THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NO. 2026-51

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 10 (Industrial) and Zone 3 (Residential) and placed within Zone 4 (Residential).

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.

3. Notwithstanding the provisions of By-law 83-38, as amended the following shall be added as Section 22.321.

   Notwithstanding any other provisions of this By-law, the lands described as Part 1, Plan 58R-18634 and Alley, Plan 633, identified as Section 22.321 on the map forming Part 2a of Schedule 'A' shall be subject to the following additional and/or modified regulations:

   a) the minimum front yard setback shall be 2.91m
   b) the minimum rear yard setback shall be 6.87m
   c) the minimum side yard setback for a residential building up to 2-stories shall be 2.8m
   d) the minimum side yard setback for a residential building with a height of 3-stories shall be 3.0m
   e) the maximum number of dwelling units shall be 66
   f) parking shall be provided at a minimum rate of 1.51 parking spaces per unit
   g) required off-street parking shall be permitted within the front yard
   h) the minimum depth of 37 parking spaces shall be 5.5m

4. 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.

5. 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 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

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 1, Plan 58R-18634 and Alley, Plan 633, in the said Township of Wilmot.

SCHEDULE "B"
PART 1, PLAN 58R-18634
ALLEY, PLAN 633
TOWNSHIP OF WILMOT

SUBJECT LANDS OUTLINED THUS: ▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬ ▬

