

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, 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 1 (Agricultural) and Zone 11 (Open Space).
2. Notwithstanding the provisions of By-law 83-38, as amended, on the lands described on Schedule "A" and identified as Zone 1 and as "Parcel 1", "Parcel 2", and "Parcel 3" on Schedule "B" attached to and forming part of this By-law, the following shall apply:
 - a) The minimum lot area and lot frontage for Parcel 1 shall be 5.6ha and 88m respectively.
 - b) The minimum lot area and lot frontage for Parcel 2 shall be 1.2ha and 135m respectively.
 - c) The minimum lot area and lot frontage for Parcel 3 shall be 4.9ha and 140m respectively.
3. Notwithstanding the provisions of By-law 83-38, as amended, on the lands described on Schedule "A" and identified as Zone 11 on Schedule "B" attached to and forming part of this By-law, no buildings or structures shall be permitted and uses shall be limited to the following:
 - a) Wildlife Sanctuary
 - b) Farming, but not including the raising or maintaining of livestock, fur farming, fish farming, or greenhouse farming, within Agricultural Use Areas illustrated within a conservation easement in favour of the Township, GRCA, or Region
 - c) Uses set out in a conservation easement in favour of the Township, GRCA, or Region, provided such uses are not less restrictive than those uses set out in the zoning

4. Notwithstanding the provisions of By-law 83-38, as amended the following shall be added as Section 22.309.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lots 1 and 2, Concession 2, Block B, and identified as Zone 1 and as "Parcel 1", "Parcel 2", and "Parcel 3" on the map forming paragraph 22.209, shall be subject to the following regulations:

- a) The minimum lot area and lot frontage for Parcel 1 shall be 5.6ha and 88m respectively.
- b) The minimum lot area and lot frontage for Parcel 2 shall be 1.2ha and 135m respectively.
- c) The minimum lot area and lot frontage for Parcel 3 shall be 4.9ha and 140m respectively.

Notwithstanding any other provisions of this By-law, on the lands described as Part of Lots 1 and 2, Concession 2, Block B, and identified as Zone 11 on the map forming paragraph 22.209, no buildings or structures shall be permitted and uses shall be limited to the following:

- a) Wildlife Sanctuary
- b) Farming, but not including the raising or maintaining of livestock, fur farming, fish farming, or greenhouse farming, within Agricultural Use Areas illustrated within a conservation easement in favour of the Township, GRCA, or Region.
- c) Uses set out in a conservation easement in favour of the Township, GRCA, or Region, provided such uses are not less restrictive than those uses set out in this section.

5. 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 22.309 on the lands described on Schedule 'A' and illustrated on Schedule "B" attached to and forming part of this By-law.

6. Notwithstanding the provisions of By-law 83-38, as amended, a new map forming paragraph 22.309 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.

7. 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.

8. This by-law shall come into effect upon the final approval of Township Official Plan Amendment Number 12 by the Council of The Regional Municipality of Waterloo 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 Lots 1 and 2, Concession 2, Block B, in the said Township of Wilmot.

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

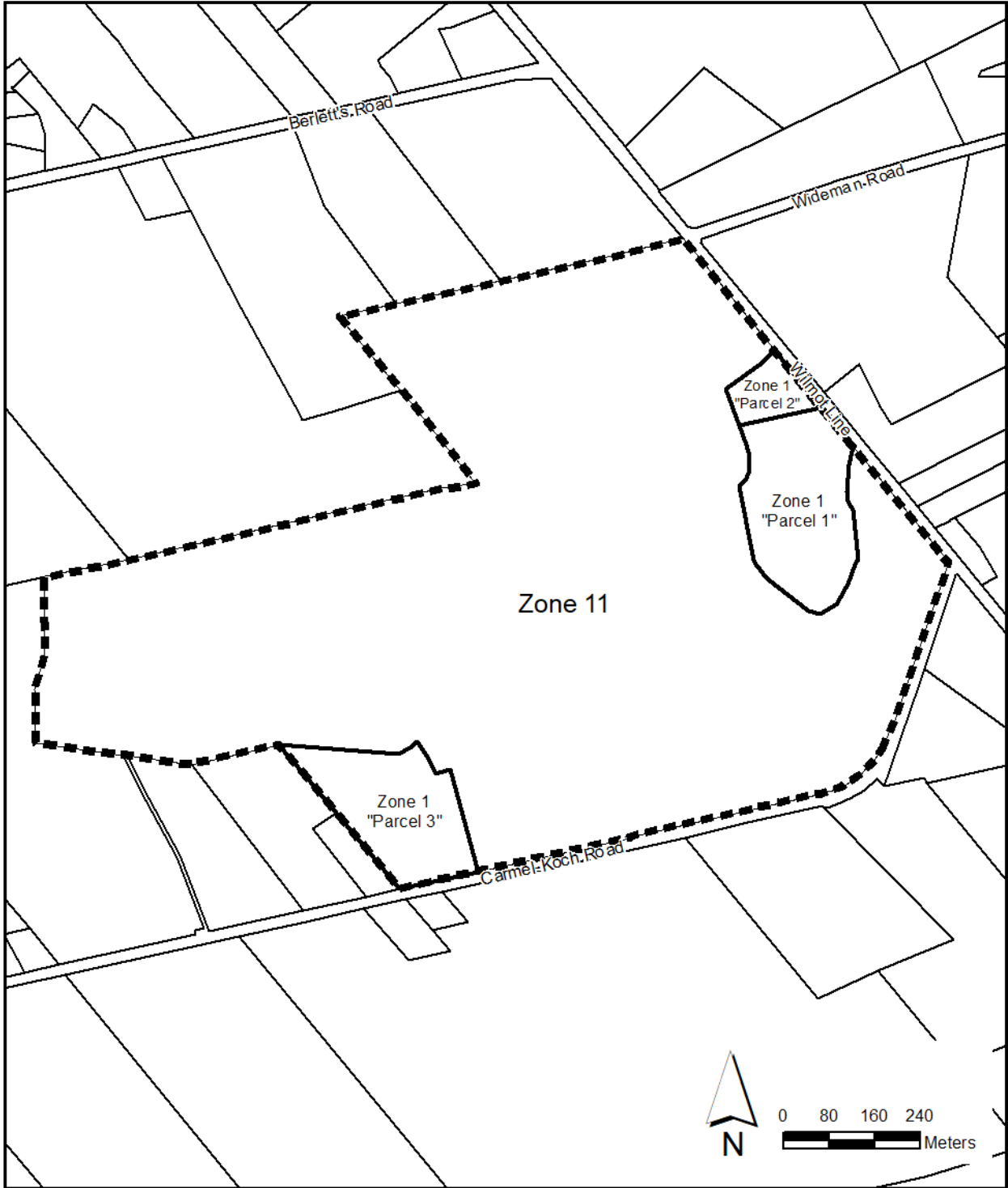
PASSED this 4th day of March, 2024.

Mayor

Clerk

SCHEDULE "B"
PART OF LOTS 1 AND 2
CONCESSION 2, 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