AMENDMENT NO. 15

TO THE

TOWNSHIP OF WILMOT

OFFICIAL PLAN

The Corporation of the Township of Wilmot
60 Snyder's Road West, Baden, ON N3A 1A1

Amendment No. 15 to the Official Plan of the Township of Wilmot is hereby approved in accordance with Sections 17 and 21 of the *Planning Act, R.S.O. 1990, Chapter p. 13,* as amended and By-law 2026-52.

July 27 2026
Approval Date

August 24, 2026
Date Approval Comes into Effect

THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NO. 2026-52

A BY-LAW to adopt Amendment Number 15 to the Township of Wilmot Official Plan.

WHEREAS Section 17 and 21 of the Planning Act, R.S.O. 1990, as amended, empowers the Township of Wilmot to adopt an Official Plan and to make Amendments thereto.

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

1. That Amendment No. 15 to the Township of Wilmot Official Plan, consisting of the explanatory text and schedules, is hereby adopted and approved.
2. That the Mayor and Clerk are hereby directed to execute the said Amendment No. 15 to the Township of Wilmot Official Plan on behalf of the Corporation and to affix thereto the Corporate Seal.
3. That this By-law shall come into force and effect on the day of the final passing thereof.

READ a First, Second, Third and Final time and passed this 27th day of July, 2026.

MAYOR – Natasha Salonen

CLERK – Amelia Jaggard

Authority: Council Resolution 2026- 177
Staff Report Number: DS-2026-16
Staff Report Date: July 27, 2026

AMENDMENT NO. 15
TO THE
TOWNSHIP OF WILMOT
OFFICIAL PLAN

SECTION 1 – TITLE AND COMPONENTS

This Amendment shall be referred to as Amendment No. 15 to the Township of Wilmot Official Plan.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to:

1. to change the designation of the subject property from Light Industrial to Urban Residential.

SECTION 3 – BASIS OF THE AMENDMENT

The lands subject to this amendment are located between Beck Street and Charles Street, west of Mill Street in Baden and includes Part 1, Plan 58R-18634 and Alley, Plan 633. The lands subject to the amendment are presently undeveloped, but were previously used as part of mill operations in the area.

An application for amendment to the Township Official Plan was submitted on April 20, 2026 to change the designation of the subject lands from Light Industrial to Urban Residential as discussed in Section 2 of this amendment.

The requested amendment is appropriate for the following reasons:

- The lands to be re-designated are located within the Baden Urban Growth Centre which promotes infilling and intensification;
- Land use compatibility has been addressed through an approved noise and vibration assessment and a record of site condition;
- The application facilitates logical development of the property

