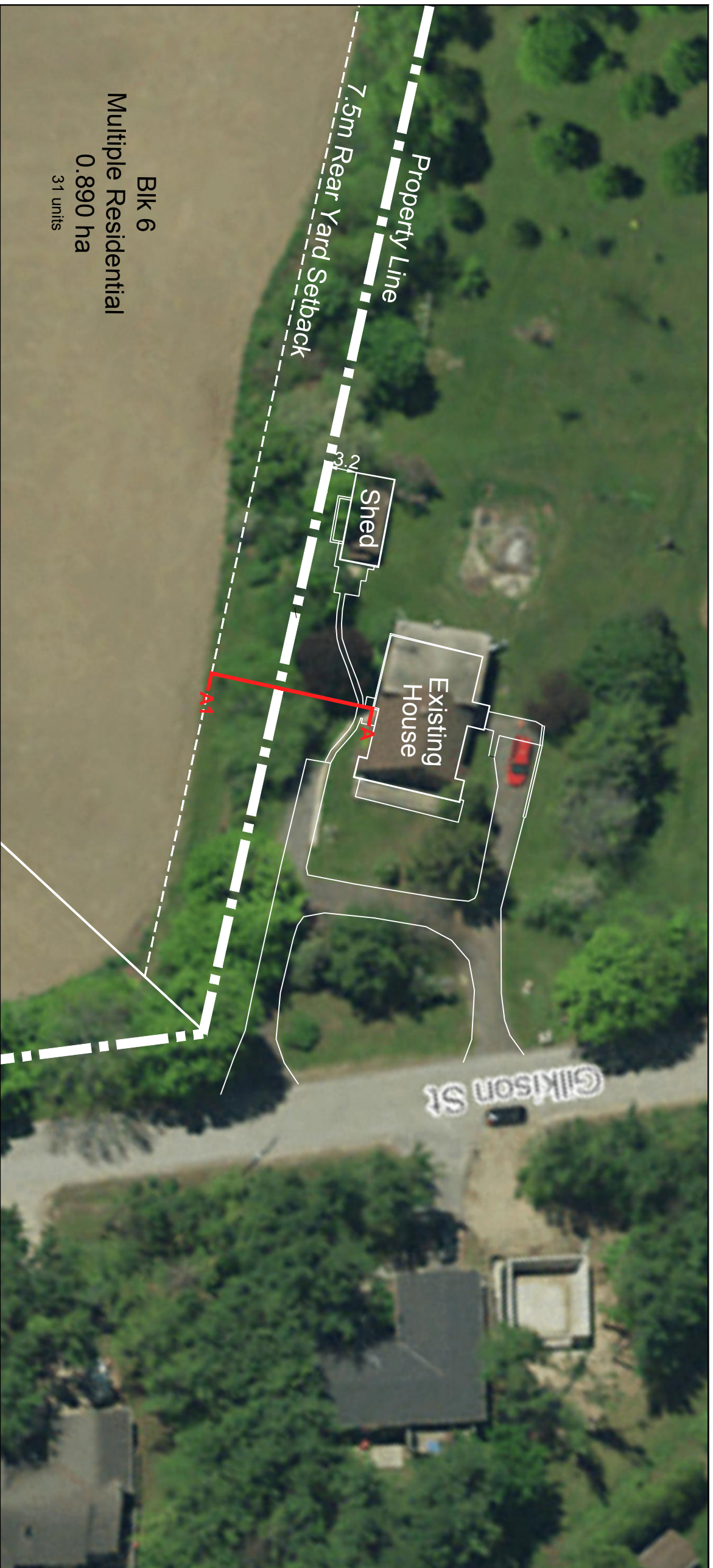
PHASE 1

PHASE 2

