

**AMENDMENT NO. 13
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. 13 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 2025-15.

March 24, 2025
Approval Date

Mayor

April 15, 2025
Date Approval Comes into Effect

Clerk

TOWNSHIP OF WILMOT

BY-LAW NO. 2025-15

BEING A BY-LAW OF THE TOWNSHIP OF WILMOT TO ADOPT AMENDMENT NO. 13 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:

NOW THEREFORE the Council of the Corporation of the Township of Wilmot hereby enacts as follows:

1. That Amendment No. 13 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. 13 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.

ENACTED and **PASSED** this 24th day of March, 2025.

Mayor

Clerk

**AMENDMENT NO. 13
TO THE
TOWNSHIP OF WILMOT
OFFICIAL PLAN**

SECTION 1 – TITLE AND COMPONENTS

This Amendment shall be referred to as Amendment No. 13 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 a portion of the subject property outside of the floodplain from Open Space to Urban Residential.

SECTION 3 – BASIS OF THE AMENDMENT

The lands subject to this amendment are located at the southwest corner of Bergey Court and Shephard Place, and are comprised of Part Lot 22, Concession South of Bleams Road and Lot 1, Plan 1795. The lands subject to the amendment are presently developed with two single detached dwellings.

An application for amendment to the Township Official Plan was submitted on July 9, 2024 to change the designation of a portion of the subject lands outside of the floodplain from Open Space to Urban Residential as discussed in Section 2 of this amendment.

The requested amendment is appropriate for the following reasons:

- The lands to be redesignated are not within the Significant Valleyland;
- The lands to be redesignated are outside of the floodplain;
- 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. 13. The designation of these same lands has been amended on the map entitled "Map No. 4.2 New Hamburg Urban Area", which forms Schedule 'B' of this amendment,

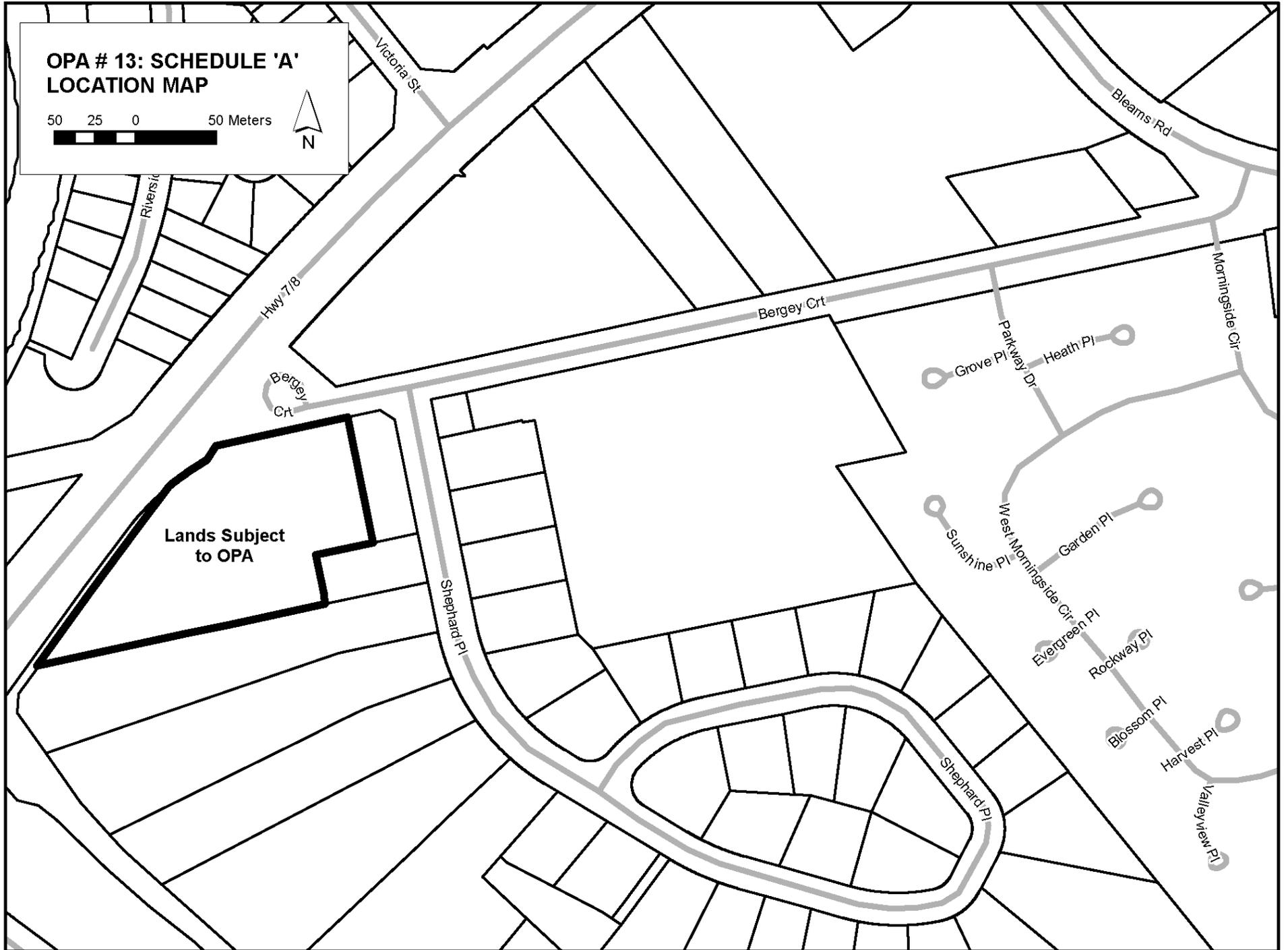
- 3.2 That Map No. 4.2 attached to and forming part of the Township of Wilmot Official Plan entitled “Map No. 4.2 New Hamburg Urban Area”, is hereby repealed and replaced with the map attached to this Amendment, said map forming Schedule ‘B’ of the Amendment and entitled “Map No. 4.2 New Hamburg Urban Area” and having a date of March 2025.

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 # 13: SCHEDULE 'A'
LOCATION MAP**

50 25 0 50 Meters



Official Plan

Map 4.2 New Hamburg Urban Area

Legend

-  Urban Area Boundary
-  Special Policy Area 2.5.10
-  Special Policy Areas
-  Environmentally Constrained Lands
-  Urban Residential
-  Urban Core Area
-  General Industrial
-  Light Industrial
-  Highway Commercial
-  Open Space
-  Major Recreation

March 2025



0 250 500
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 #13
SCHEDULE 'B'**

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Township of Wilmot
Development Services

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