

THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NO. 2024-XX

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, on the lands described on Schedule "A" and illustrated on Schedule "B" attached to and forming part of this By-law, a bunkhouse shall be permitted subject to the following:
 - a) For the purposes of this section, a bunkhouse shall be defined as a building or part of a building used for the temporary accommodation of seasonal farm workers provided such accommodation does not serve as the principal place of residence of an occupant and the bunkhouse is located on the farm on which the seasonal workers are employed.
 - b) The bunkhouse shall be limited to a maximum of three dwelling units, provide accommodation for a maximum of 18 farm workers, have a maximum height of one-storey, a maximum floor area of 241.5m², and be located within the "Residential Accommodation Area" identified on Schedule "B".

2. 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, shall be subject to the following regulations:
 - a) An additional dwelling unit (detached) may located closer to the street line than the residential building to which it is accessory
 - b) An additional dwelling unit (detached) shall be permitted to be 2-stories and shall have a maximum lot coverage of 134.5m²
 - c) Any dwelling units shall be located within the "Residential Accommodation Area" identified on Schedule "B".
 - d) Dwelling units shall be limited to:
 - i) one residential building – single detached that may include an additional dwelling unit (attached)
 - ii) one additional dwelling unit (detached) accessory to a residential building – single detached
 - iii) one bunkhouse

3. Notwithstanding the provisions of By-law 83-38, as amended the following shall be added as Section 22.311:

Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 3, Concession 1, Block B, and identified on the map forming paragraph 22.311, a bunkhouse shall be permitted subject to the following:

- a) For the purposes of this section, a bunkhouse shall be defined as a building or part of a building used for the temporary accommodation of seasonal farm workers provided such accommodation does not serve as the principal place of residence of an occupant and the bunkhouse is located on the farm on which the seasonal workers are employed.
- b) The bunkhouse shall be limited to a maximum of three dwelling units, provide accommodation for a maximum of 18 farm workers, have a maximum height of one-storey, a maximum floor area of 241.5m², and be located within the "Residential Accommodation Area" identified on the map forming paragraph 22.311.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 3, Concession 1, Block B, and identified on the map forming paragraph 22.311, a bunkhouse shall be permitted subject to the following:

- a) An additional dwelling unit (detached) may located closer to the street line than the residential building to which it is accessory.
- b) An additional dwelling unit (detached) shall be permitted to be 2-stories and shall have a maximum lot coverage of 134.5m².
- c) Any dwelling units shall be located within the "Residential Accommodation Area" identified on the map forming paragraph 22.311.
- d) Dwelling units shall be limited to:
 - iv) one residential building – single detached that may include an additional dwelling unit (attached)
 - v) one additional dwelling unit (detached) accessory to a residential building – single detached
 - vi) one bunkhouse

4. Notwithstanding the provisions of By-law 83-38, as amended, the Key Plan to By-law 83-38 shall be amended as necessary to identify Section 22.311 on the lands described on Schedule 'A' and illustrated on Schedule "B" attached to and forming part of this By-law.

5. Notwithstanding the provisions of By-law 83-38, as amended, a new map forming paragraph 22.311 shall be added to By-law 83-38 to identify the associated zoning of the lands described on Schedule 'A' and illustrated on Schedule "B" attached to and forming part of this By-law.

6. 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.

7. 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 and second time on the 4th day of March, 2024.

READ a third time and finally passed in Open Council on the 4th day of March, 2024.

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 of Lot 3, Concession 1, Block B, in the said Township of Wilmot.

