



Wilmot's New Official Plan

Public Visioning Workshop

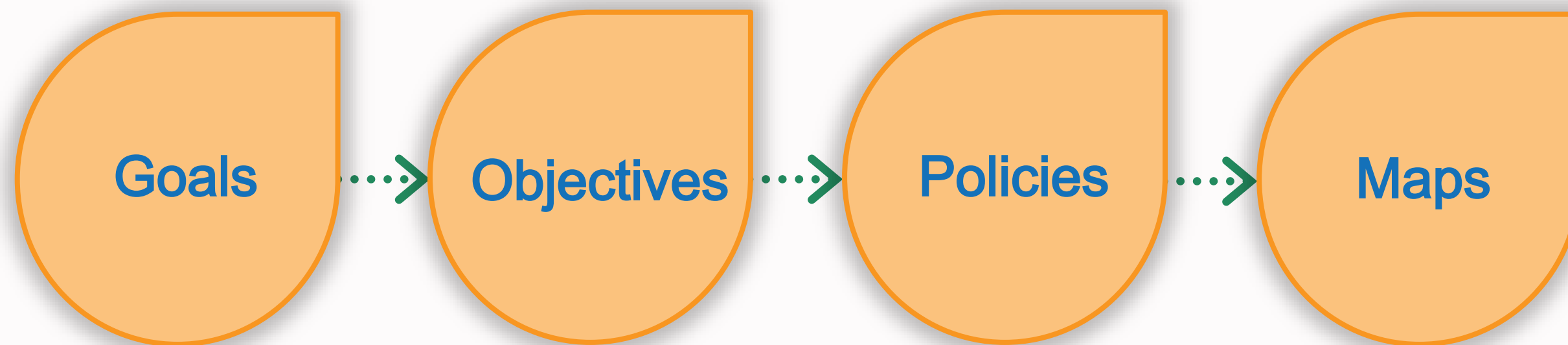
September 23, 2025



What is an Official Plan?

A comprehensive policy document, that shapes the future of a municipality by establishing how land will be used.

It will outline:



Project Process

1 Consultation Vision and Principles

Early conversations
with residents,
Indigenous
communities, and
interest holders

2 Background Research and Technical Studies

Technical studies:

1. Housing
2. Employment
3. Commercial needs
4. Transportation
5. Water and Wastewater Servicing
6. Stormwater
7. Urban design

3 Draft Policies and Land Use Maps

- Translate key directions from Technical Studies into **draft policies**
- Update **mapping** for settlement areas, countryside, natural heritage transportation networks

4 Finalize Plan and Policies

Council adoption and submission to the Province for approval, ensuring the new Official Plan reflects Wilmot's community priorities and provincial direction

Why Wilmot Needs a New Official Plan

1

Modernization

Township's current Official Plan was approved in 2004. It was updated in 2017 with approval in 2019.

The new Official Plan will build on the Township's long-term vision for growth with a renewed focus on:

- ✓ Complete communities
- ✓ Range and mix of housing, employment opportunities
- ✓ Options for transportation
- ✓ Protecting natural heritage
- ✓ Protecting farmland

2

Legislative Requirements

As of January 1, 2025, the Region of Waterloo is an upper tier municipality without planning responsibilities.

The Region's Official Plan has become the responsibility of the Township as it applies to lands in Wilmot.

The new Official Plan will:

- ✓ Replace the existing Township and Regional Official Plan
- ✓ Align with the 2024 Provincial Planning Statement

3

A Growing Township

Updating the Official Plan ensures that it reflects today's community needs, values, and priorities.

It prepares the Township to manage future population growth in a way that is:

- ✓ Sustainable
- ✓ Well-coordinated
- ✓ Tailored to Wilmot

What is a “**complete community**”

neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for **daily living** for people of all **ages and abilities**, including

- an appropriate mix of jobs
- a full range of housing
- transportation options
- public service facilities
- local stores and services

Complete communities are **inclusive and may take different shapes and forms appropriate to their contexts** to meet the diverse needs of their populations

PROVINCIAL PLANNING STATEMENT, 2024

Under the Planning Act

New Provincial Policy

The Provincial Planning Act gives the authority for municipalities to enact an Official Plan

In 2024, a new **Provincial Planning Statement** replaced earlier growth policies (Growth Plan + Provincial Planning Statement).

