



Special Council Meeting Revised Agenda

Monday, October 6, 2025

8:00 p.m.

Council Chambers

60 Snyder's Road West

Baden, Ontario

N3A 1A1

This meeting will be held in-person and electronically in accordance with Section 238 (3.3) of the Municipal Act, 2001. Please subscribe to the Township of Wilmot You Tube Channel to watch the live stream or view after the meeting.

The meeting will convene immediately following the Committee of the Whole meeting.

An asterisk * denotes an item that has been revised since the publication of the Agenda.

Pages

1. CALL TO ORDER

RECOMMENDATION

THAT the Special Council Meeting on October 6, 2025 be called to order at X:XX p.m.

2. TERRITORIAL LAND ACKNOWLEDGEMENT

Councillor S. Cressman will read the Territorial Land Acknowledgement.

***3. ADDITIONS TO THE AGENDA**

Item 6.1 - DS-2025-09 - Official Plan Amendment Application 01/24, Draft Plan of Subdivision Application 30T-24601, Zone Change Application 02/24, Nafziger Road, New Hamburg

- Minor amendments to the recommendation

4. ADOPTION OF THE AGENDA

RECOMMENDATION

THAT the Agenda as presented for October 6, 2025 be adopted.

5. DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT

Members of Council and members of the Township's local boards are required to file a written statement when they have a conflict of interest. If a conflict is declared, please review the Policies and Rules for Council and complete the Disclosure of Pecuniary Interest Form.

6. REPORTS

*6.1 DS-2025-09 - Official Plan Amendment Application 01/24, Draft Plan of Subdivision Application 30T-24601, Zone Change Application 02/24, Nafziger Road, New Hamburg

This item was revised since the publication of the Agenda the revisions are as follows:

The recommendation has been modified as follows:

"THAT Lots 155-158, Lots 175-179, ~~Lots 176-178~~, Blocks 233-234, and Blocks 240-241 are assigned a partial Class 4 designation to allow a 5 dBA excess of the Class 2 sound level limits prescribed by NPC-300 as set out in Condition 52 of the conditions of draft approval included as "Attachment C" to Report DS 2025-09; and,"

RECOMMENDATION

THAT Council approve Official Plan Amendment No. 14 applied to lands described as Part of Lot 19, Concession South of Snyder's Road as set out in "Attachment A" to Report DS 2025-09; and,

THAT Council approve Zone Change Application 02/24 affecting Part Lot 19, Concession South of Snyder's Road as set out in the draft by-law included as "Attachment B" to Report DS 2025-09; and,

THAT Council, pursuant to Section 51(31) of the Planning Act R.S.O. 1990, C. P. 13, as amended, grant approval to Draft Plan of Subdivision 30T-24601, subject to the conditions included as "Attachment C" to Report DS 2025-09; and,

THAT Lots 155-158, Lots 175-179, Blocks 233-234, and Blocks 240-241 are assigned a partial Class 4 designation to allow a 5 dBA excess of the Class 2 sound level limits prescribed by NPC-300 as set out in Condition 52 of the conditions of draft approval included as "Attachment C" to Report DS 2025-09; and,

THAT the Director of Development Services, or delegate, be authorized to approve the draft plan and subsequent minor modifications to the draft plan, and to execute all necessary plans and documents required to register the subdivision plan and/or phases of the subdivision plan; and,

THAT upon registration of the subdivision, or any phases thereof, the Director of Development Services, or delegate, shall provide a report to Council summarizing any minor modifications made to the draft plan prior to the registration of the plan.

6.2 DS-2025-10 - Draft Plan of Condominium 30CDM-25601, 66 Hincks Street, New Hamburg

RECOMMENDATION

THAT Council, pursuant to Section 51(31) of the Planning Act R.S.O. 1990, C. P. 13, grant approval to Draft Plan of Proposed Condominium 30CDM-25601 subject to the conditions listed in report DS 2025-10;

and

THAT the Director of Development Services, or delegate, be authorized to approve the draft plan and subsequent minor modifications to the draft plan, and execute all necessary plans and documents required to register the condominium plan and/or phases of the condominium plan;

and

THAT upon registration of the condominium, or any phases thereof, the Director of Development Services, or delegate, shall provide a report to Council summarizing any minor modifications made to the draft plan prior to the registration of the plan.

6.3 FS-2025-03 - Replacement Aerial Apparatus Station 3 New Hamburg RECOMMENDATION

THAT Council authorizes the purchase of a KME 100 ft Aerial apparatus be approved through a Canoe Procurement agreement from Dependable Truck-Tank & Emergency Vehicles; and,

THAT Council approves an allocation of \$2,080,000 net of HST to be pre-approved as part of the 2026 budget for the purpose of acquiring the KME 100 fit Aerial apparatus, and,

THAT Council considers By-law 2025-63, being a by-law to authorize the Mayor and the Clerk to enter into an agreement with Dependable Truck-Tank & Emergency Vehicles for the supply and delivery of the aerial apparatus.

7. BY-LAWS

RECOMMENDATION

THAT By-Laws 2025-60, 2025-61, and 2025-63 as attached to this Agenda be read a first, second and third time, and finally passed in Open Council.

- | | | |
|-----|---|----|
| 7.1 | By-law 2025-60 Amend the Official Plan, and Approve and Adopt Official Plan Amendment No. 14 (OPA 01/24 Part of Lot 19, Concession South of Snyders Road) | 5 |
| 7.2 | By-law 2025-61 Amend Zoning By-law 83-38 (ZCA 02/24 Part of Lot 19, Concession South of Snyders Road) | 15 |
| 7.3 | By-law 2025-63 Authorize an Agreement with Dependable Truck Tank and Emergency Vehicles for an Aerial Apparatus | 22 |

8. ANNOUNCEMENTS

9. CONFIRMATORY BY-LAW 24

RECOMMENDATION

THAT the Confirmatory By-Law as attached to this Agenda be read a first, second and third time, and finally passed in Open Council.

10. ADJOURNMENT**RECOMMENDATION**

THAT we do now adjourn to meet again at the call of the Mayor.