SECTION 4 – THE AMENDMENT

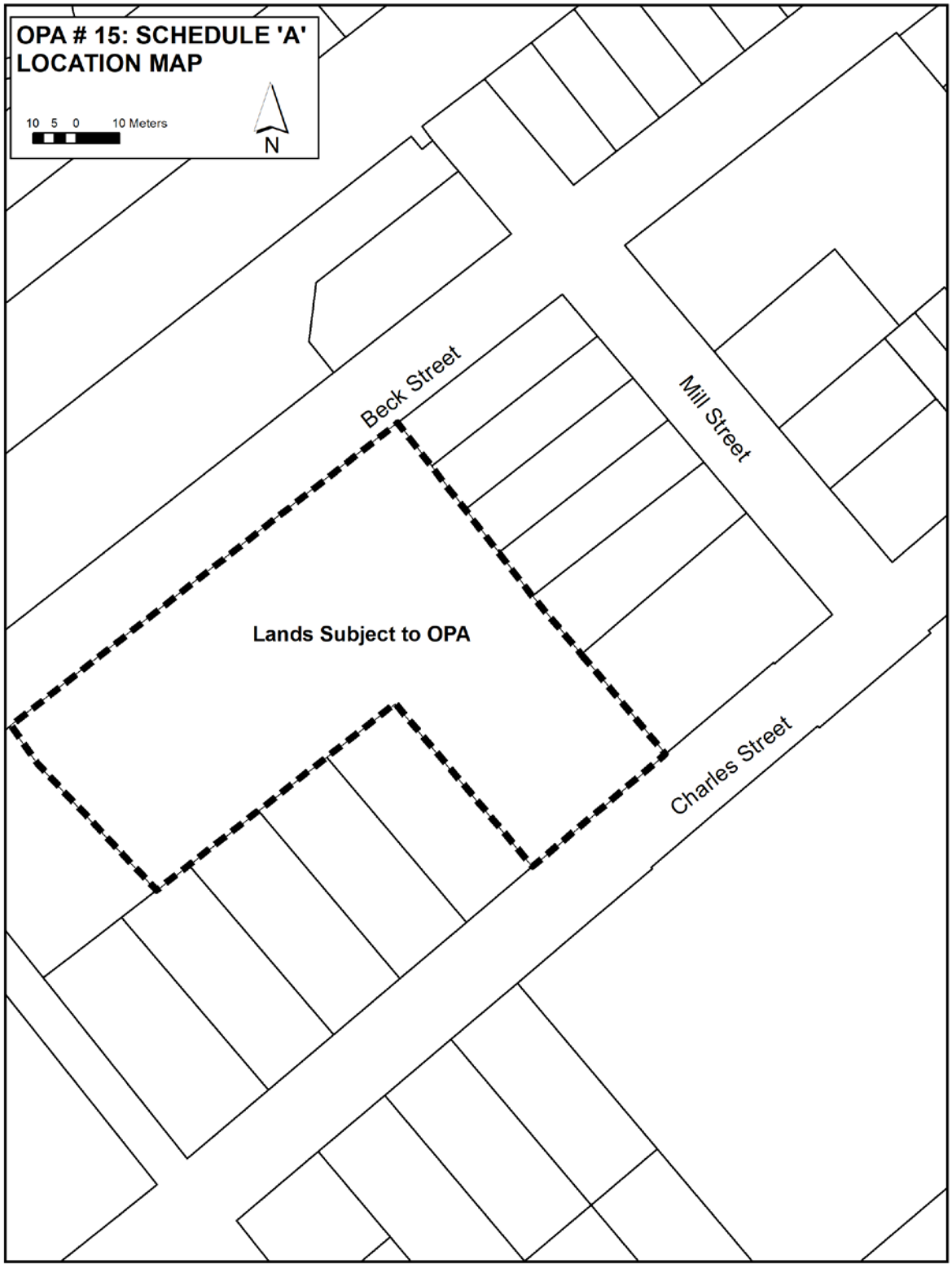
The Official Plan of the Township of Wilmot is hereby amended by:

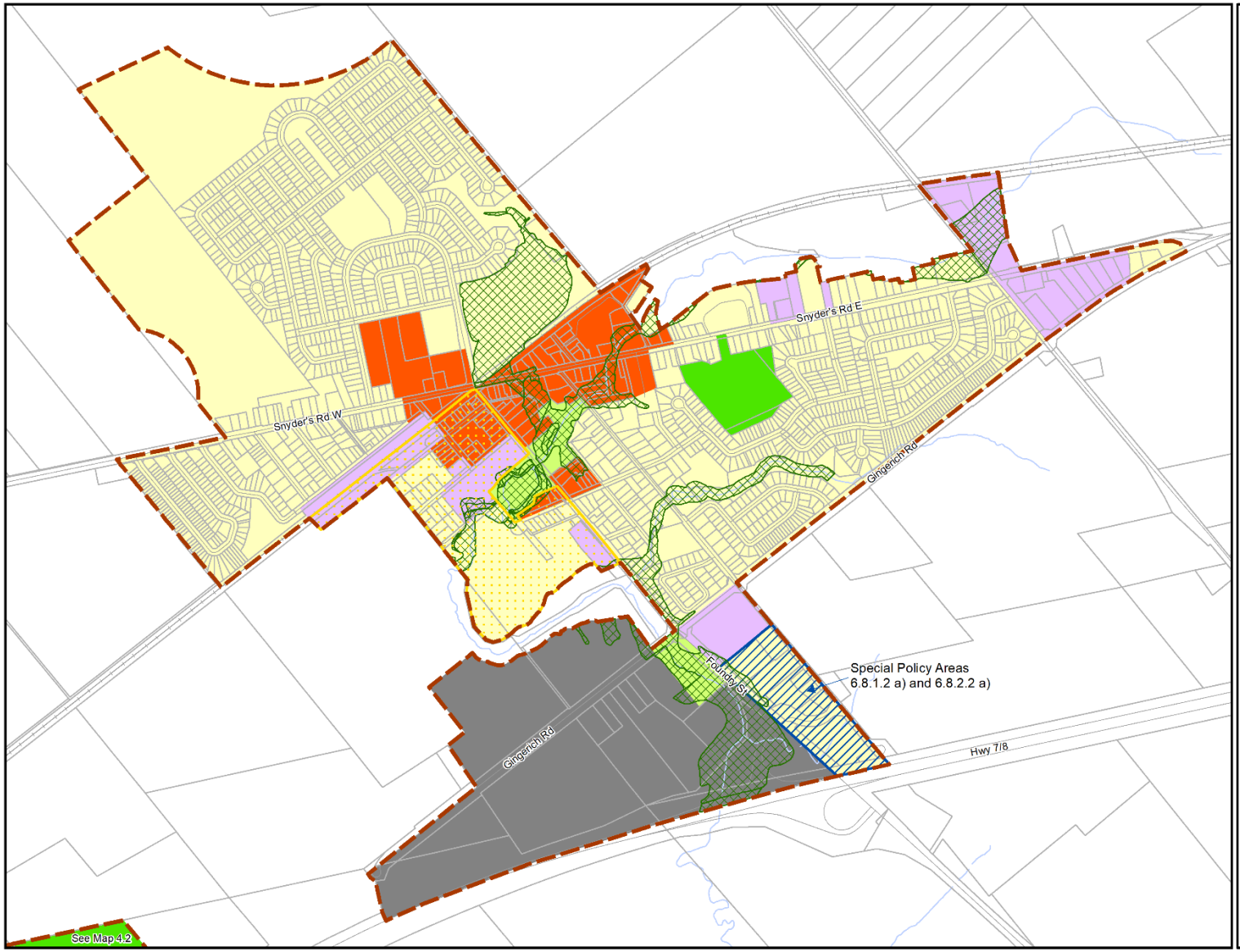
3.1 That the map forming Schedule ‘A’ of this Amendment hereby identifies the lands subject to Amendment No. 15. The designation of these same lands has been amended on the map entitled “Map No. 4.1 Baden Urban Area”, which forms Schedule ‘B’ of this amendment,

3.2 That Map No. 4.1 attached to and forming part of the Township of Wilmot Official Plan entitled “Map No. 4.1 Baden Urban Area”, is hereby repealed and replaced with the map attached to this Amendment, said map forming Schedule ‘B’ of the Amendment and entitled “Map No. 4.1 Baden Urban Area” and having a date of July 2026.

SECTION 5 – IMPLEMENTATION AND INTERPRETATION

The provisions of the Township of Wilmot Official Plan regarding implementation and interpretation of that Plan shall apply in regard to this Amendment.


OPA # 15: SCHEDULE 'A'
LOCATION MAP
10 5 0 10 Meters
N
Beck Street
Mill Street
Lands Subject to OPA
Charles Street



Township of Wilmot

Official Plan

Map 4.1
Baden Urban Area

Legend

- Urban Area Boundary
- Urban Growth Centre Overlay
- Environmentally Constrained Lands
- Special Policy Areas
- Urban Residential
- property
- Urban Core Area
- General Industrial
- Light Industrial
- Open Space
- Major Recreation

July 2026

0 150 300 Meters

This map forms part of the Township of Wilmot Official Plan and must be read with the other maps and policies of this Plan.

OPA #15
SCHEDULE 'B'

Produced by:
Township of Wilmot
Development Services

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