

# TOWNSHIP OF WILMOT

## BY-LAW NO. 2021-008

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 MUNICIPAL COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF WILMOT 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 10(H)(R)(f) (Industrial) and Zone 1 (Agricultural) and placed within Zone 10 (Industrial) and Zone 10a (Light Industrial).
2. Notwithstanding the provisions of By-law 83-38, as amended, on the lands described on Schedule "A" and illustrated as Zone 10 on Schedule "B" attached to and forming part of this By-law:
  - a) the following additional uses shall be permitted:
    - i) offices
    - ii) gym/fitness facility
    - iii) clinic or laboratory
  - b) 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.
3. Notwithstanding the provisions of By-law 83-38, as amended, on the lands described on Schedule "A" and illustrated as Zone 10a on Schedule "B" attached to and forming part of this By-law:
  - a) the following additional uses shall be permitted:
    - i) offices
    - ii) gym/fitness facility
    - iii) clinic or laboratory
    - iv) light fabricating, assembly or manufacturing
    - v) trade school
    - vi) veterinary clinic
    - vii) motor vehicles sales, service and repair
    - viii) accessory to a permitted use, retail sales of goods produced or stored on site
  - b) 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

- c) on lands identified as "Area A" on Schedule "B" attached to and forming part of this By-law, no parking area, loading facility, or outdoor storage area shall be permitted within the rear yard, between a building and rear property line, or within a side yard.

4. 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, Subsection 22.209 of By-law is hereby deleted.

5. Notwithstanding the provisions of By-law 83-38, the following shall be added as Subsection 22.294:

Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 20, Concession North of Bleams Road, identified on the map forming Part 1 of Schedule 'A', illustrated on the map forming paragraph 22.294, and zoned Zone 10:

- a) the following additional uses shall be permitted:
  - i) offices
  - ii) gym/fitness facility
  - iii) clinic or laboratory
- b) 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.

Notwithstanding any other provisions of this By-law, on the lands described as Part of Lot 20, Concession North of Bleams Road, identified on the map forming Part 1 of Schedule 'A', illustrated on the map forming paragraph 22.294, and zoned Zone 10a:

- a) the following additional uses shall be permitted:
  - i) offices
  - ii) gym/fitness facility
  - iii) clinic or laboratory
  - iv) light fabricating, assembly or manufacturing
  - v) trade school
  - vi) veterinary clinic
  - vii) motor vehicles sales, service and repair
  - viii) accessory to a permitted use, retail sales of goods produced or stored on site
- b) 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
- c) no parking area, loading facility, or outdoor storage area shall be permitted within the rear yard, between a building and rear property line, or within a side yard of any lands identified as "Area A" on the map forming paragraph 2.294.

6. Notwithstanding the provisions of By-law 83-38, as amended, the map forming Part 1 of Schedule 'A' to By-law 83-38 be amended as necessary to:

- a) delete Subsection 22.209 and associated (H),(R), and (f) symbols

- b) identify Section 22.294 on the lands described on Schedule 'A' and illustrated on Schedule 'B' attached to and forming part of this By-law.
  - c) identify the boundary of Zone 10a as illustrated on Schedule 'B' attached to and forming part of this By-law.
7. Notwithstanding the provisions of By-law 83-38, as amended, a new map forming paragraph 22.294 shall be added to By-law 83-38 to identify the "Area A" on the lands described on Schedule 'A' and illustrated on Schedule "B" attached to and forming part of this By-law.
8. 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.
9. 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 **22<sup>nd</sup>** day of **February, 2021**.

READ a third time and finally passed in Open Council on the **22<sup>nd</sup>** day of **February, 2021**.



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MAYOR

CLERK (Deputy)

**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 20, Concession North of Bleams Road in the said Township of Wilmot.

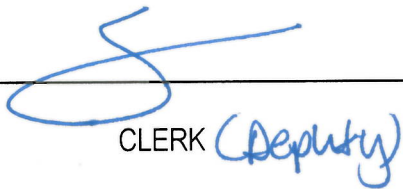
This is Schedule "A" to By-law No. **2021-008**.

PASSED this **22<sup>nd</sup>** day of **February, 2021**.