This is Schedule "A" to By-law No. **2024-XX**

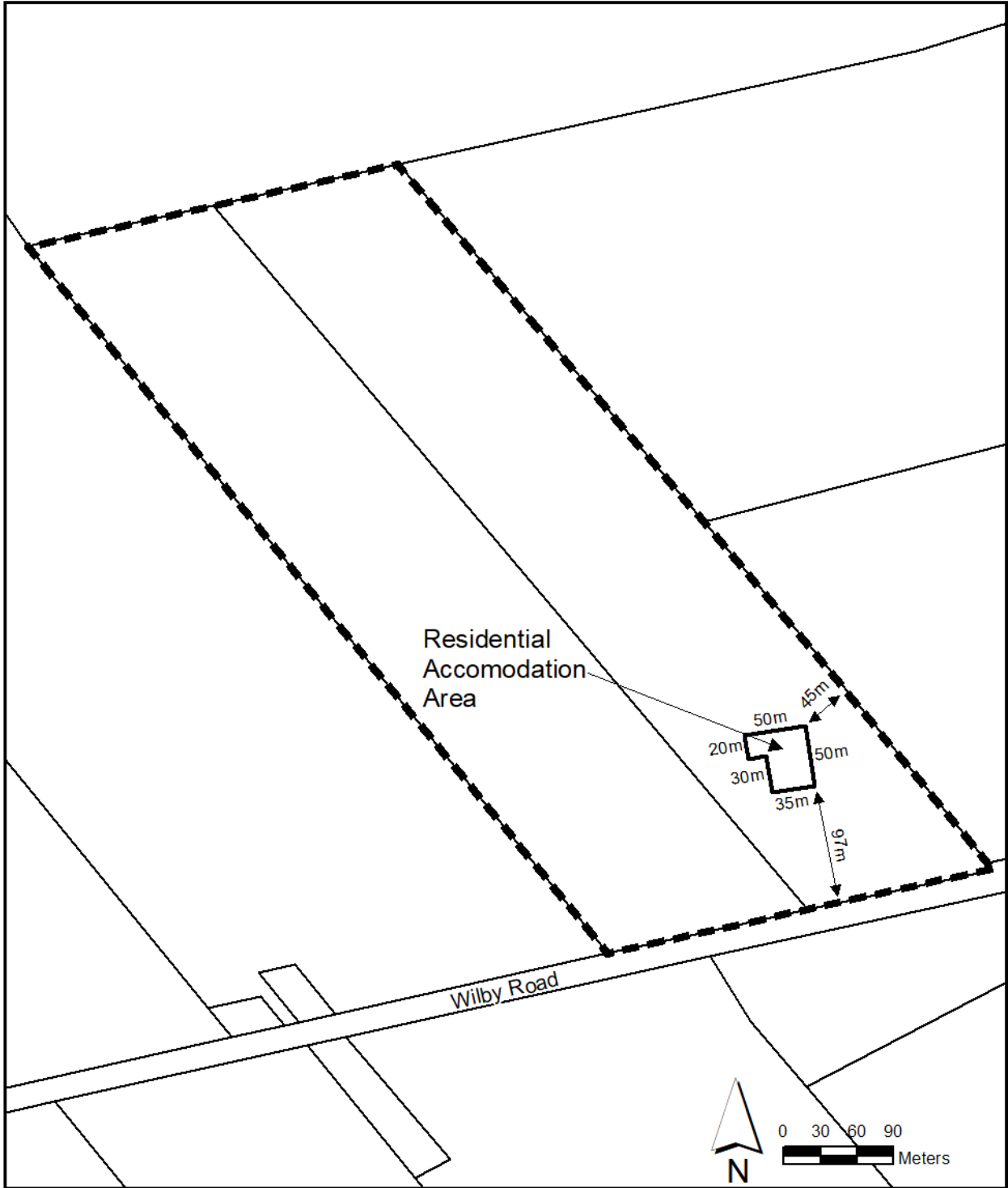
PASSED this 4th day of March, 2024.

Mayor

Clerk

SCHEDULE "B"
PART OF LOT 3
CONCESSION 1, BLOCK B
TOWNSHIP OF WILMOT

SUBJECT LANDS OUTLINED THUS: - - - - -



This is Schedule "B" to By-law No. **2024-XX**

PASSED this 4th day of March, 2024.

Mayor

Clerk