AMENDMENT NO. 14
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. 14 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 2025-60

Approval Date

Mayor

Date Approval Comes into Effect

Clerk

THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NO. 2025-60

**BEING A BY-LAW OF THE TOWNSHIP OF WILMOT TO ADOPT AND
APPROVE AMENDMENT NO. 14 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. 14 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. 14 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 6th day of October, 2025.

Mayor

Clerk

AMENDMENT NO. 14 TO THE TOWNSHIP OF WILMOT OFFICIAL PLAN

SECTION 1 – TITLE AND COMPONENTS

This Amendment shall be referred to as Amendment No. 14 to the Township of Wilmot Official Plan.

SECTION 2 – PURPOSE OF THE AMENDMENT

The purpose of this Amendment is to:

1. add a new Community Mixed Use designation to the Township Official Plan;
2. modify the New Hamburg Urban Area boundary as it applies to the subject lands to align with the Regional Official Plan;
3. amend Regional Official Plan Policy 3.A.6, as it applies to the subject lands, to revert to the language that was contained in Policy 3.A.5 of the Regional Official Plan prior to approval of Regional Plan Amendment No. 6;
4. amend Map 3 of the Regional Official Plan to identify the entirety of the subject lands as Township Urban Area; and
5. change the designation of the subject lands to Urban Residential, Community Mixed-Use, and Open Space.

SECTION 3 – BASIS OF THE AMENDMENT

The lands subject to this amendment are located along the west side of Nafziger Road, on the north side of the Canadian National Railway corridor, and bisected by Township owned lands containing Ivan Gingerich Drain. The lands are described as Part of Lot 19, Concession South of Snyder's Road.

An application for amendment to the Township Official Plan and Region of Waterloo Official Plan was submitted for the purpose set out in Section 2 of this amendment.

The requested amendment is appropriate for the following reasons:

- The lands are already designated for urban residential and non-residential uses within the Regional Official Plan;
- All matters with respect to land use compatibility and environmental constraints have been addressed;
- The long term planned and anticipated use of the lands immediately north of the railway and south of the Ivan Gingerich Drain do not align with the employment

policies of the Provincial Planning Statement 2024 and will more appropriately provide an opportunity for a mix of commercial and light industrial land uses;

- The application facilitates logical development of the property

SECTION 4 – THE AMENDMENT

The Official Plan of the Township of Wilmot is hereby amended as follows:

1. That the map forming Schedule 'A' of this Amendment hereby identifies the lands subject to Amendment No. 14. The designation of these same lands has been amended on maps 2.1, 2.2, 4.2, and 10, which form Schedule 'B' of this amendment,
2. That Map No. 2.1, 2.2, 4.2, and 10 attached to and forming part of the Township of Wilmot Official Plan, are hereby repealed and replaced with the maps attached to this amendment, and forming Schedule 'B' of the Amendment and having a date of October 2025.
3. That a new policy, number 2.5.11, be added to the Township Official Plan as follows:

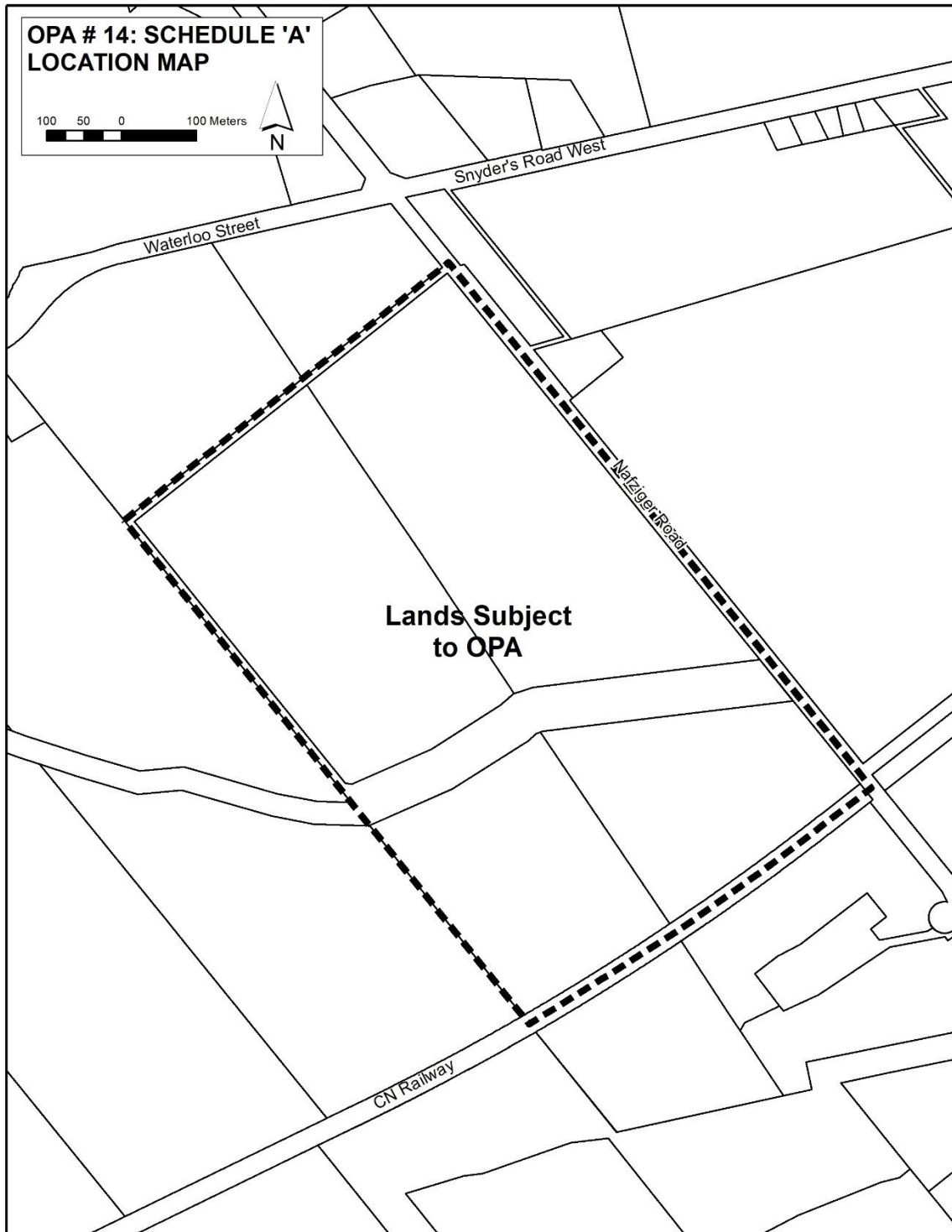
2.5.11 Community Mixed Use

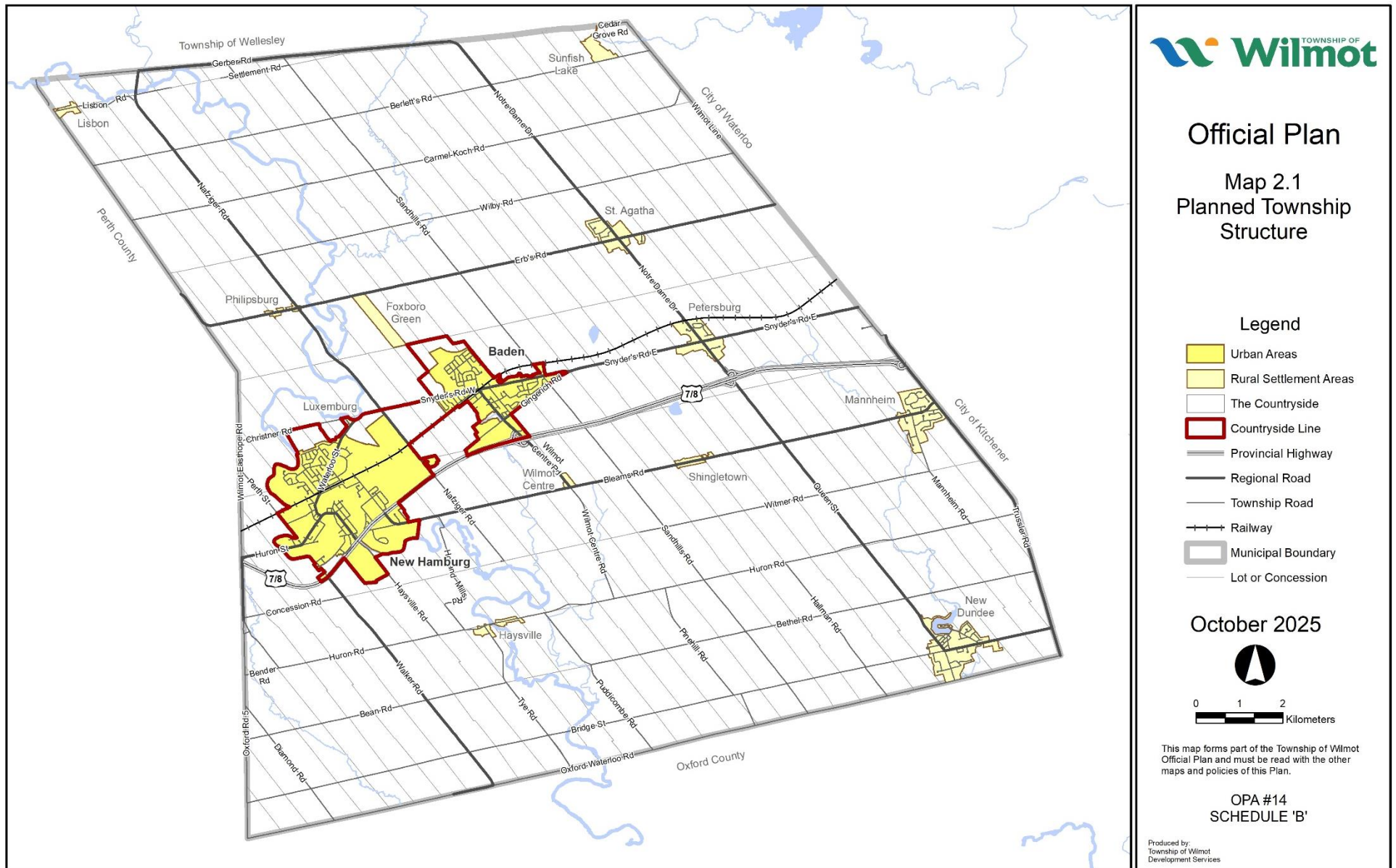
- 2.5.11.1 The Community Mixed Use designation applies to lands within the Baden and New Hamburg Urban areas and will contribute to the creation of complete communities by permitting a balanced mix of commercial, light industrial, institutional and complementary residential uses to meet the needs of local residents, support local employment and reduce the need to travel outside the community. The Community Mixed Use designation is intended to provide for land uses that compliment, not compete with the downtown cores of Baden and New Hamburg. The designation will encourage development form that supports automobile access while improving pedestrian and transit connectivity where feasible.
- 2.5.11.2 The Township Zoning By-law will regulate specific uses in the Community Mixed Use designation in conformity with the following:
 - a) residential uses shall not include single-detached or semi-detached dwellings and shall be permitted where it has been demonstrated that such uses are compatible with existing or planned non-residential uses;
 - b) light industrial uses shall be permitted within an enclosed building, where any outdoor storage is located behind a main building and screened such that it is not visible from public roads, and where the use has been demonstrated to be compatible with existing or planned sensitive uses;
 - c) commercial uses shall be of a size and scale to complement not compete with the Urban Core areas.