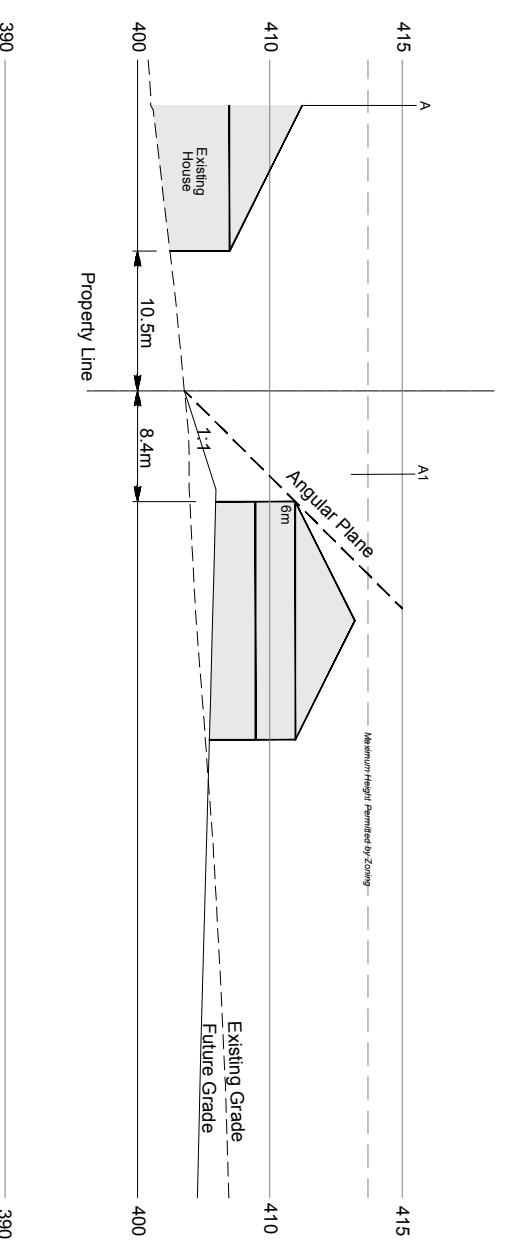
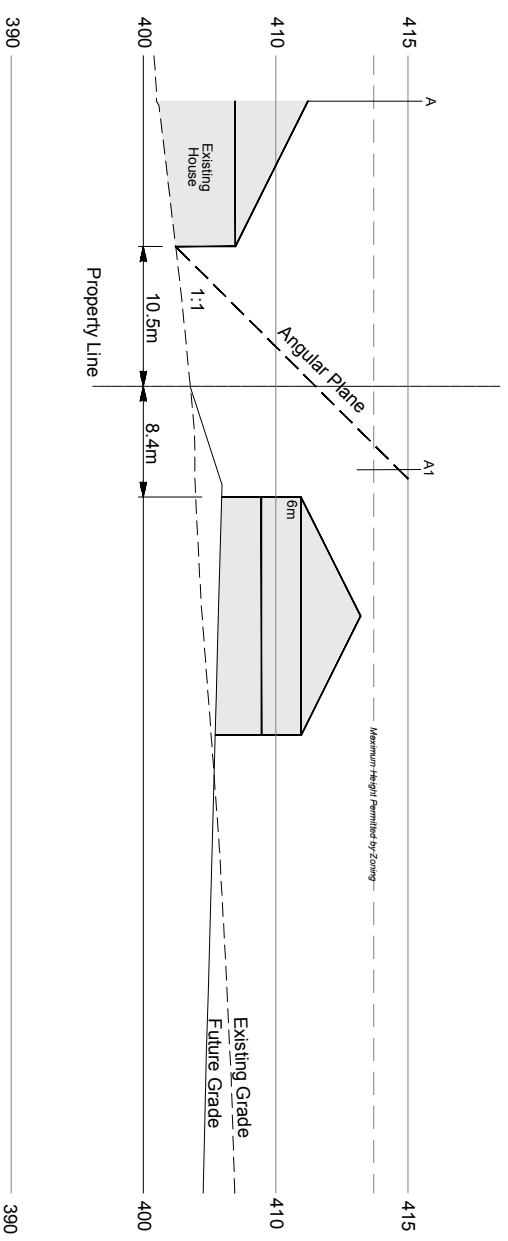
PHASE 1