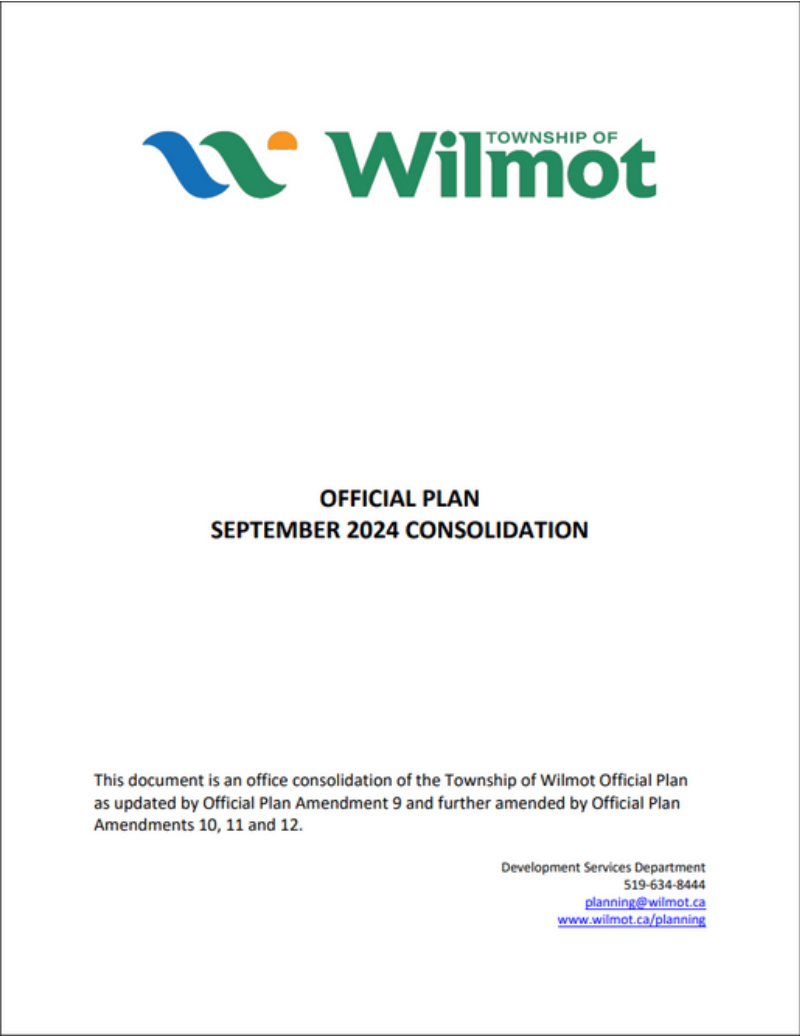
As of January 1, 2025, the Region of Waterloo lost planning authority; its Official Plan now applies locally in Wilmot.

A new Township Official Plan is being created to replace both Township and Regional plans, and align with the new 2024 Provincial Planning Statement.

Existing Policy Inputs

The new Official Plan will build on the Township’s long -term vision for growth with a renewed focus on **complete communities** . This will incorporate the best policies from the Township and Region while charting the future of Wilmot to the **year 2051** with a made for Wilmot approach.

Township Official Plan



+

Regional Official Plan



Important inputs for the New Official Plan

Regional Official Plan Vision + Foundational Themes

Vision:

“Waterloo Region will be an inclusive, thriving, and sustainable region of connected urban and rural communities with global reach, fostering opportunities for current and future generations.”

Building an Equitable Community

- Ensuring all residents feel safe, valued, and supported, with access to essential services, opportunities, and inclusive spaces
- Expand diverse housing options, including affordable and “missing middle” housing, to address challenges faced by vulnerable groups and improve overall wellbeing

Building a Thriving Community

- Create compact, vibrant communities with strong urban design, cultural heritage, green development standards, and resilient infrastructure
- Strengthen the regional economy through investment in growth centres, support for diverse industries, and fiscal responsibility in infrastructure planning

Building a Sustainable Community

- Support neighbourhoods and active transportation networks, shifting travel toward walking, cycling, and zero -emission vehicles
- Protect natural systems, farmland, and biodiversity while building resiliency to climate change and reducing reliance on fossil fuels

Current Township Official Plan Goals



Provide a formal statement of the Township's intentions relating to growth management until the year 2031 and beyond

Establish a policy framework for maintaining and enhancing the Township's valuable agricultural, environmental, natural and *heritage resources* while promoting the development of a *cultural liveable* and *sustainable* community with a strong economy

Provide a legal framework to guide public and private decisions relating to the development and the provision of roads, watermains, sewers, *public service facilities* and other services within the Township

Reflect local initiatives and circumstances unique to Wilmot Township as a whole and of specific areas within the Township in particular

Provide a policy framework for establishing zoning by -laws to set Township regulations and standards; and

Build on and implement the policies of the Regional Municipality of Waterloo and the Province of Ontario, including the Regional Official Plan, the Growth Plan for the Greater Golden Horseshoe, and the Provincial Policy Statement.

2 Urban Areas

8 Rural Settlement Areas

Countryside



Countryside
Line

Current Planned Structure



Official Plan

Map 2.1 Planned Township Structure

Legend

-  Urban Areas
 Rural Settlement Areas
 The Countryside
 Countryside Line
 Provincial Highway
 Regional Road
 Township Road
 Railway
 Municipal Boundary
 Lot or Concession