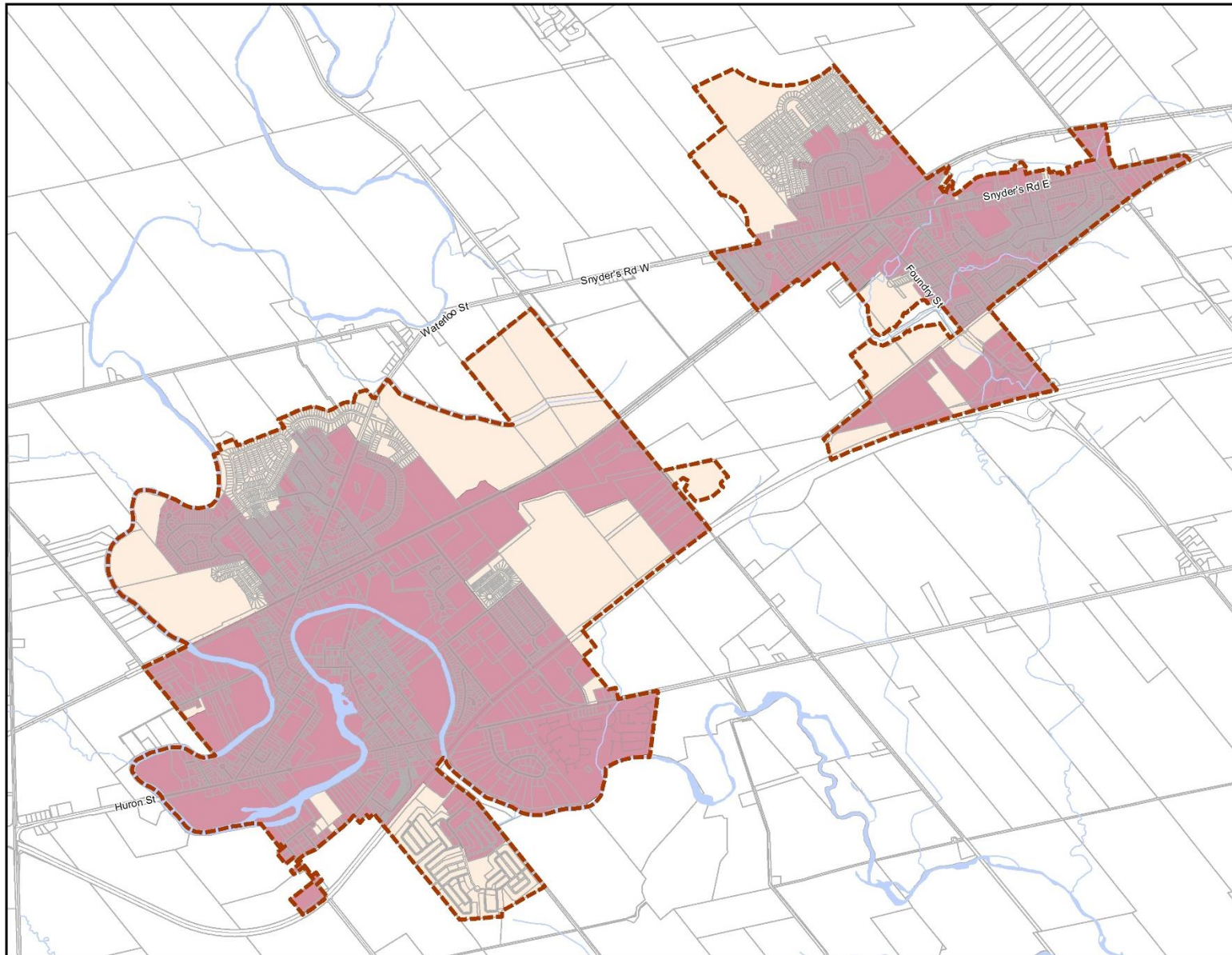
- 2.5.11.3 The establishment of new Community Mixed Use areas or expansions to existing Community Mixed Use areas shall consider market need and whether the proposed development will adversely affect the viability of the Urban Core areas.
- 4. That Reginal Official Plan Policy 3.A.6, as it applies to the subject lands, is replaced with the following:
 - 3.A.6 Where a *development application* proposing residential uses is submitted for a site containing one hectare or more of developable land, the Region and the area municipalities will require, a minimum of 30 percent of new residential units to be planned in forms other than single-detached and semi-detached units, such as town homes and multi-unit residential buildings.
- 5. That Map 3 of the Regional Official Plan is amended to identify all of the subject lands as Township Urban Area.

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.







Official Plan

Map 2.2 Designated Greenfield Areas

Legend

- Urban Area Boundary
- Designated Greenfield Area
- Built Up Area*

* Built up area includes all lands within the built boundary as established by the province.

