



THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NO. 2026-45

A BY-LAW to further amend By-Law No. 83-38 of the Township of Wilmot being a Zoning By-Law for the said Township of Wilmot.

WHEREAS The Corporation of the Township of Wilmot deems it desirable to further amend By-law No. 83-38, being a Zoning By-law for the said Township of Wilmot.

BE IT THEREFORE ENACTED by the Council of the Corporation of the Township of Wilmot as follows:

1. Notwithstanding the provisions of By-law 83-38, as amended, the lands described on Schedule "A" and illustrated on Schedule "B" attached to and forming part of this By-law, are hereby removed from Zone 1 (Agricultural) and placed within Zone 2b (Residential), Zone 2c (Residential), Zone 4 (Residential), Zone 11 (Open Space), and Zone 1 (Agricultural).
2. Notwithstanding the provisions of By-law 83-38, as amended, the map forming Part 2a of Schedule 'A' to By-law 83-38 shall be amended as necessary to identify the zones established by this by-law and illustrated on Schedule "B" attached to and forming part of this By-law.

Notwithstanding the provisions of By-law 83-38, as amended the following shall be added as Section 22.320.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 14 and 15, Concession North of Snyder's Road, identified as Section 22.320 on the map forming Part 2a of Schedule 'A' and zoned Zone 2b shall be subject to the following additional and/or modified regulations:

- a) the minimum lot area shall be 327 square metres
- b) the minimum lot frontage and width shall be 10.9m for an interior lot and 12m for a corner lot
- c) the minimum front yard setback for the habitable and uninhabitable (garage) portion of a building, 6m notwithstanding:
 - i) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;
 - ii) that the habitable portion of the dwelling may include a useable covered front porch;
 - iii) on lots with a width of less than 10.9m, the garage shall be setback a minimum of 9m from the front lot line; and
 - iv) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m

- d) the minimum side yard setback shall be 1.2m notwithstanding:
 - i) a side yard setback, adjacent to a lot line with a 1.2m side yard setback on the adjacent lot, may be reduced to 0.6m only if an access and maintenance easement has been secured over the 1.2m side yard setback in favour of the 0.6m side yard
- e) the minimum exterior side yard setback shall be 3.5m
- f) the minimum rear yard setback shall be 6.0m
- g) the maximum lot coverage of all buildings on a lot shall be 55%
- h) the maximum lot coverage for accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 55%
- i) the maximum building height shall be 12m.
- j) for properties with a 10m easement along the rear property line, the rear yard setback shall be measured from the limits of the easement.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 14 and 15, Concession North of Snyder's Road, identified as Section 22.230 on the map forming Part 2a of Schedule 'A' and zoned Zone 2c shall be subject to the following additional and/or modified regulations:

- a) a "Residential Building – Street Townhouse" shall be an additional permitted use
- b) the minimum front yard setback for the habitable and uninhabitable (garage) portion of a building shall be 6m notwithstanding:
 - i) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;
 - ii) that the habitable portion of the dwelling may include a useable covered front porch;
 - iii) on lots with a width of less than 10.9m, the garage shall be setback a minimum of 9m from the front lot line; and
 - iv) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m
- c) the minimum side yard setback shall be 1.2m
- d) the minimum exterior side yard setback shall be 3.5m
- e) the minimum rear yard setback shall be 7.5m
- f) the maximum lot coverage of all buildings on a lot shall be 55%
- g) the maximum lot coverage for accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 55%
- h) the maximum building height, 12m
- i) "Residential Building – Single Detached" specific regulations:
 - i) the minimum lot area shall be 270 square metres
 - ii) the minimum lot frontage and width shall be 9m for an interior lot and 12m for a corner lot

- j) "Residential Building – Street Townhouse" specific regulations:
 - i) the minimum lot area shall be 165 square metres
 - ii) the minimum lot frontage and width shall be 5.5m for an interior lot and 8.5m for a corner lot.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 14 and 15, Concession North of Snyder's Road, identified as Section 22.230 on the map forming Part 2a of Schedule 'A' and zoned Zone 3 shall be subject to the following additional and/or modified regulations:

- a) "Residential Building – Back-to-Back Townhouse" shall be an additional permitted use and subject to the following additional and/or modified regulations:
 - i) the minimum lot area shall be 80 square metres
 - ii) the minimum lot frontage and width shall be 6m for an interior lot and 8.5m for a corner lot
 - iii) the minimum front yard setback for the habitable and uninhabitable (garage) portion of a building, 6m notwithstanding:
 - a) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;
 - b) that the habitable portion of the dwelling may include a useable covered front porch;
 - c) on lots with a width of less than 10.9m, the garage shall be setback a minimum of 9m from the front lot line; and
 - d) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m
 - iv) the minimum side yard setback shall be 1.2m for a building with 2 storeys or less and 3.0m for a building with more than 2-storeys
 - v) the minimum exterior side yard setback shall be 3.5m
 - vi) the minimum rear yard setback shall be 0m
 - vii) the maximum building height shall be the greater of 15m or 4 storeys
 - viii) the maximum lot coverage shall be 60%
 - ix) the minimum outdoor amenity area shall be 7 square metres
 - x) the maximum number of attached units shall be 16

Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 14 and 15, Concession North of Snyder's Road, identified as Section 22.230 on the map forming Part 2a of Schedule 'A' and zoned Zone 4 shall be subject to the following additional and/or modified regulations:

- a) a "Residential Building – Townhouse" and "Residential Building – Single Detached" shall be additional permitted uses
- b) the minimum number of off-street parking spaces shall be:
 - i) "Residential Building – Apartment": 1.2 spaces per dwelling unit
 - ii) "Residential Building – Cluster Townhouse" and "Residential Building – Back-to-Back Townhouse": 1.5 spaces per dwelling unit
 - iii) "Residential Building – Street Townhouse": 2 spaces per dwelling unit

- iv) "Residential Building – Single Detached": in conformity with Section 6.12
- c) the maximum building height main building shall be the greater of:
 - i) "Residential Building – Apartment", "Residential Building – Cluster Townhouse" and "Residential Building – Back-to-Back Townhouse": 15m or 4-storeys
 - ii) "Residential Building – Street Townhouse" and "Residential Building – Semi-Detached": 12m or 3-storeys
- d) the minimum front yard setback shall be:
 - i) "Residential Building – Apartment", "Residential Building – Cluster Townhouse", "Residential Building – Back-to-Back Townhouse: 6m
 - ii) "Residential Building – Street Townhouse" and "Residential Building – Single Detached": 6m for the habitable and uninhabitable (garage) portion of a building notwithstanding:
 - (a) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;
 - (b) that the habitable portion of the dwelling may include a useable covered front porch;
 - (c) on lots with a width of less than 10.9m, the garage shall be setback a minimum of 9m from the front lot line; and
 - (d) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m
- e) the minimum interior side yard setback shall be:
 - i) "Residential Building – Single Detached: 1.2m
 - ii) All other Residential Buildings: 3.0m or half the building height, up to a maximum of 12m
- f) the minimum exterior side yard setback shall be 3.5m
- g) the minimum rear yard setback shall be 6.0m
- h) the maximum lot coverage of all buildings on a lot shall be 60%
- i) the maximum lot coverage of all accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 60%
- j) "Residential Building – Apartment" specific regulations:
 - i) the minimum lot frontage and width shall be 30m
 - ii) an "Amenity Area" shall be defined as the area of the lot or block not occupied by buildings, parking and driveway areas which may include patios and landscaped areas on the site, swimming pools and other outdoor areas which can be used for recreational purposes, the area devoted to the private outdoor balconies and the floor area devoted to the indoor entertainment, social and/or recreational common rooms.
 - iii) the minimum amenity area shall be 30 square metres per dwelling unit
- k) "Residential Building – Cluster Townhouse" and "Residential Building – Back to Back Townhouse" specific regulations:
 - i) Minimum lot frontage, 20m
- l) "Residential Building – Single Detached" specific regulations:
 - i) the minimum lot area shall be 270 square metres

- ii) the minimum lot frontage and width shall be 9m for an interior lot and 12m for a corner lot
- 3. Except as amended by the preceding regulations, the lands described on Schedule "A" attached to and forming part of this by-law and shown on Schedule "B" attached to and forming part of this by-law, shall be subject to all other applicable regulations as set down in By-law No. 83-38, as amended.
- 4. This by-law shall come into effect on the final passing thereof by the Council of The Corporation of the Township of Wilmot subject to compliance with the provisions of The Planning Act, R.S.O., 1990 and amendments thereto.

READ a First, Second, Third and Final time and passed this 22nd day of June, 2026.


MAYOR - Natasha Salonen


CLERK - Amelia Jaggard

Authority: Council Resolution 2026- 149
Staff Report Number: DS-2026-13
Staff Report Date: June 22, 2026

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Wilmot, in the Regional Municipality of Waterloo and Province of Ontario being composed of Part of Lot 14 and 15, Concession North of Snyder's Road, in the said Township of Wilmot.

SCHEDULE "B"
PART OF LOT 14 AND 15
CONCESSION NORTH OF SNYDER'S ROAD
TOWNSHIP OF WILMOT

SUBJECT LANDS OUTLINED THUS: - - - - -