2024

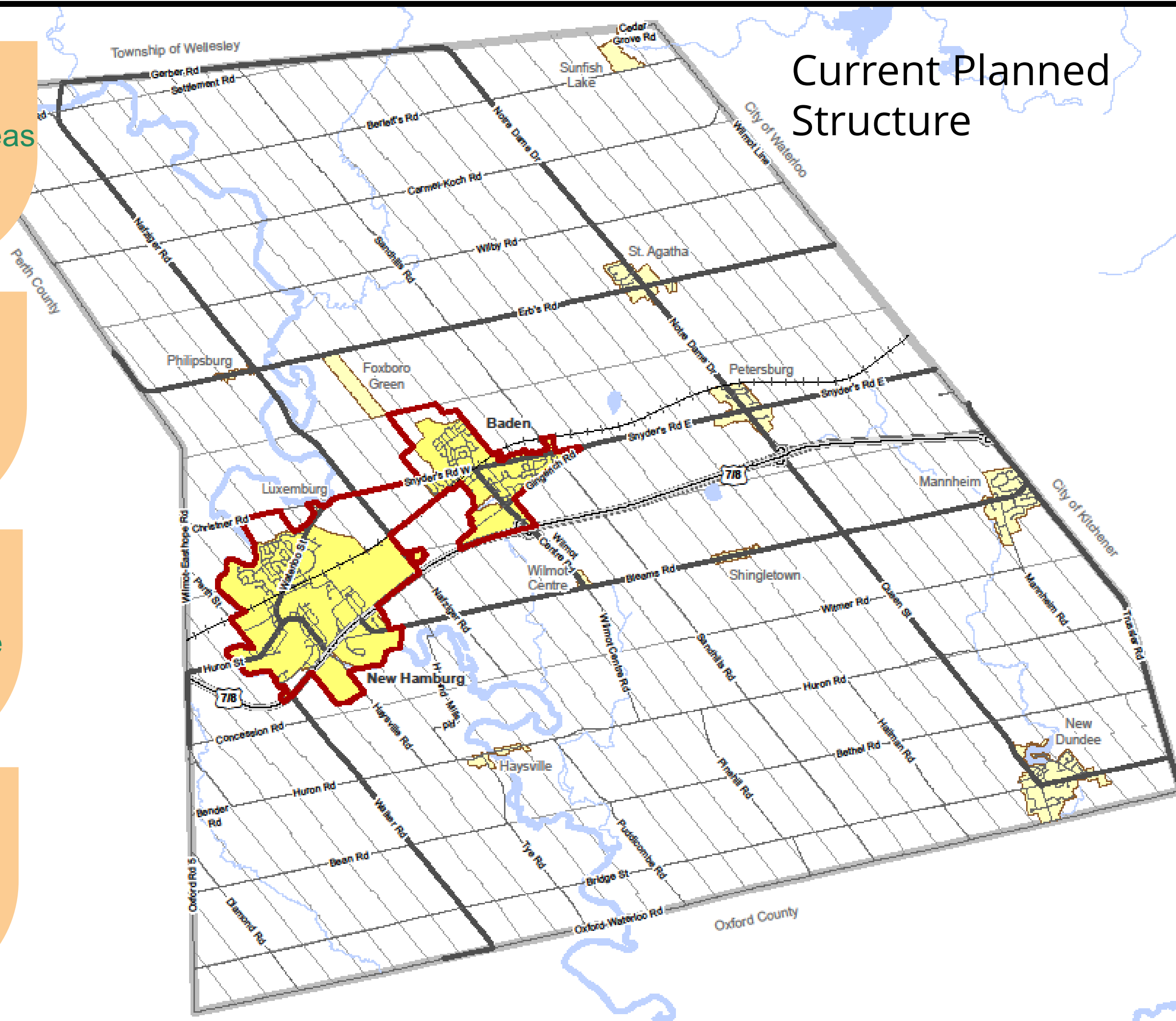


A scale bar with markings for 0, 1, and 2 Kilometers.