Angular Plane Analysis

Youngblood Subdivision
South River Road
Elora, Ontario



BIK 6
Multiple Residential
0.890 ha
31 units



Angular Plane Measured from Existing House to Block 6

Angular Plane Measured from Rear Property Line of Proposed Block 6

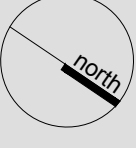
- Notes:
1. Imagery Source: Centre Wellington Aerial Imagery 2015
 2. Grading provided by MTE, September 27, 2018

Date: October 2, 2018

Scale: N.T.S

File: 1285B

Drawn: JB



K:\1285B-HAYLOCK-PROPERTY-ELORA\PART\ANGULAR PLANE ANALYSIS
YOUNGBLOOD_20C12018.DWG

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

BY-LAW NO. 2018-xx

A by-law to amend the Township of Centre Wellington Zoning By-law 2009-045 as amended

WHEREAS the Ontario Municipal Board deems it desirable to amend Township of Centre Wellington By-law No. 2009-045, as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990;

NOW THEREFORE THE ONTARIO MUNICIPAL BOARD HEREBY ENACTS AS FOLLOWS:

1. Map No. 58 to Schedule “A” of Township of Centre Wellington By-law No. 2009-045 as amended is hereby further amended in accordance with the attached Schedule “A” which forms part of this By-law.
2. Section 15-Exceptions, is hereby further amended by adding the following subsections 15.58.14, 15.58.15, 15.58.16, 15.58.17, 15.58.18 and 15.58.19:

15.58.14	R1A.58.14	<ol style="list-style-type: none"> a) The maximum number of lots on all land zoned R1A.58.14 is 30. b) All lots shall have access and lot frontage on a private road having a minimum width of 6 metres. The yard abutting the private road shall be considered a front yard. The private road shall be permitted one access to South River Road and may extend through the Open Space Zone. c) The maximum lot coverage shall be 40%, including accessory buildings d) The minimum rear yard shall be 7.5 metres. e) The minimum front yard shall be 4.5 metres to the face of the main building and 6.0 metres to the face of a garage. f) Rows B, C, D, and L of Table 7A do not apply.
15.58.15	R1B.58.15	<p>Notwithstanding anything else in this by-law to the contrary, on land zoned R1B.58.15 the following special provisions shall apply:</p> <ol style="list-style-type: none"> a) The minimum lot frontage shall be 13.7 metres b) The minimum lot area shall be 410 m² c) The minimum front yard shall be 4.5 m to the face of the main building and 6.0 m to face of a garage d) The minimum rear yard shall be 7.5 metres e) The minimum side yard shall be 1.2 metres on each side. f) The maximum lot coverage is 45%, including accessory buildings g) Row B of Table 7B does not apply.
15.58.16	R1C.58.16	<p>Notwithstanding anything else in this by-law to the contrary, on land zoned R1C.58.16 the following special provisions shall</p>

		<p>apply:</p> <ul style="list-style-type: none"> a) The minimum lot frontage shall be 11 m b) The minimum lot area shall be 330 m² c) The minimum front yard shall be 4.5 m to the face of the main building and 6.0 m to face of a garage d) The minimum rear yard shall be 7.5 metres e) The minimum side yard shall be 1.2 metres on one side and 0.6 metres on the other side. f) A minimum setback of 1.8 metres is required between abutting dwellings g) The maximum lot coverage is 45%, including accessory buildings h) Row D of Table 7B does not apply.
<p>15.58.17</p>	<p>R3.58.17</p>	<p>Notwithstanding anything else in this by-law to the contrary, on land zoned R3.58.17 the following special provisions shall apply:</p> <p><u>Permitted Uses</u></p> <p>Street townhouses, cluster townhouses, and uses accessory to the foregoing.</p> <p><u>Exceptions for Street Townhouses</u></p> <ul style="list-style-type: none"> a) The minimum lot area per unit shall be 180 m² b) The minimum front yard shall be 4.5 m to the face of the main building and 6.0 m to face of a garage c) The minimum side yard shall be 1.5 metres on the unattached side yards. d) The maximum building height shall be 3 storeys but not greater than 11.5 metres. e) The minimum setback from the northerly property line for a two storey building shall be 8.4 metres. f) The minimum setback from the northerly property line for a three storey building shall be 11.5 metres. <p><u>Exceptions for Cluster Townhouses</u></p> <ul style="list-style-type: none"> g) The minimum front yard shall be 4.5 m to the face of the main building and 6.0 m to face of a garage h) The maximum density for a cluster townhouse block shall be 35 units per hectare. i) Internal lot lines created by a plan of condominium shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this By-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration are strictly observed. j) The minimum setback from the northerly property line for a two storey building shall be 8.4 metres. k) The minimum setback from the northerly property line for a three storey building shall be 11.5 metres.

