# DEVELOPMENT SERVICES
## *Staff Report*

| | |
|---|---|
| REPORT NO: | DS-2026-24 |
| TO: | Council on August 24, 2026 |
| SUBMITTED BY: | Andrew Martin, MCIP RPP, Director of Development Services |
| PREPARED BY: | Andrew Martin, MCIP RPP, Director of Development Services |
| REVIEWED BY: | Jeff Willmer, Chief Administrative Officer |
| DATE: | August 12, 2026 |
| SUBJECT: | Zone Change Application 05/26, Gingerich Road, Baden |

RECOMMENDATION:

THAT Report DS-2026-24 Zone Change Application 05/26, Gingerich Road, Baden be received for information; and,

THAT Council approve Zone Change Application 05/26, as set out in the draft by-law included as “Attachment B” to Report DS-2026-24.

SUMMARY:

The Township of Wilmot is in receipt of applications to amend the Township Zoning By-law.

The lands are designated in the Township Official Plan as Industrial and Open Space.

The application proposes to implement the Official Plan designation by rezoning the developable portion of the property for Zone 10 (Industrial) and the floodplain and the buffers to environmental features to Zone 11 (Open Space).

BACKGROUND:

A Public Meeting was held on May 26, 2026. The following is a summary of comments received prior to the completion of this report.

Public:

None

Agencies:

WCDSB: no comments

Six Nations of the Grand River Elected Council – requesting that wetland buffers be zoned Open Space, suggestions for native species for landscaping, green roofs, and bird and light friendly design. The comments have been shared with the property owner for their consideration.

Region of Waterloo: no objections, simply noting that water service to the property will need to be from the local watermain, not the 450mm regional transmission watermain.

GRCA: no objections and providing requirements to be addressed though a future site plan approval.

REPORT:

The Township of Wilmot is in receipt of an application to amend the Township's Zoning By-law. The lands to which these applications apply are located north of Gingerich Road and west of Foundry Street in Baden.

Comprising approximately 12.7 hectares, the lands are bordered by lands owned by the Township of Wilmot containing sanitary sewer infrastructure, future trail lands, and associated buffers to environmental features.

The lands were designated in the Township Official Plan as Industrial and Open Space as part of the last major update to the Official Plan in 2019. The current zoning is Zone 1 (Agricultural).

To implement the Official Plan designation, this application proposes to change the zoning of the developable portion of the subject lands to Zone 10 (Industrial) and zone the floodplain and the buffers to environmental features as Zone 11 (Open Space). The proposed zoning amendment conforms with both the current Official Plan and the new Official Plan which was adopted July 27, 2026, and is awaiting Provincial approval.

The following materials were submitted in support of the applications:

- Planning justification report
- Functional servicing and storm water management report
- Environmental impact study
- Stage 1, 2 and 3 Archaeological assessments

Given existing residential uses to the east along with residentially designated lands to the north, the applicant has proposed to implement site specific zoning criteria to ensure that industrial uses would be responsible for mitigation not only reflecting current residential uses, but also for future residential or sensitive land uses to the north.

As well, the zoning would restrict as-of-right uses within the industrial zone based on risk of compatibility issues – specifically prohibiting manufacturing operations that involve outdoor storage and processes, significant truck movements, and nighttime operations.

Future development of the subject lands will require noise and land use compatibility studies as part of a subdivision and/or site plan approval process at which time adequate mitigation measures will be identified for the lands.

Review of technical materials submitted with the application are sufficient to demonstrate the opportunity to service and development the subject lands for industrial purposes. The stage 1-3 Archaeological Assessments completed for the lands demonstrated that no further assessment or mitigation was required for the lands. Final clearance from the Ministry of Citizenship and Multiculturalism has not been received, but will be secured prior to any site plan approval to authorize development on the lands.

This application implements the Township Official Plan by introducing industrial zoning that aligns with the long term planned land use in the area. Outside of flood constraints, the application facilitates the availability of approximately 12 hectares of industrial lands.

## ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:

Prosperous Businesses & Balanced Growth

## FINANCIAL CONSIDERATIONS:

The application fees, established by the Township of Wilmot Fees and Charges By-law, were collected at the time of application.

## ATTACHMENTS:

Attachment A: Location Plan
Attachment B: Draft By-law




**Area to be changed to Z10** **Industrial with a site-specific provisions 22.315**

**Area to be changed to Z11 Open Space**

GSP group

Proposed Zoning By-Law Amendment Area

Source:Township of Wilmont Zoning By-Law (2024)

Figure 19

**THE CORPORATION OF THE TOWNSHIP OF WILMOT**

**BY-LAW NO. 2026-xx**

**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 10 (Industrial) and Zone 11 (Open Space).

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 Section 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 22.322.

   Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 15 and 16, Concession South of Snyder’s Road, identified as Section 22.322 on the map forming Part 2a of Schedule ‘A’ shall be subject to the following provisions:

   a) Any land use on the subject property shall be required to demonstrate compliance with Provincial D-6 and NPC-300 guidelines (or their successors) for noise and land use compatibility with respect to existing and planned sensitive land uses to the north and east of the subject lands. For further clarity, non-residential uses on the subject lands shall incorporate adequate mitigation measures to ensure compatibility with existing and planned sensitive land uses.
   b) The following uses shall be prohibited:
      (i) Sawmill;
      (ii) Industrial uses that involve outdoor storage or processing, frequent heavy truck movements, or nighttime operations.

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 24th day of August, 2026.**

_____
MAYOR – Natasha Salonen

_____
CLERK – Amelia Jaggard

Authority: Council Resolution 2026-
Staff Report Number: DS-2026-
Staff Report Date: August 12, 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 15 and 16, Concession South of Snyder's Road, in the said Township of Wilmot.

**SCHEDULE "B"**
PART OF LOT 15 AND 16
CONCESSION SOUTH OF SNYDER'S ROAD
TOWNSHIP OF WILMOT

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