October 2025



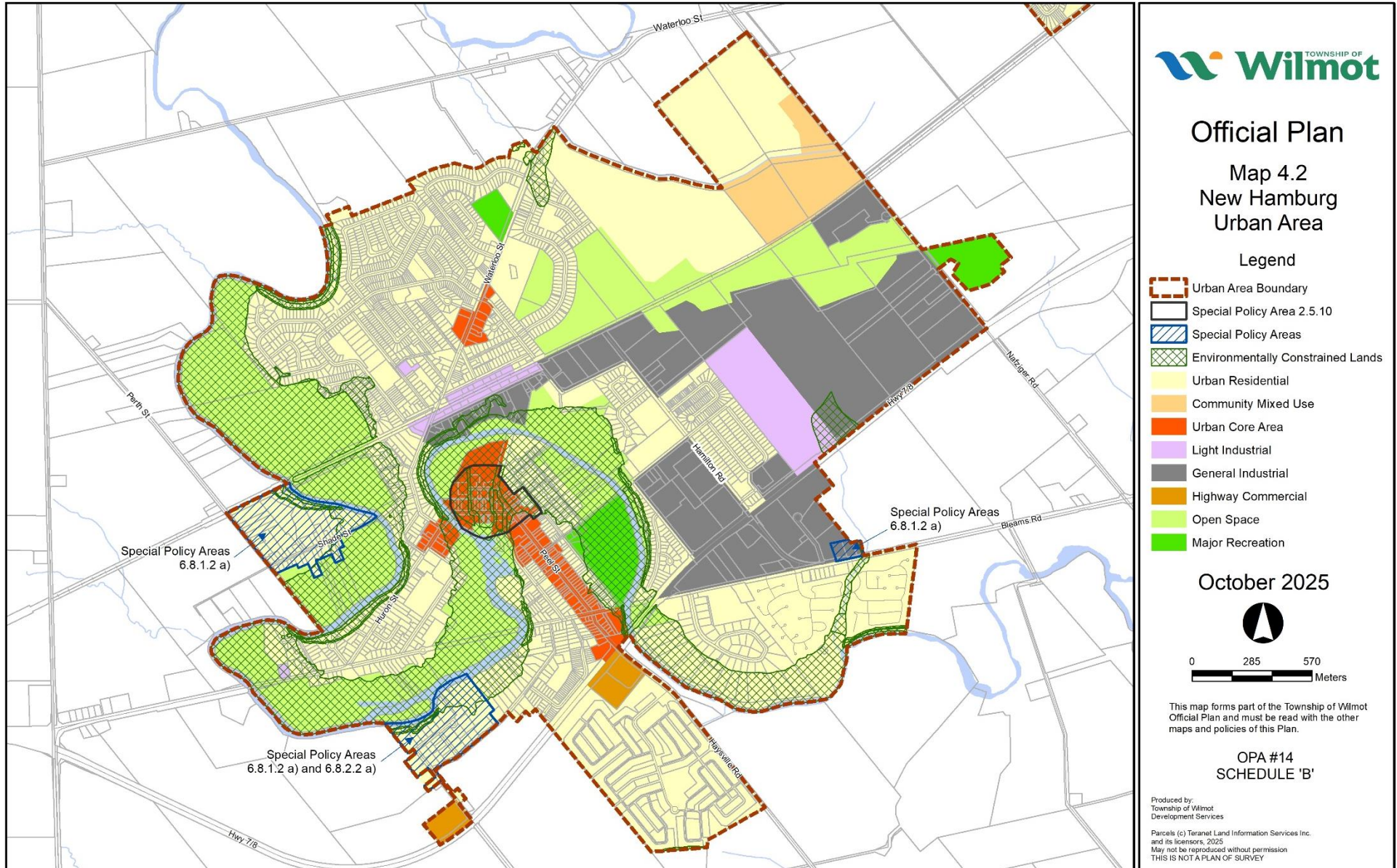
0 0.5 1
Kilometers

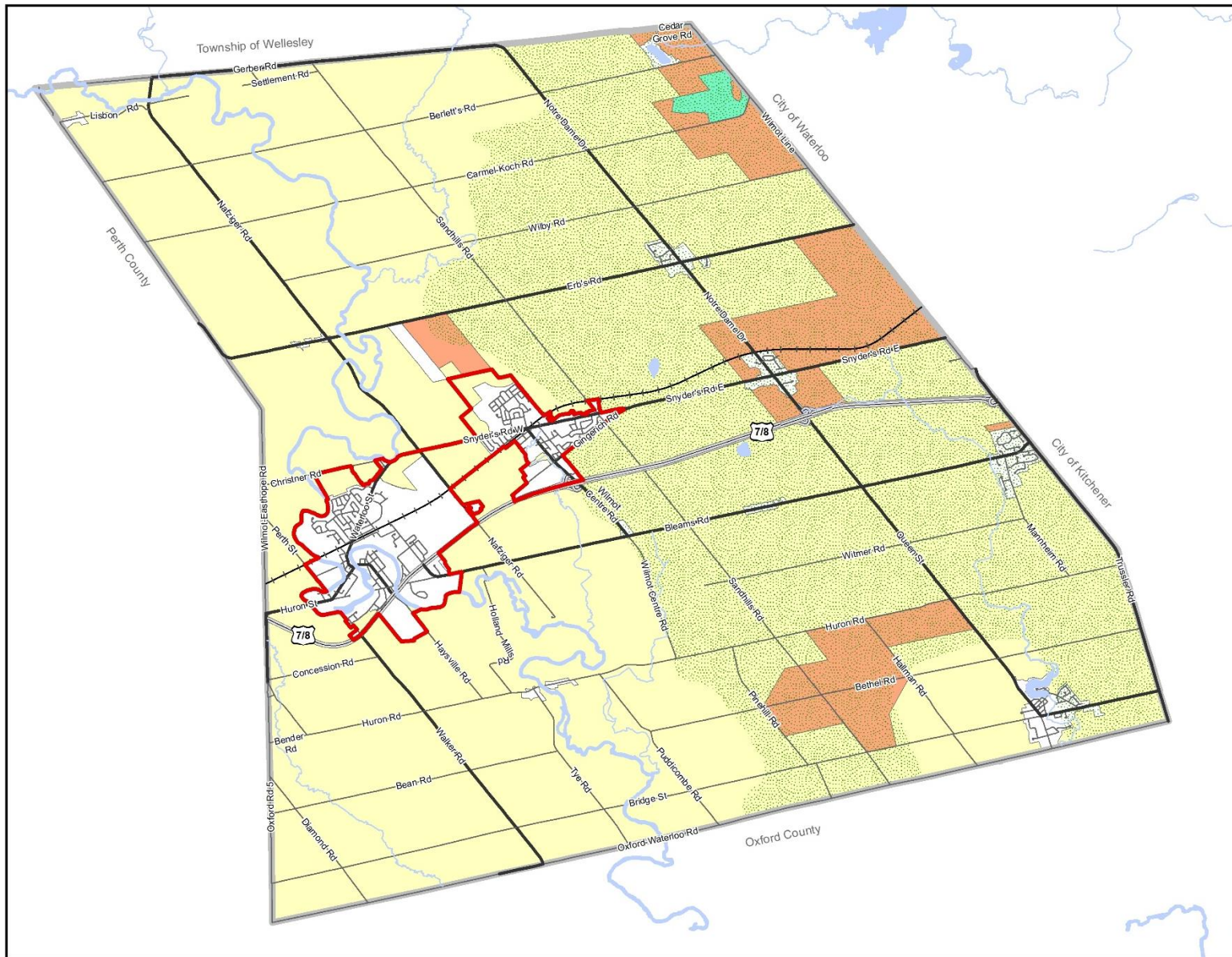
This map forms part of the Township of Wilmot Official Plan and must be read with the other maps and policies of this Plan.