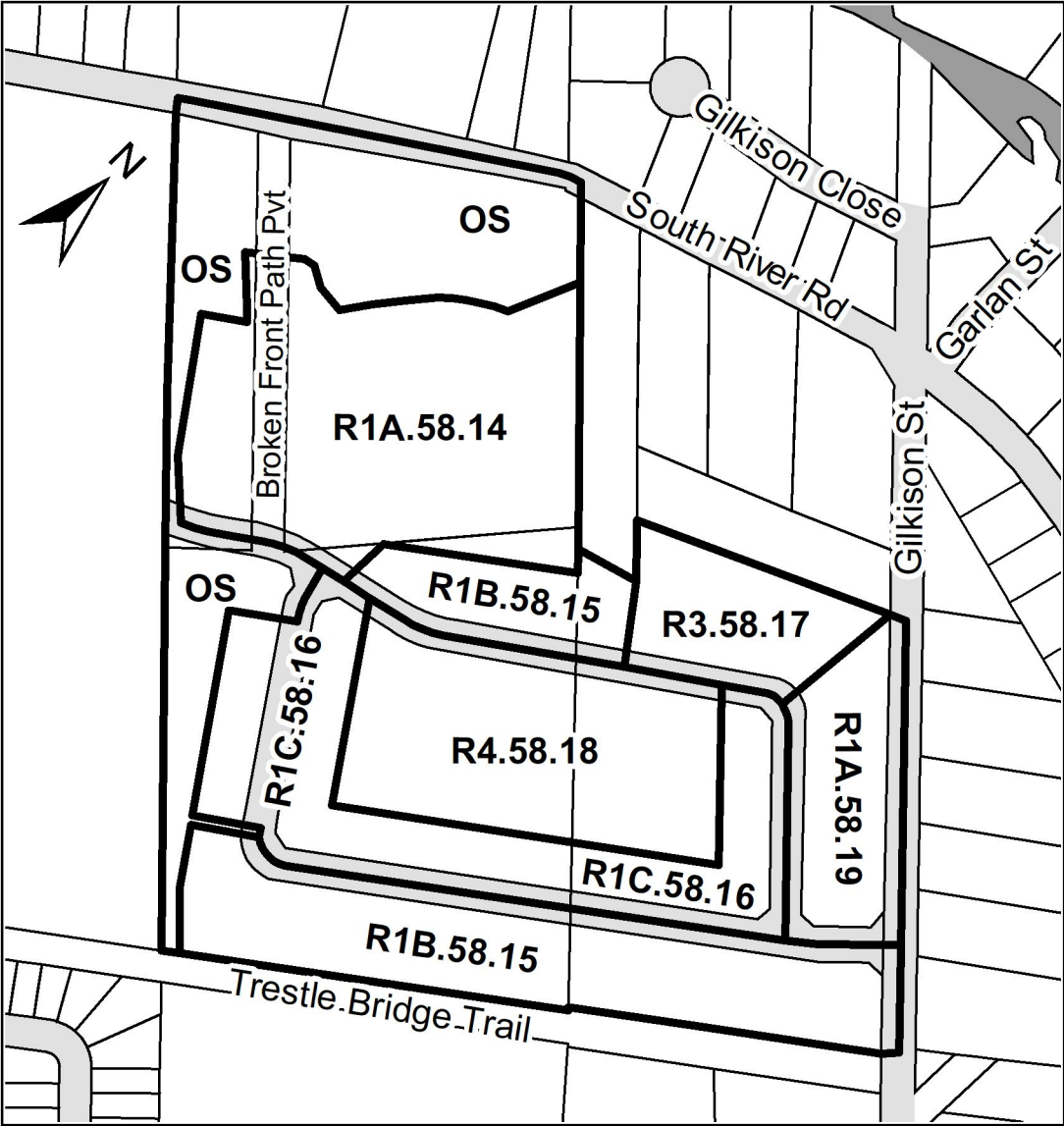
<p>15.58.18</p>	<p>R4.58.18</p>	<p>Notwithstanding anything else in this by-law to the contrary, on land zoned R4.58.18 the following special provisions shall apply:</p> <p><u>Permitted Uses</u></p> <p>Any use permitted by the R3.58.17 zone, plus stacked townhouses and apartment dwellings</p> <p><u>Exceptions for Street Townhouses</u></p> <p>Same as R3.58.17 zone</p> <p><u>Exceptions for Cluster Townhouses</u></p> <p>Same as R3.58.17 zone</p> <p><u>Exceptions for Stacked Townhouses</u></p> <ul style="list-style-type: none"> a) The minimum front yard and exterior side yard shall be 4.5 m b) The minimum rear yard and interior side yard shall be ½ the building height but not less than 7.5 m c) The maximum density shall be 60 uph d) Internal lot lines created by a plan of condominium shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this By-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration are strictly observed. e) The minimum Landscaped Open Space shall be 30% of the lot area <p><u>Exceptions for Apartment Dwellings</u></p> <ul style="list-style-type: none"> a) The maximum building height shall be 4 storeys but not more than 16 m b) The minimum front yard and exterior side yard shall be 4.5 m c) The minimum rear yard and interior side yard shall be ½ the building height but not less than 7.5 m d) The maximum density shall be 75 uph e) Internal lot lines created by a plan of condominium shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this By-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration are strictly observed.
<p>15.58.19</p>	<p>R1A.58.19</p>	<p>Notwithstanding anything else in this by-law to the contrary, on land zoned R1A.58.19 the following special provisions shall apply:</p> <ul style="list-style-type: none"> a) Direct access to Gilkison Street shall not be permitted b) The minimum lot depth shall be 50 metres