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MAYOR



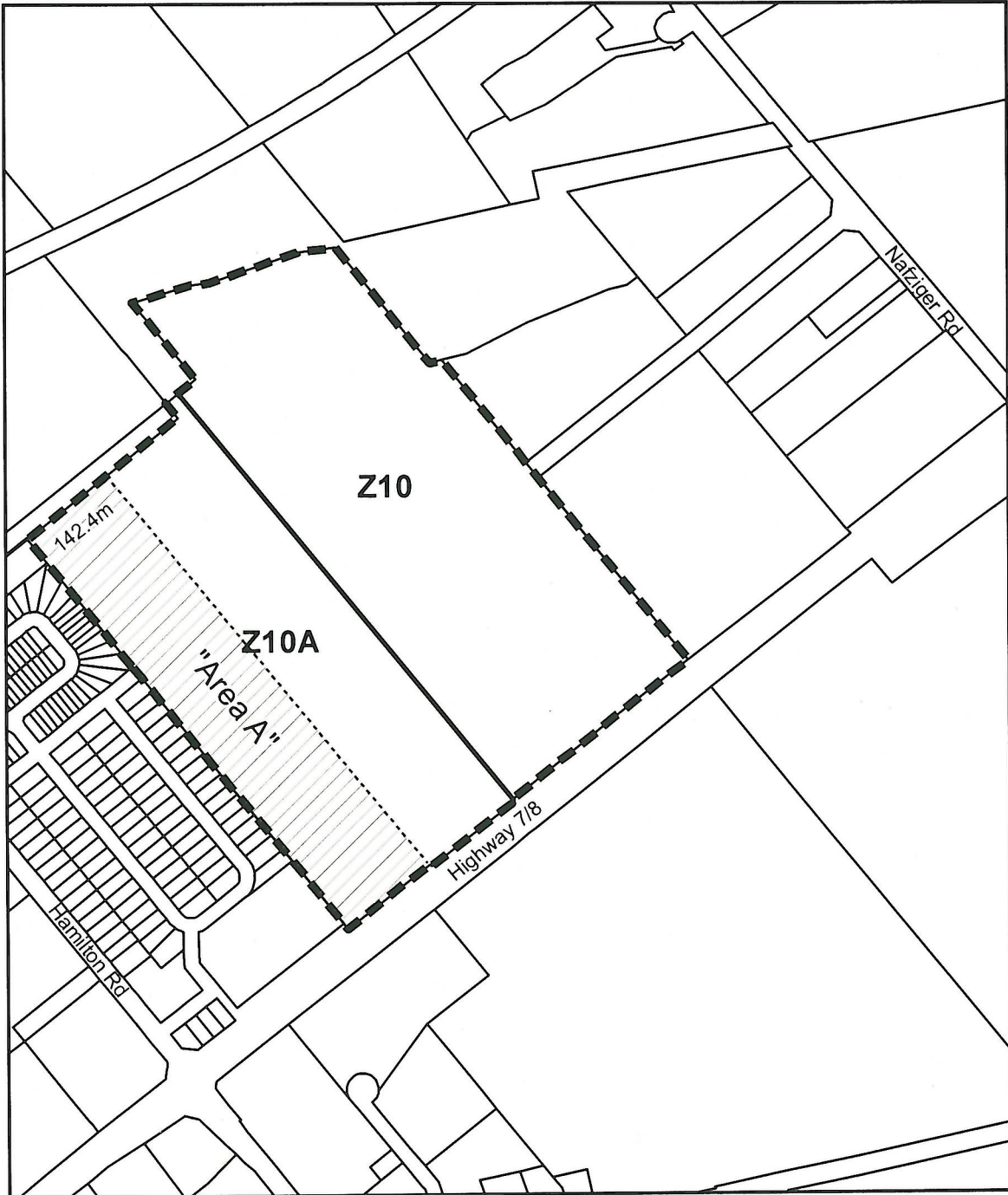
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CLERK

*(Deputy)*

SCHEDULE "B"  
PART OF LOT 20  
CONCESSION NORTH OF BLEAMS ROAD  
TOWNSHIP OF WILMOT

SUBJECT LANDS OUTLINED THUS: ■■■■■■■■■■■■■■■■■■■■■■



THIS IS SCHEDULE "B" TO BY-LAW NO. 2021-008  
PASSED THIS 22ND DAY OF FEBRUARY, 2021.

MAYOR

CLERK (Deputy)