OPA #14
SCHEDULE 'B'

Produced by:
Township of Wilmot
Development Services

Parcels (c) Teranet Land Information Services Inc.
and its licensors, 2025
May not be reproduced without permission
THIS IS NOT A PLAN OF SURVEY





Official Plan

Map 10 The Countryside

Legend

- Countryside Line
- Protected Countryside
- Ecological Conservation Area
- Rural Areas*
- Prime Agricultural
- Urban Areas / Rural Settlement Areas

*Deferral No. 6

October 2025



0 1 2
Kilometers

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 #14
SCHEDULE 'B'

Produced by:
Township of Wilmot
Development Services

THE CORPORATION OF THE TOWNSHIP OF WILMOT
BY-LAW NO. 2025-61

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 2b (Residential), Zone 2c (Residential), Zone 7a, (Mixed use), Zone 7b (Mixed use), Zone 10a (Light Industrial) 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.xxx.

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 19, Concession South of Snyder’s Road, identified as Section 22.xxx on the map forming Part 1 of Schedule ‘A’ and zoned Zone 2b shall be subject to the following additional and/or modified regulations:
 - a) the minimum lot area shall be 270 square metres
 - b) the minimum lot frontage and width shall be 9m for an interior lot and 12m for a corner lot
 - c) the minimum front yard setback for the habitable portion of the dwelling shall be 4.5m and uninhabitable (garage) portion of the dwelling shall be 6m notwithstanding:
 - 1) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;
 - 2) that the habitable portion of the dwelling may include a useable covered front porch;
 - 3) where the front yard setback for the uninhabitable (garage) portion of the dwelling is a minimum of 9m, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m
 - d) the minimum side yard setback shall be 1.2m notwithstanding:
 - 1) a side yard setback, adjacent to a lot line with a 1.2m side yard setback on the adjacent lot, may be reduced to 0.6m only if an access and maintenance easement has been secured over the 1.2m side yard setback in favour of the 0.6m side yard

- e) the minimum rear yard setback shall be 6.0m notwithstanding:
 - 1) an uncovered deck or balcony at or above the first storey shall not be considered part of the main building for determining rear yard setback and shall not constitute a roof structure as it relates to the area of which it is located above
- f) the minimum exterior side yard setback shall be 3.5m
- g) the maximum building height shall be 12m
- h) the maximum lot coverage of all buildings on a lot shall be 55%
- i) the maximum lot coverage for accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 55%, excluding an uncovered deck or balcony
- j) on a corner lot, where the corner visibility triangle falls outside of the limits of the lot:
 - 1) the exterior side yard and front yard setbacks shall be measured from the exterior side and front lot lines and the projection of said lines into the corner visibility triangle; and
 - 2) the setback from a lot line joining the exterior side and front yard setbacks shall be 0m
- k) the garage and driveway widths shall be in accordance with Subsection 6.13.3, notwithstanding:
 - 1) on a lot with a width of less than 11m, the maximum attached garage width shall be 65% of the lot frontage up to a maximum width of 5.9m;
 - 2) driveways shall be located on one side of the lot and, wherever possible, paired with the driveway on an abutting lot; and
 - 3) when driveways are paired, and where an approved grading plan supports, said driveways may be located 0m from the common property line between the paired driveways

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 19, Concession South of Snyder's Road, identified as Section 22.xxx on the map forming Part 1 of Schedule 'A' and zoned Zone 2c shall be subject to the following additional and/or modified regulations:

- a) a "Residential Building – Single Detached" shall be subject to the additional and/or modified regulations contained in this Section for lands zoned Zone 2b
- b) a "Residential Building – Street Townhouse" shall be an additional permitted use and subject to the following additional and/or modified regulations:
 - 1) the minimum lot area shall be 165 square metres
 - 2) the minimum lot frontage and width shall be 5.95m for an interior lot and 8.5m for a corner lot
 - 3) for lots, other than through lots, the minimum front yard setback for the habitable portion of the dwelling shall be 3.5m and for the uninhabitable (garage) portion of the dwelling shall be 6m notwithstanding:
 - i) that at no point shall the uninhabitable portion of the dwelling be closer to the front lot line than the habitable portion of the dwelling;
 - ii) that the habitable portion of the dwelling may include a useable covered front porch; and
 - iii) on lots with a width of less than 11m, the garage shall be setback a minimum of 9m from the front lot line unless there is no municipal sidewalk to be installed on the side of the street on which the lot fronts in which case the minimum garage setback shall be 6m from the front lot line
 - 4) for through lots, the minimum front yard setback shall be 3.5m notwithstanding:
 - i) the front lot line shall be the property line that the front door is oriented towards
 - ii) no access shall be permitted from the street abutting the front lot line and no driveway or parking space shall be provided within the front yard
 - iii) the minimum front yard setback for a covered or uncovered porch with a minimum depth of 1.5m shall be 2.0m
 - 5) the minimum exterior side yard setback shall be 3.5m and, unless otherwise provided within a side yard setback, shall include an access

- easement to provide access to the rear yards of townhouse units that do not abut a municipal street
- 6) the minimum side yard setback shall be 1.2m, notwithstanding:
 - i) the setback to a common property line between townhouse units, including the setback for an uncovered deck or balcony, shall be 0m; and
 - ii) unless otherwise provided within an exterior side yard setback, shall include an access easement to provide access to the rear yards of townhouse units that do not abut a municipal street
 - 7) the minimum rear yard setback shall be 6m notwithstanding:
 - i) where the front yard setback for the uninhabitable portion of the dwelling is a minimum of 9m, the rear yard setback shall be 6.0m;
 - ii) in the case of a through lot, the rear yard setback shall be 6.0m;
 - iii) in the case of a through lot, the rear yard setback for decks and balconies above the first storey shall be 2.5m; and
 - iii) an uncovered deck or balcony at or above the first storey shall not be considered part of the main building for determining rear yard setback and shall not constitute a roof structure as it relates to the area of which it is located above
 - 8) the measurement of 1.2m contained in Subsection 6.4.1 shall be replaced with 2.0m
 - 9) the maximum building height shall be 13m
 - 10) the maximum lot coverage of all buildings on a lot shall be 65%
 - 11) the maximum lot coverage for accessory buildings shall be in conformity with Section 6.3, provided the combined lot coverage of main and accessory buildings does not exceed 65% excluding an uncovered deck or balcony
 - 12) on a corner lot, where the corner visibility triangle falls outside of the limits of the lot:
 - i) the exterior side yard and front yard setbacks shall be measured from the exterior side and front lot lines and the projection of said lines into the corner visibility triangle; and
 - ii) the setback from a lot line joining the exterior side and front yard setbacks shall be 0m
 - 13) the garage and driveway widths shall be in accordance with Subsection 6.13.3, notwithstanding:
 - i) for through lots, the maximum attached garage widths shall not apply;
 - ii) on lots, other than through lots, the maximum attached garage width shall be 60% of the width of the front lot line; and
 - iii) on lots, other than through lots, driveways shall be located on one side of the lot and, wherever possible, paired with the driveway on an abutting lot and when driveways are paired, and where an approved grading plan supports, said driveways may be located 0m from the common property line between the paired driveways