		c) The minimum rear yard setback shall be 10 metres.
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3. All other applicable provisions of By-law No. 2009-045, as amended, shall henceforth apply to the lands affected by this by-law.
4. This by-law shall come into effect on the date of final enactment pursuant to Section 34 of the Planning Act, R.S.O., 1990, as amended.

SCHEDULE "A"

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



THIS IS SCHEDULE "A" TO BY-LAW NO. 2018 – xx

THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON

BY-LAW NO. 2018-xx

A by-law to amend the Township of Centre Wellington Zoning By-law 2009-045 as amended

WHEREAS the Ontario Municipal Board deems it desirable to amend Township of Centre Wellington By-law No. 2009-045, as amended, pursuant to Section 34 of the Planning Act, R.S.O. 1990;

NOW THEREFORE THE ONTARIO MUNICIPAL BOARD HEREBY ENACTS AS FOLLOWS:

1. Map No. 58 to Schedule “A” of Township of Centre Wellington By-law No. 2009-045 as amended is hereby further amended in accordance with the attached Schedule “A” which forms part of this By-law.
2. Section 15-Exceptions, is hereby further amended by adding the following subsections 15.58.9, 15.58.10, 15.58.11, 15.58.12, and 15.58.13:

15.58.9	R1A.58.9	Notwithstanding anything else in this by-law to the contrary, on land zoned R1A.58.9 the following special provisions shall apply: a) The maximum number of lots on all land zoned R1A.58.9 is 10. b) Direct access to South River Road is not permitted. Access and lot frontage shall be from a private single loaded road having a minimum width of 6 metres. c) Minimum lot frontage shall be 20 metres. d) The maximum lot coverage shall be 40%, including accessory buildings e) The minimum rear yard shall be 5.0 metres. f) Rows C, D, and L of Table 7A do not apply.
15.58.10	R1B.58.10	Notwithstanding anything else in this by-law to the contrary, on land zoned R1B.58.10 the following special provisions shall apply: a) The minimum lot frontage shall be 13.7 metres b) The minimum lot area shall be 410 m ² c) The minimum front yard shall be 4.5 m to the face of the main building and 6.0 m to face of a garage d) The minimum rear yard shall be 7.5 metres e) The minimum side yard shall be 1.2 metres on each side. f) The maximum lot coverage is 45%, including accessory buildings g) Row B of Table 7B does not apply.