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

September 2024
Consolidation

Produced by:
Township of Wilmot
Development Services



Current Environmentally Constrained Lands

Official Plan Map 3 Environmentally Constrained Lands

Erosion hazards
along the water
courses

Legend

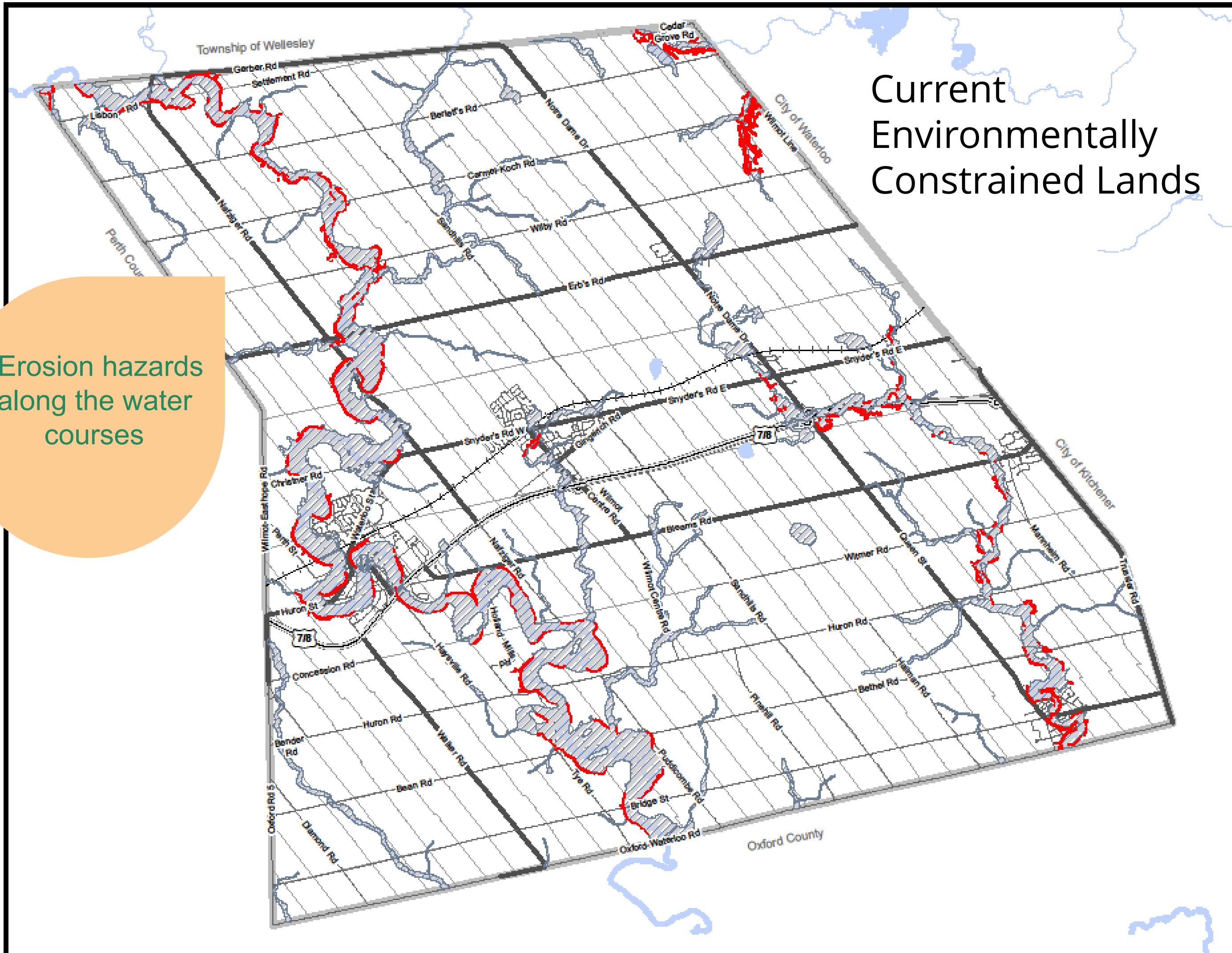
-  Erosion Hazards
-  Flooding Hazards

2024



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Official Plan

Map 6.1 Transportation

Legend

-  Provincial Highway
 Regional Road
 Township Road
 Railway

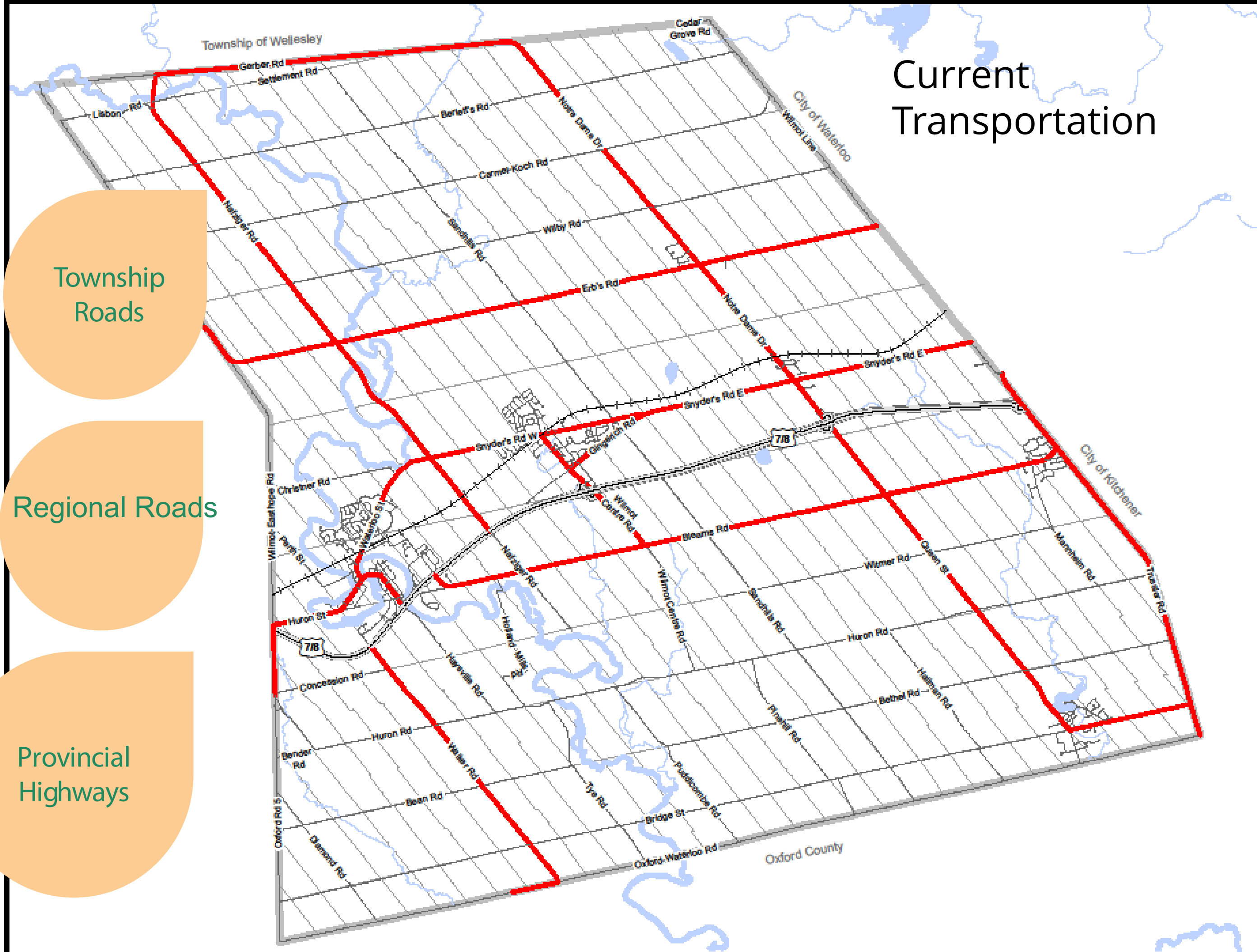
2024

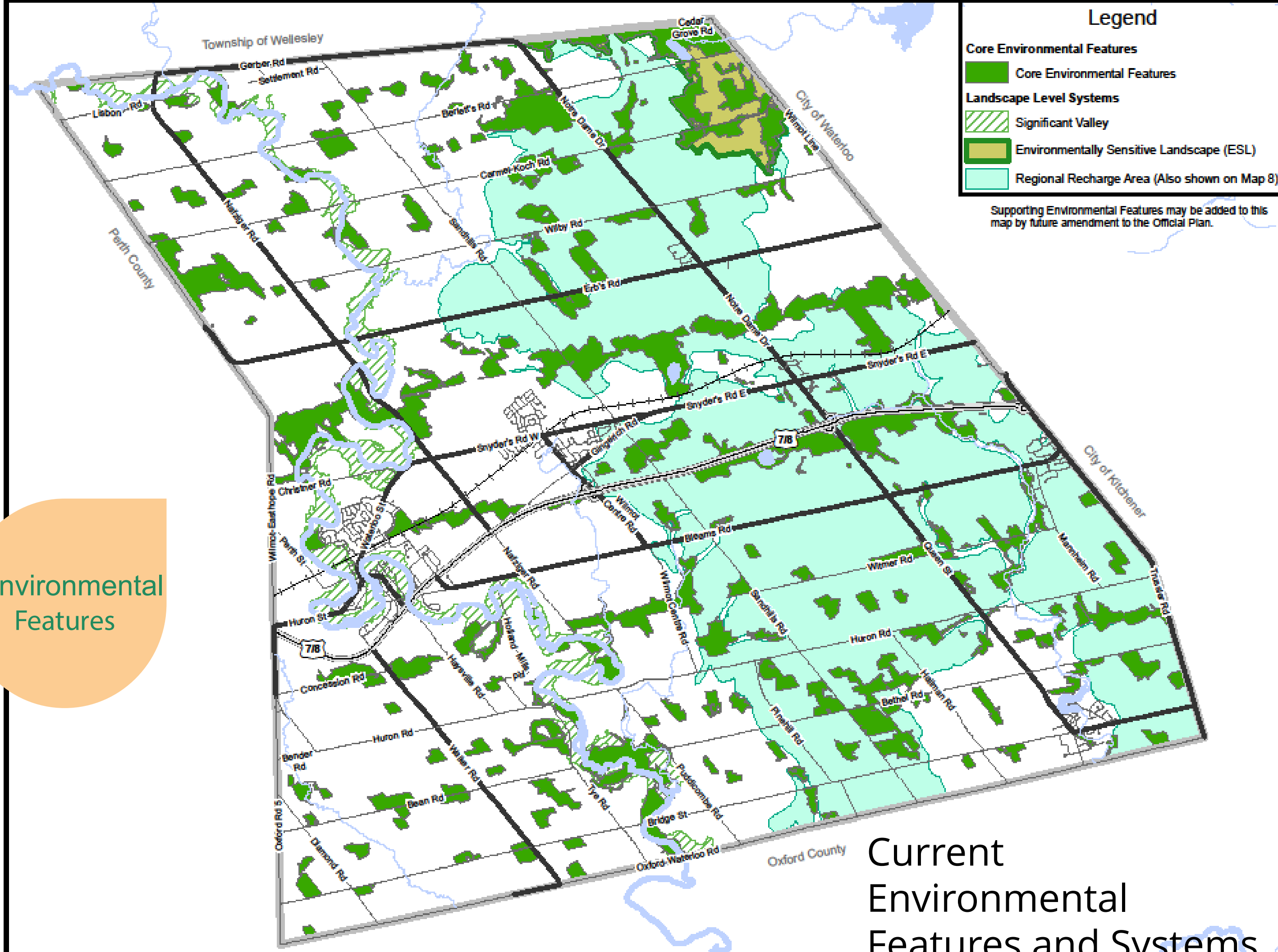


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Official Plan

Map 7 The Greenlands Network

2024

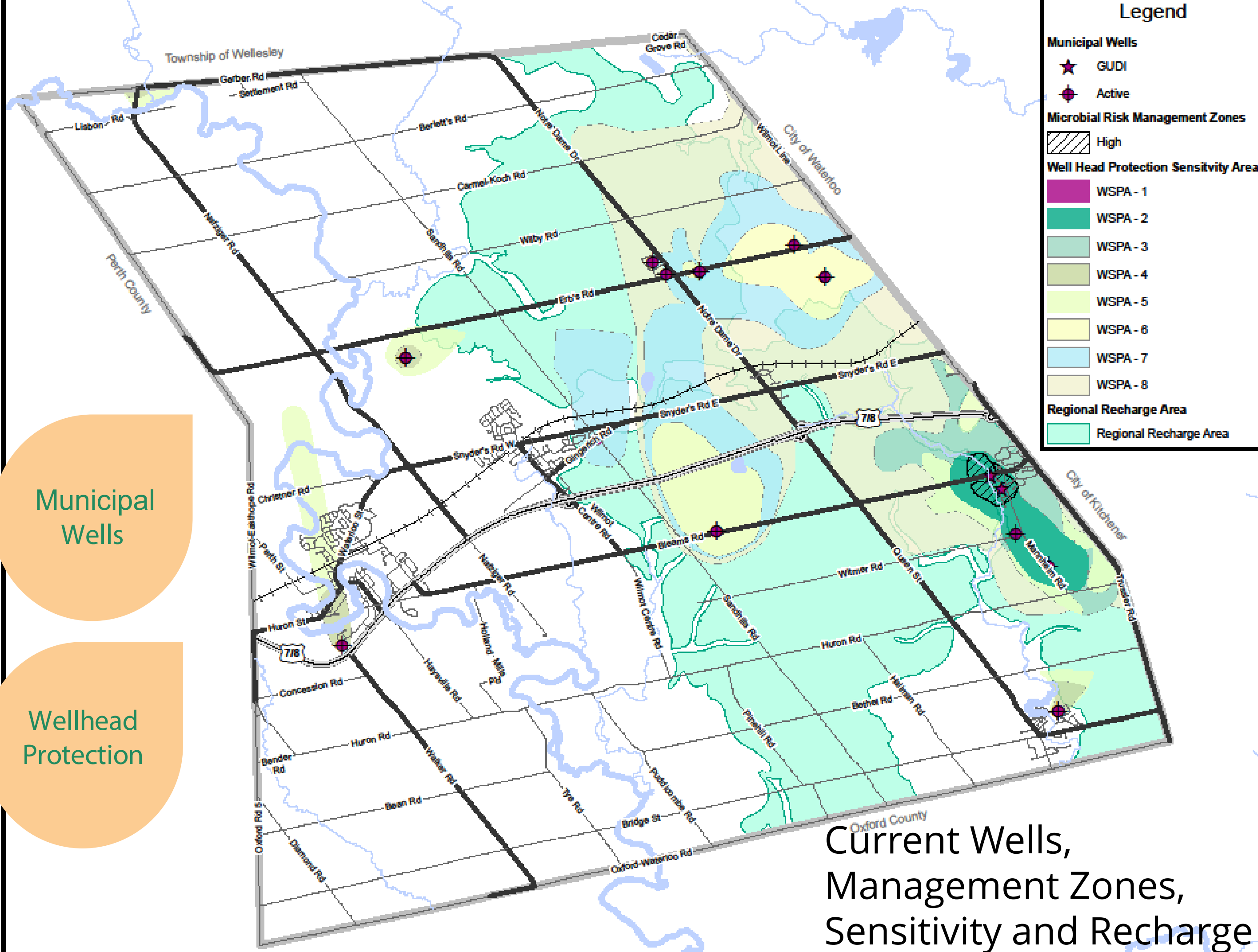


