

THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NO. 2025-16

BEING 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.

NOW THEREFORE the Council of the Corporation of the Township of Wilmot hereby enacts 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 2 and 2f (Residential) and placed within Zone 4a (Residential) and Zone 11 (Open Space).
2. Notwithstanding the provisions of By-law 83-38, as amended, the map forming Part 1 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 22.315:

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 16, Concession North of Snyder's Road, identified as Section 22.315 on the map forming Part 1 of Schedule 'A' and zoned Zone 4a shall be subject to the following additional and/or modified regulations:

 - a) the maximum density shall be 19.12 units per hectare
 - b) the minimum lot area shall be 1.83 hectares
 - c) the lot line abutting Bergey Court shall be the front lot line and the lot line abutting Shephard Place shall be the exterior side lot line
 - d) the front yard setback for a street townhouse with its front façade facing Bergey Court shall be 6.0m
 - e) the front yard setback for one street townhouse unit with its side façade facing Bergey Court shall be 3.0m
 - f) the minimum exterior side yard setback for a street townhouse with its front façade facing Shephard Place shall be 7.5m
 - g) the minimum and maximum driveway width for each street townhouse unit with its access on Shephard Place shall be 5.5m
 - h) the minimum lot area for future title separation of a street townhouse shall be 240 square metres
 - i) the minimum rear yard setback resulting from future title separation of a street townhouse shall be 5.8m.
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 upon the final approval of Township Official Plan Amendment Number 13 subject to compliance with the provisions of The Planning Act, R.S.O., 1990 and amendments thereto.

READ a first and second time on the 24th day of March, 2025.

READ a third time and finally passed in Open Council on the 24th day of March, 2025.

Mayor

Clerk

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 Lot 22, Concession South of Bleams Road and Lot 1, Plan 1795, in the said Township of Wilmot.

This is Schedule “A” to By-law No. **2025-16**

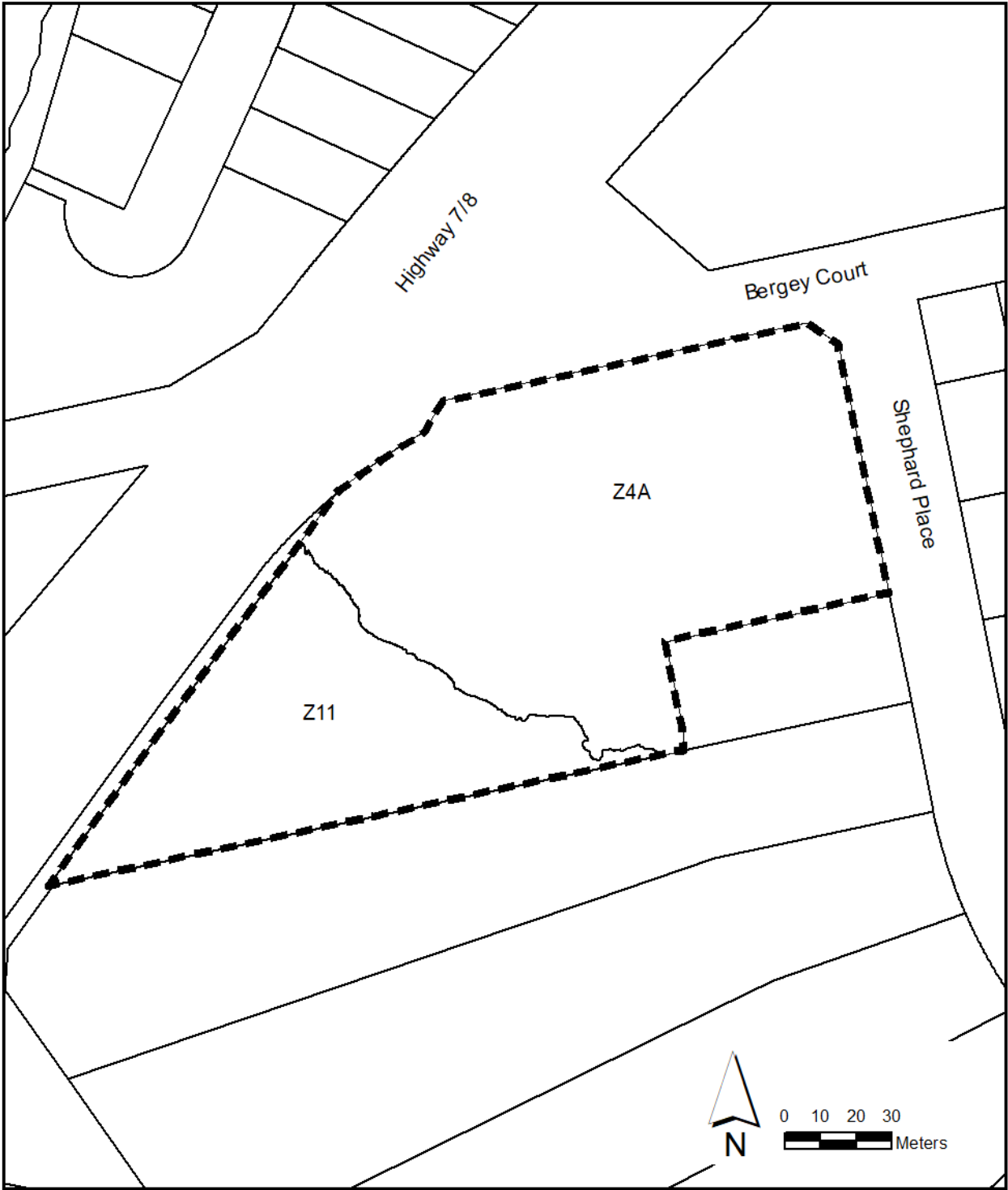
PASSED this 24th day of March, 2025.

Mayor

Clerk

SCHEDULE "B"
PART OF LOT 22, CONCESSION SOUTH OF BLEAMS ROAD
AND LOT 1, PLAN 1795
TOWNSHIP OF WILMOT

SUBJECT LANDS OUTLINED THUS: - - - - -



This is Schedule “B” to By-law No. **2025-16**

PASSED this 24th day of March, 2025.

Mayor

Clerk