60 Snyder's Road West, Baden, ON N3A 1A1

Development Services Department
T: 519-634-8519 extension 9245
Email: andrew.martin@wilmot.ca

August 3, 2026

NOTICE OF ADOPTION AND APPROVAL OF AN OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT BY THE TOWNSHIP OF WILMOT

On July 27, 2026, Council of the Corporation of the Township of Wilmot:

1. Adopted and approved **Official Plan Amendment No. 15** in accordance with Township of Wilmot By-law 2026-52 and Sections 17 and 21 of the Planning Act, R.S.O., 1990, as amended.
2. Passed **By-Law 2026-51** (amendment to Zoning By-law 83-38) under Section 34 of the Planning Act, R.S.O., 1990, as amended.

Official Plan Amendment No. 15 and By-law 2026-51 apply to lands located north of Charles Street and south of Beck Street in Baden. A key map is included with this notice identifying the lands subject to these approvals.

Official Plan Amendment
The amendment changes the designation of the subject lands to Urban Residential within the current Township Official Plan.

Zoning By-law Amendment
The amendment changes the zoning of the property to Zone 4 (Residential) with site specific regulations permitting 66 dwelling units and modifying property line setbacks and parking standards.

Written and Oral Submissions
Written and oral submissions received related to these applications resulted in an updated concept providing additional parking spaces within the proposed development.

Appeals
A Notice of Appeal must be submitted to the Municipal Clerk **by 4:30pm on August 24, 2026**. You can submit your appeal in the following ways:

- Online: use the OLT's e-file service at https://olt.gov.on.ca/e-file-service by selecting Wilmot (Township of) as the Approval Authority (first-time users must register for a My Ontario Account). If the e-file portal is down, you can submit your appeal to planning@wilmot.ca.
- By mail or in-person: Appellant Form (A1) is available at https://staging-oltontario.kinsta.cloud/forms-submissions/.

A notice of appeal must set out the reasons for the appeal, and must be accompanied by the required fee ($1,100) payable through the OLT e-portal or by certified cheque/money order made payable to the Minister of Finance. The Ontario Land Tribunal should be consulted for more information on the appeal process: www.olt.gov.on.ca. The Township of Wilmot appeal processing fee ($1,096) must be paid directly to the Township in person or by mail and be received prior to or at the time of submission of the appeal.

Who can file an appeal?
Only the applicant and the Minister may appeal a decision of the municipality to the Ontario Land Tribunal (OLT).

This information is available in accessible formats upon request

The proposed official plan amendment is exempt from approval by the Province of Ontario. The decision of the Council is final if a notice of appeal is not received on or before the last day for filing.

With respect to the official plan amendment, no person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

With respect to the zoning by-law amendment, no person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Ontario Land Tribunal, there are reasonable grounds to add the person or public body as a party.

Additional Information
The complete by-law and application details can be reviewed in the Development Services Department during regular business hours or online: https://www.engagewr.ca/planning-and-development.

For more information, please contact the undersigned.

Andrew Martin, MCIP RPP
Director of Development Services

Key Map

SUBJECT LANDS OUTLINED THUS: - - - - - - - - - - -