A scale bar with three segments. The first segment is labeled '0', the second '1', and the third '2'. Below the segments is the word 'Kilometers'.

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Official Plan

Map 8 Source Water Protection Areas

2024



0 1 2
Kilometers

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September 2024
Consolidation

Municipal
Wells

Wellhead
Protection

Current Wells,
Management Zones,
Sensitivity and Recharge

Engagement So Far



What We Heard So Far: Indigenous Communities

Letters sent to the local Indigenous communities in July and September 2025 :

- Lead Indigenous engagement – Sara Jane Souliere, Owner of **SL Indigenous Advisory Services**
- SL is 100% Indigenous -owned and operated business, **rooted in Anishinaabe values** and recognized for its **culturally grounded and inclusive engagement practices**
- Engagement opportunities will include virtual meetings, collaborative discussions, and culturally appropriate approaches based on the communities' preferences

- ✓ Two First Nation communities replied that they will await further information
- ✓ Two First Nation communities have requested an introductory meeting
- ✓ Two other First Nation communities requested we use the NationsConnect portal - uploaded documents for the two communities and one community has requested meeting

The Province directs the Township to consult with the following Indigenous communities:

- Mississaugas of the Credit
- Six Nations of the Grand River
- Haudenosaunee Confederacy Chiefs Council
- Aamjiwnaang First Nation
- Chippewas of Kettle and Stony Point
- Chippewas of the Thames First Nation
- Walpole Island First Nation