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 19, Concession South of Snyder's Road, identified as Section 22.xxx on the map forming Part 1 of Schedule 'A' and zoned Zone 7a shall be subject to the following additional and/or modified regulations:

- a) the following uses shall be permitted in addition to the uses permitted in Zone 7:
 - 1) Residential Building – Apartment
 - 2) Residential Building – Townhouse
 - 3) Nursing or convalescent home
 - 4) Daycare facility
 - 5) Service club
 - 6) Commercial printing and office services
 - 7) Studio
- b) within Zone 7a, the following uses otherwise permitted in Zone 7, shall be prohibited:
 - 1) Car wash

- 2) Drive-through facility
- 3) Repair shop
- c) Regulations for a Residential Building – Street Townhouse shall be as set out in this Section for lands zoned Zone 2c
- d) Regulations for all other permitted uses are as listed in subsection 13.2 and further amended as follows:
 - 1) the maximum lot coverage of all buildings shall be 60%;
 - 2) the maximum building height for commercial buildings or a “residential building – apartment”, shall be 20m or 6-storeys notwithstanding that a mechanical penthouse may exceed this maximum building height by 2.5m;
 - 4) the minimum setback from all lot lines, including the setback of off-street parking from Nafziger Road, shall be 3.5m; and
 - 5) Off-street parking shall be provided as follows:
 - i) 1.25 spaces per unit for a residential building – apartment;
 - ii) in conformity with subsection 6.12 for all other residential uses; and
 - iii) 50% of the required spaces for non-residential uses

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 19, Concession South of Snyder’s Road, identified as Section 22.xxx on the map forming Part 1 of Schedule ‘A’ and zoned Zone 7b shall be subject to the following additional and/or modified regulations:

- a) following uses shall be permitted in addition to the uses permitted in Zone 7:
 - 1) Motor vehicle, including farm and garden equipment, sales, service and repair
 - 2) Automobile service station
 - 3) Gas bar
 - 4) Light fabricating, assembly or manufacturing
 - 5) Warehousing
 - 6) Contractor, building supplies dealer
 - 7) Service club
 - 8) Commercial or trade school
 - 9) Commercial printing and office services
 - 10) Studio
 - 11) Gym/fitness facility
 - 12) outdoor storage shall only be permitted accessory to a permitted use and provided storage is enclosed by a solid visual barrier, such that said storage is not visible from a public road
- b) within Zone 7b, the following uses otherwise permitted in Zone 7, shall be prohibited:
 - 1) dwelling units
- c) Regulations are as set out in subsection 13.2 and further amended as follows:
 - 1) the minimum setback from any lot line shall be 4.5m;
 - 2) the minimum building height shall be 9.5m and the maximum building height shall be 20m or five storeys

Notwithstanding any other provisions of this By-law, the lands described as Part of Lot 19, Concession South of Snyder’s Road, identified as Section 22.xxx on the map forming Part 1 of Schedule ‘A’ and zoned Zone 10a shall be subject to the following additional and/or modified regulations:

- a) the following uses shall be permitted in addition to the uses permitted in Zone 10a:
 - 1) Motor vehicle, including farm and garden equipment, sales, service and repair
 - 2) Automobile service station
 - 3) Gas bar
 - 4) Car wash
 - 5) Commercial establishment where goods are sold or services rendered
 - 6) Offices
 - 7) Financial establishment
 - 8) Service club
 - 9) Commercial or trade school

- 10) Restaurant and/or tavern
 - 11) Laundromat or dry-cleaning establishment
 - 12) Hairdresser or barber
 - 13) Commercial printing or office service
 - 14) Studio
 - 15) Clinic or laboratory
 - 16) Veterinary clinic
 - 17) Gym/fitness facility
 - 18) Light fabricating, assembly or manufacturing
 - 19) Warehousing
 - 20) Contractor, building supplies dealer
 - 21) Drive-through facility
 - 22) outdoor storage shall only be permitted accessory to a permitted use and provided storage is enclosed by a solid visual barrier, such that said storage is not visible from a public road
- b) Regulations are as set out in subsection 16.3 and further amended as follows:
- 1) the minimum setback from any lot line shall be 4.5m except where a rear yard abuts a railway right-of-way, the rear yard setback shall be 0m;
 - 2) the minimum building height shall be 9.5m and the maximum building height shall be 20m or five storeys
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 14 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 6th day of October, 2025.

READ a third time and finally passed in Open Council on the 6th day of October, 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 of Lot 19, Concession South of Snyder’s Road, in the said Township of Wilmot.