15.58.11	R1C.58.11	Notwithstanding anything else in this by-law to the contrary, on

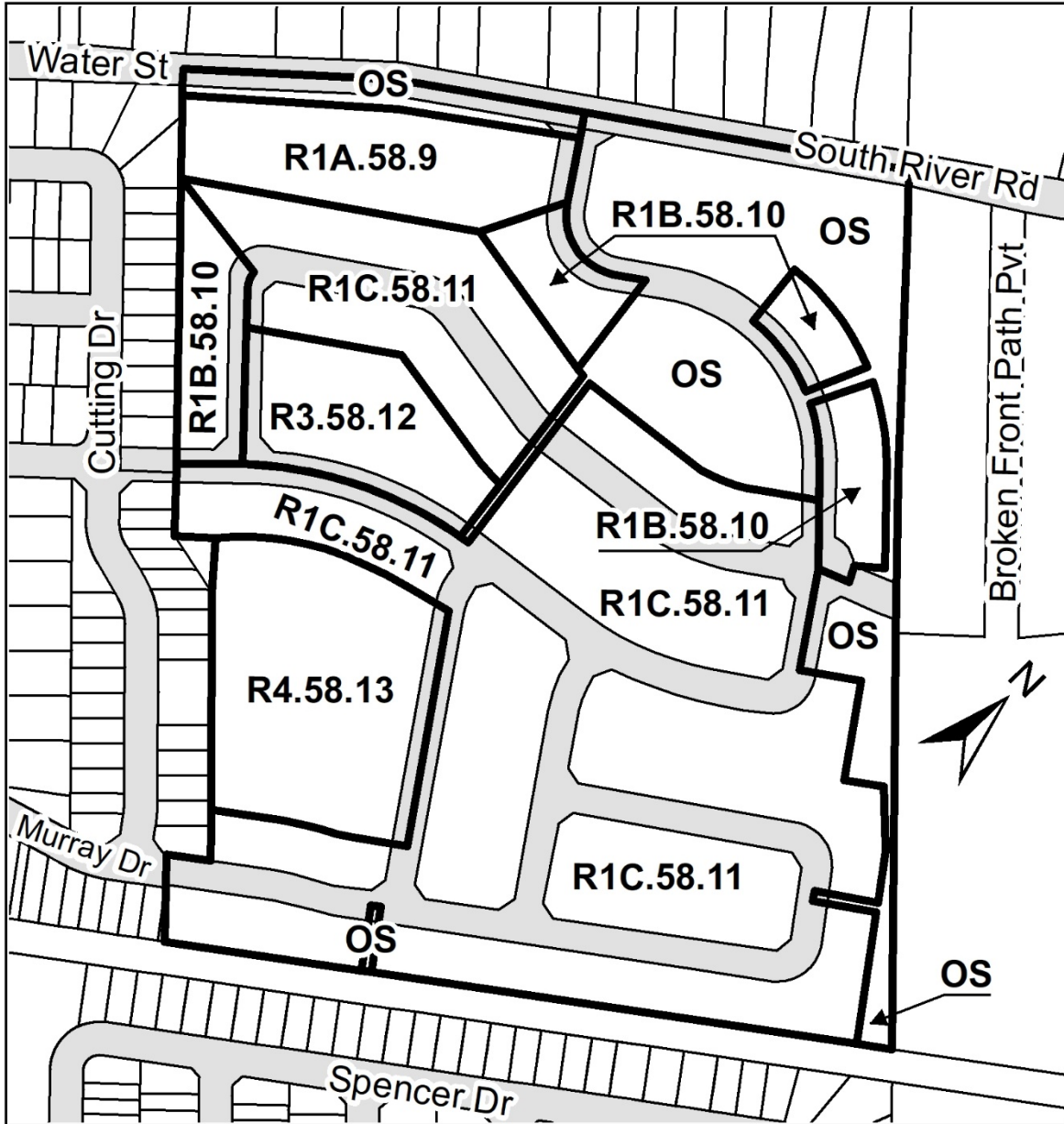
		<p>land zoned R1C.58.11 the following special provisions shall apply:</p> <ul style="list-style-type: none"> a) The minimum lot frontage shall be 11 m b) The minimum lot area shall be 330 m² c) The minimum front yard shall be 4.5 m to the face of the main building and 6.0 m to face of a garage d) The minimum rear yard shall be 7.5 metres e) The minimum side yard shall be 1.2 metres on one side and 0.6 metres on the other side. f) A minimum setback of 1.8 metres is required between abutting dwellings g) The maximum lot coverage is 45%, including accessory buildings h) Row D of Table 7B does not apply.
15.58.12	R3.58.12	<p>Notwithstanding anything else in this by-law to the contrary, on land zoned R3.58.12 the following special provisions shall apply:</p> <p><u>Permitted Uses</u></p> <p>Street townhouses, cluster townhouses, and uses accessory to the foregoing.</p> <p><u>Exceptions for Street Townhouses</u></p> <ul style="list-style-type: none"> a) The minimum lot area per unit shall be 180 m² b) The minimum front yard shall be 4.5 m to the face of the main building and 6.0 m to face of a garage c) The minimum side yard shall be 1.5 metres on the unattached side yards. d) The maximum building height shall be 3 storeys but not greater than 11.5 metres. <p><u>Exceptions for Cluster Townhouses</u></p> <ul style="list-style-type: none"> a) The minimum front yard shall be 4.5 m to the face of the main building and 6.0 m to face of a garage b) The maximum density for a cluster townhouse block shall be 35 units per hectare. c) Internal lot lines created by a plan of condominium shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this By-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration are strictly observed.
15.58.13	R4.58.13	<p>Notwithstanding anything else in this by-law to the contrary, on land zoned R4.58.13 the following special provisions shall apply:</p> <p><u>Permitted Uses</u></p> <p>Any use permitted by the R3.58.12 zone, plus stacked</p>