What We Heard So Far: One-on-ones

- **Farmland & Water Protection** is a top priority; opposition to the 770 acres.
- **Small -Town Identity** desire for measured, character -sensitive growth.
- **Housing Diversity** need for affordable, mixed options for all ages. People want infill, brownfield redevelopment, and densification rather than paving over farmland
- **Infrastructure Gaps** water, sewage, schools, and services can't handle rapid growth. Some note past gravel pit and industrial approvals near water recharge areas as issue
- **Local Economy** balance jobs and housing, support small business, protect downtowns. Some suggest revitalizing downtown New Hamburg with historic preservation, arts, and culture, rather than sprawl. Opportunity for arts, culture, trails, and agri-tourism (e.g., farm -to -fork, cheese trail, Nith River recreation) as part of a sustainable, local vision
- **Governance** rebuild trust with transparency, meaningful consultation, and local decision making.
- **Climate & Environment** align with Regional Official Plan values; prioritize resilience.

What We Heard So Far: Interest Holders + Developers

Servicing Bottlenecks

- Growth limited by sewer/water capacity
- Slow approvals

Housing Mix & Density

- Demand for both larger homes and higher density options
- Desire to link communities (Baden & New Hamburg) through coordinated subdivisions and mixed -use blocks versus interest in keeping them as separate settlement areas

Economic Growth

- More land for business, support for local enterprise

Farmland Protection

- Enforce countryside line
- Prioritize higher densities, protect water and agricultural lands



Greatest fear is that the visionary stuff of the Region's Official Plan will disappear



New development should pay for new infrastructure

What We Heard So Far: Input from Project Web Page

We asked:

What's most important to you as we look ahead to 2051?

What We Heard:

We need to focus on active transportation and continue to build a network of trails (which can be enjoyed by all and for free!)

More tree-lined streets

It's a great place to live and doesn't need to grow

Responsible growth to retain our small town feel. Too many people = more traffic congestion, over-full schools, inadequate recreation

Baden needs to provide work and entertainment for the teenagers

Protect our water, farmland, and Indigenous rights because without them, there's no future worth passing on our planning for

I've said it before and will say it again, I'd love to see the green space next to the Township offices become a skating rink in the winter

What We Heard So Far: Input from Emails

We asked:

What's most important to you as we look ahead to 2051?

What We Heard:

- **Protect Rural Character** – protect farmland, nature, and community values; resist urban sprawl
- **Plan for Growth** – expand servicing (water/sewer) and consider village boundary extensions to support housing and jobs
- **Tourism & Culture Vision** – position Wilmot as a destination for food, culture, and nature; promote agri-tourism, local festivals, and small scale hospitality
 - Branding suggestion: “Discover Wilmot” – authentic, sustainable, rooted in community

Petersburg is sandwiched between Kitchener and Baden/New Hamburg. Planning for future growth in Petersburg just makes sense

...protections must be established and remain in place, or you end up with Joni Mitchell's song Big Yellow Taxi (paved paradise, put up a parking lot)

...A place where families hike trails, visit farms like Udderly Ridiculous or the Donkey Sanctuary, and connect with how their food is grown. Where boutique inns, B&Bs, and even a high-end destination spa would turn day trips into weekend stays. Where rustic barn venues and heritage farms host weddings and celebrations

What We Heard So Far: **Wilmot Fall Fair Pop-up**

We asked:

What is your vision for the future of Wilmot? What are some challenges and opportunities for new policy to focus on?

What We Heard:

- Opportunities for **outdoor recreation** – sidewalks, improved river access, multi-use trails for walking and biking, boat launch, splash pads, parks, and dog parks
- Respect existing land uses through policy – farmland, heritage sites, industrial uses, schools, and promoting overall **land use compatibility**
- Opportunity for more uses – commercial areas for **entertainment** and supporting services such as **daycares**
- Keeping Wilmot's "small-town feel"
- Addressing **accessibility and transit connectivity**





Thank You

Visit engagewr.ca/new-wilmot-official-plan
to stay up to date with the project.



Workshop – conversations and ideas

A **vision statement** describes the aspiration for how Wilmot will grow and develop to 2051.

It sets the overarching framework for the Official Plan.

What words or phrases should be captured in the vision statement?



Workshop – conversations and ideas

Principles "nest" under the vision statement and provide direction for key components of growth.

What words or phrases should be captured in topics such as:

Communities

Transportation

Natural Heritage

Servicing

Agriculture

**Parks and Open
Space**

Housing

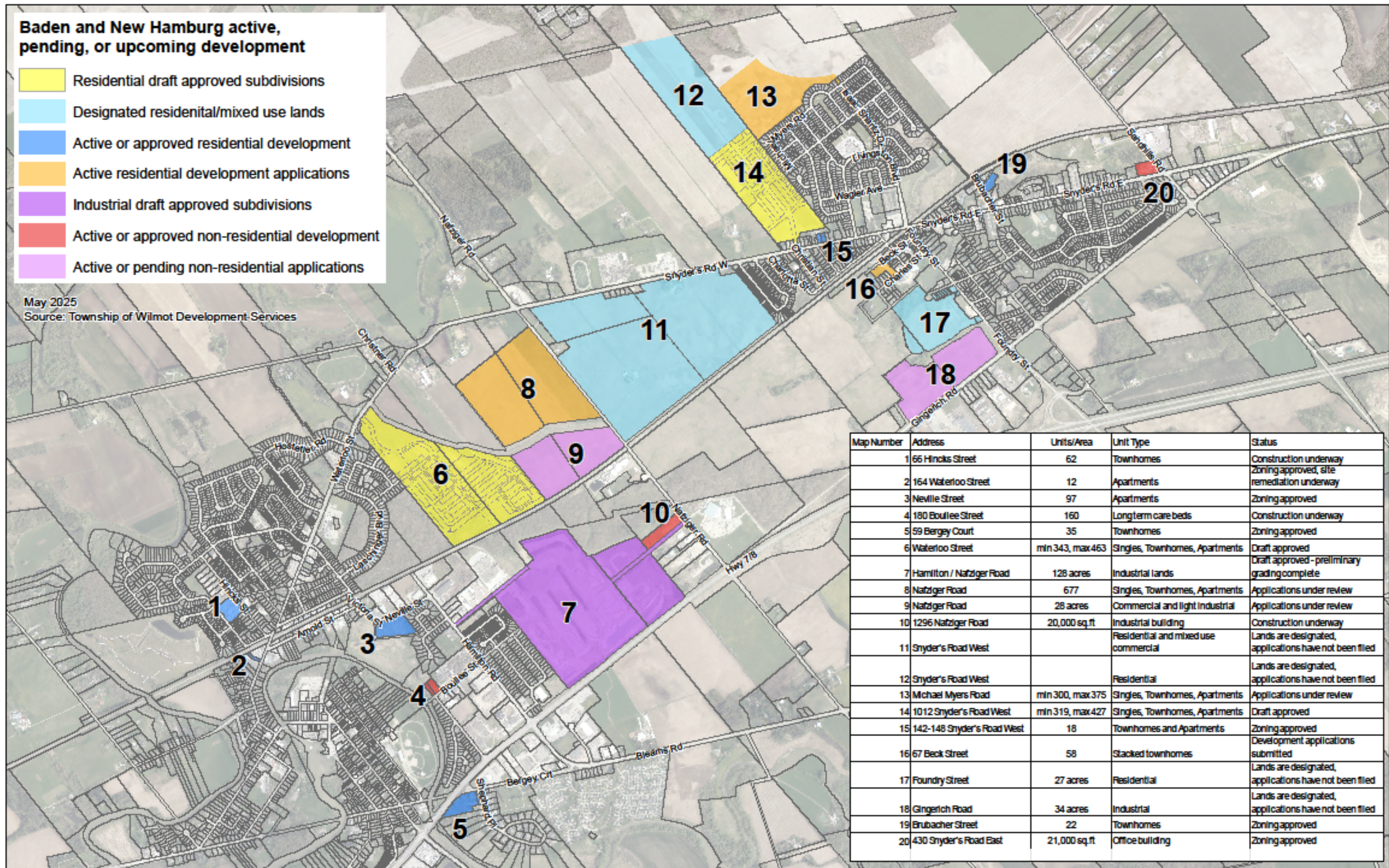
Employment



Baden and New Hamburg active, pending, or upcoming development

- Residential draft approved subdivisions
- Designated residential/mixed use lands
- Active or approved residential development
- Active residential development applications
- Industrial draft approved subdivisions
- Active or approved non-residential development
- Active or pending non-residential applications

May 2025
Source: Township of Wilmot Development Services



Map Number	Address	Units/Area	Unit Type	Status
1	66 Hincks Street	62	Townhomes	Construction underway
2	164 Waterloo Street	12	Apartments	Zoning approved, site remediation underway
3	Neville Street	97	Apartments	Zoning approved
4	180 Boulée Street	160	Long term care beds	Construction underway
5	59 Bergey Court	35	Townhomes	Zoning approved
6	Waterloo Street	min 343, max 463	Singles, Townhomes, Apartments	Draft approved
7	Hamilton / Natfziger Road	128 acres	Industrial lands	Draft approved - preliminary grading complete
8	Natfziger Road	677	Singles, Townhomes, Apartments	Applications under review
9	Natfziger Road	28 acres	Commercial and light industrial	Applications under review
10	1296 Natfziger Road	20,000 sq ft	Industrial building	Construction underway
11	Snyder's Road West		Residential and mixed use commercial	Lands are designated, applications have not been filed
12	Snyder's Road West		Residential	Lands are designated, applications have not been filed
13	Michael Myers Road	min 300, max 375	Singles, Townhomes, Apartments	Applications under review
14	1012 Snyder's Road West	min 319, max 427	Singles, Townhomes, Apartments	Draft approved
15	142-148 Snyder's Road West	18	Townhomes and Apartments	Zoning approved
16	67 Beck Street	58	Stacked townhomes	Development applications submitted
17	Foundry Street	27 acres	Residential	Lands are designated, applications have not been filed
18	Gingerich Road	34 acres	Industrial	Lands are designated, applications have not been filed
19	Brubacher Street	22	Townhomes	Zoning approved
20	430 Snyder's Road East	21,000 sq ft	Office building	Zoning approved