

ZONING BY-LAW 28/2006

AS AMENDED



**Office Consolidation
February 15, 2024**

This composite edition of By-law 28/2006 has been prepared for convenience purposes only. For accurate recourse should be had to original By-law 28/2006 and all amending By-laws.

**The print date of this office consolidation is:
February 16, 2024**

**NOTICE OF THE PASSING
OF A ZONING BY-LAW BY THE
CORPORATION OF THE TOWNSHIP OF WELLESLEY**

TAKE NOTICE that the Council of the Township of Wellesley passed By-Law 28/2006 on the **25th** day of **July, 2006** under Section 34 of the Planning Act, R.S.O. 1990, as amended.

AND TAKE NOTICE that any person or agency may appeal to the Ontario Municipal Board in respect of the By-law by filing with the Clerk of the Township of Wellesley, not later than the **15th** day of **August, 2006**, a notice of appeal setting out the objection to the By-law and the reasons in support of the objection, accompanied by a payment of the fee prescribed under the Ontario Municipal Board Act, \$125.00, made payable to the Minister of Finance.

ONLY individuals, corporations and public bodies may appeal a Zoning By-law to the Ontario Municipal Board. A notice of the appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

An explanation of the purpose and effect of this By-law, describing the lands to which this By-law applies are attached. The complete By-law is available for inspection at the Municipal Office during regular business hours.

DATED AT THE TOWNSHIP OF WELLESLEY

This 26th day of July, 2006

Susan Duke, CAO-Clerk/Director of Planning
Corporation of the Township of Wellesley
4639 Lobsinger Line,
R.R. 1 St. Clements, ON
N0B 2M0

Tel: (519) 699-4611
Fax: (519) 699-4540

EXPLANATORY NOTE

Preamble:

This Zoning By-law was passed pursuant to Section 34 of the Planning Act, RSO 1990 as amended. It is intended that this By-law will control and direct future uses of land in the Township of Wellesley in accordance with the local land use planning policies contained within the Regional Municipality of Waterloo Official Policies Plan and specific planning policies in the Official Plan for the Township of Wellesley. This Zoning By-law was developed through a detailed consultation and review process with the ratepayers, staff, and Council of the Township of Wellesley. The efforts of those involved have been invaluable in the development of this new Comprehensive Zoning By-law.

Purpose:

The purpose of this By-law is to provide the Corporation of the Township of Wellesley with regulations to control the use of land, buildings or structures in accordance with Section 34 of the Planning Act, RSO 1990. This By-law will replace the previous Comprehensive Zoning By-law (35/1983 as amended). This By-law will not remove special site specific provisions for individual properties that have previously received a zoning by-law amendment unless those specific provisions have been integrated into the Comprehensive Zoning By-law.

Affected Lands:

This By-law will apply to all lands within the corporate boundaries of the Township of Wellesley.

Effect:

The effect of the passing of this By-law is to establish zones and zone requirements/regulations for all lands within the Township of Wellesley. Previous municipal Zoning By-laws will be replaced with this new Zoning By-law. This By-law also implements the land use planning policies of the Provincial Policy Statement (PPS), the Regional Municipality of Waterloo Official Policies Plan (ROPP) and local Official Plan policies for the Township of Wellesley.

**ZONING BY-LAW 28/2006,
NAME: Township of Wellesley
ADDRESS: Corporate Limits of the Township of Wellesley
TOWNSHIP OF WELLESLEY**

**DECLARATION UNDER SECTION 34(22)
OF THE PLANNING ACT, 1990**

I, Susan Duke, hereby declare that the Notice for By-Law No. 28/2006 of the Corporation of the Township of Wellesley passed by the Council of the Corporation on the **25th day of July, 2006**, was given in the manner and form and to the persons and agencies prescribed by regulation made by the Lieutenant Governor-in-Council under Sub-Section 18 of Section 34 of the Planning Act, 1990. I also declare that the 20 day objection period expired on the **15^h day of August, 2006** and to this date, no Notice of Appeal to the Ontario Municipal Board has been filed in the office of the Clerk, by any persons, agency or the Minister of Municipal Affairs and Housing.

DATED AT THE TOWNSHIP OF WELLESLEY
This 26th day of July, 2006

Susan Duke, CAO-Clerk/Director of Planning
Corporation of the Township of Wellesley
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R.R. 1 St. Clements, ON
N0B 2M0

Tel: (519) 699-4611
Fax: (519) 699-4540

THE CORPORATION OF THE TOWNSHIP OF WELLESLEY

BY-LAW NUMBER 28/2006

**A BY-LAW TO REPLACE BY-LAW NUMBER 35-83 AS AMENDED,
BEING A ZONING BY-LAW
FOR
THE TOWNSHIP OF WELLESLEY
(New Comprehensive Zoning By-law)**

WHEREAS the Council of the Corporation of the Township of Wellesley deems it desirable to repeal said By-law Number 35-83, as amended:

NOW THEREFORE, the Council of the Township of Wellesley ENACTS AS FOLLOWS:

1. That By-law Number 35-83, as amended, is hereby repealed by this By-law.
2. The By-law herein is a By-law for the purpose of prohibiting the use of land for or except for such purposes as may be set out in the By-law within defined portions of the Township of Wellesley and for prohibiting the erection of buildings or structures, for or except for such purposes as may be set out in the by-law within defined portions of the Township of Wellesley and for the regulating of the type of construction and the height, bulk, location, size, floor area, spacing, external design, character and use of buildings or structures to be erected within defined portions of the Township of Wellesley, and the minimum frontage and depth of the parcel of land and the proportion of the area that any building or structure may occupy and for requiring the owners or occupants of buildings or structures to be erected for the purpose named in the By-law to provide and maintain off-street loading and off-street parking facilities on land which is not part of a highway or public street as contained herein.
3. This By-law shall come into effect on the final passing thereof by the Council of the Corporation of the Township of Wellesley subject to compliance with the provisions of the Planning Act, RSO 1990, C.P. 13 as amended.

Read a first and second time this **25th** day of **July, 2006**

Read a third and final time and passed this **25th** day of **July, 2006**

ROSS KELTERBORN

SUSAN DUKE

Mayor, Ross Kelterborn

CAO/Clerk, Susan Duke

HOW TO USE THIS BY-LAW:

This By-law has been written with a view to making its application as straight forward as possible. Where appropriate, common definitions and terms have been used with plain wording. Where there are any questions in regard to the application of this By-law, readers are encouraged to contact the Zoning Administrator or Chief Building Official of the Township of Wellesley.

To assist in understanding this By-law, the following steps are recommended:

STEP 1: Locate your property on the **Zoning Schedules** attached to this Zoning By-law. This will indicate the specific zones that apply to your property.

STEP 2: Review the **General Provisions** section of this By-law to determine what general provisions will apply to permitted uses.

STEP 3: Review the specific **Zone Regulations** that are contained in the zones that apply to your property. This will provide you with permitted uses, lot sizes, setbacks, etc.

STEP 4: If you have any questions concerning the general provisions, or zone requirements, **contact the Township Planning Department.**

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