		<p>townhouses and apartment dwellings</p> <p><u>Exceptions for Street Townhouses</u></p> <p>Same as R3.58.12 zone</p> <p><u>Exceptions for Cluster Townhouses</u></p> <p>Same as R3.58.12 zone</p> <p><u>Exceptions for Stacked Townhouses</u></p> <p>a) The minimum front yard and exterior side yard shall be 4.5 m</p> <p>b) The minimum rear yard and interior side yard shall be ½ the building height but not less than 7.5 m</p> <p>c) The maximum density shall be 60 uph</p> <p>d) Internal lot lines created by a plan of condominium shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this By-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration are strictly observed.</p> <p>e) The minimum Landscaped Open Space shall be 30% of the lot area</p> <p><u>Exceptions for Apartment Dwellings</u></p> <p>a) The maximum building height shall be 4 storeys but not more than 16 m</p> <p>b) The minimum front yard and exterior side yard shall be 4.5 m</p> <p>c) The minimum rear yard and interior side yard shall be ½ the building height but not less than 7.5 m</p> <p>d) The maximum density shall be 75 uph</p> <p>e) Internal lot lines created by a plan of condominium shall not be construed to be lot lines for the purposes of zoning regulations provided that all applicable regulations of this By-law relative to the whole lot and its external lot lines, existing prior to any condominium plan registration are strictly observed.</p>
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3. All other applicable provisions of By-law No. 2009-045, as amended, shall henceforth apply to the lands affected by this by-law.
4. This by-law shall come into effect on the date of final enactment pursuant to Section 34 of the Planning Act, R.S.O., 1990.

SCHEDULE "A"

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



THIS IS SCHEDULE "A" TO BY-LAW NO. 2018 – xx