THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NO. 2026-63

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 2026-197
Staff Report Number: DS-2026- 24
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.

By-Law 2026-63

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

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