This is Schedule “A” to By-law No. **2025-61**

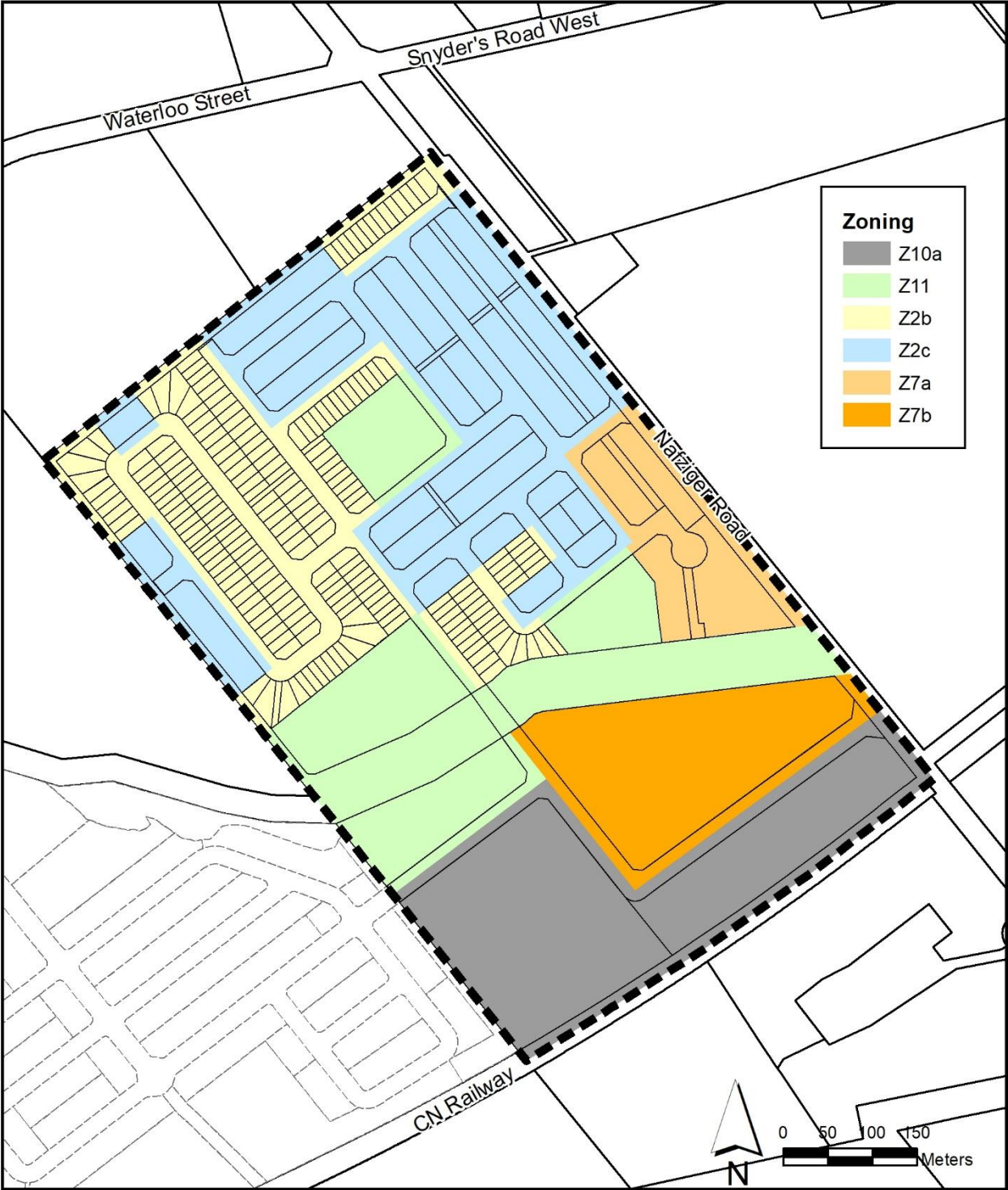
PASSED this 6th day of October, 2025.

Mayor

Clerk

SCHEDULE "B"
PART OF LOT 19
CONCESSION SOUTH OF SNYDER'S ROAD
TOWNSHIP OF WILMOT

SUBJECT LANDS OUTLINED THUS: - - - - -



This is Schedule “B” to By-law No. **2025-61**

PASSED this 6th day of October, 2025.

Mayor

Clerk

THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NO. 2025-63

**BEING A BY-LAW TO AUTHORIZE THE MAYOR AND CLERK TO ENTER INTO AN
AGREEMENT WITH DEPENDABLE TRUCK-TANK & EMERGENCY VEHICLES
REGARDING THE SUPPLY AND DELIVERY OF A 100FT AERIAL APARATUS, ATTACHED
AS SCHEDULE “A”**

WHEREAS Subsection 5(3) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS The Corporation of the Township of Wilmot sought the purchase of a KME 100 ft Aerial Apparatus through the Canoe Procurement Agreement (the “Project”);

AND WHEREAS Dependable Truck-Tank & Emergency Vehicles submitted a bid in the amount of \$2,080,000 net HST; and,

AND WHEREAS the Municipal Council of the Corporation of the Township of Wilmot is desirous of awarding the Project and entering into an Agreement, a copy of which is attached as Schedule "A" to this By-law.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WILMOT ENACTS AS FOLLOWS:

1. That the Agreement regarding the provision of the annual hot mix asphalt program, between the Township of Wilmot and Dependable Truck-Tank & Emergency Vehicles, as more particularly set forth in Schedule ‘A’ attached to this By-law be hereby accepted and approved.
2. That the Mayor and Clerk are hereby authorized to execute under seal the said Agreement and all other documents and papers relating to this transaction.

READ a first and second time in Open Council this 6th day of October, 2025.

READ a third time and finally passed in Open Council this 6th day of October, 2025.

Mayor

Clerk

THE CORPORATION OF THE TOWNSHIP OF WILMOT

BY-LAW NO. 2025-62

**TO CONFIRM THE PROCEEDINGS OF COUNCIL
AT ITS SPECIAL MEETING HELD ON OCTOBER 6, 2025**

**THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WILMOT
ENACTS AS FOLLOWS:**

- 1. The actions of the Council at its special meeting held on October 6, 2025, with respect to each recommendation contained in the reports forwarded to Council, and in respect to each resolution and other action passed and taken by Council at this meeting, except where the prior approval of the Ontario Land Tribunal is required, are hereby adopted, ratified and confirmed.
- 2. The Mayor or in their absence the presiding officer of Council and the proper officials of the municipality are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and except where otherwise provided, the Mayor or in their absence the presiding officer, and the Clerk, or in their absence, the Deputy Clerk, are hereby directed to execute all documents required by statute to be executed by them, as may be necessary in that behalf and to affix the corporate seal of the municipality to all such documents.

READ a first and second time this 6th day of October, 2025.

READ a third time and finally passed in open Council this 6th day of October, 2025.

Mayor

Clerk