



**ZONING BY-LAW 83-38,  
as amended by By-law 2020-026  
December 2022 Consolidation**

This document is a current consolidation of the Township of Wilmot Zoning By-law containing amendments up to September 26, 2022.

Development Services Department  
519-634-8444  
[planning@wilmot.ca](mailto:planning@wilmot.ca)  
[www.wilmot.ca/planning](http://www.wilmot.ca/planning)

While every effort has been made to ensure accuracy of this document, the Township of Wilmot is not responsible for any errors or omissions and you are advised to contact the Development Services Department regarding any Zoning related matters.

**INDEX**

SECTION 1: SHORT TITLE ..... 1

SECTION 2: DEFINITIONS ..... 1

SECTION 3: INTERPRETATION..... 10

SECTION 4: APPLICATION OF THE BY-LAW ..... 11

    4.1 Lots Under Size..... 11

    4.2 Non-Conforming Uses..... 11

    4.3 Discontinued Non-Conforming Uses..... 11

SECTION 5: ZONES ..... 12

    5.1 Classification of Zones..... 12

    5.2 Zoning Maps..... 12

    5.3 Boundaries of Zones..... 12

    5.4 Closed Streets..... 13

SECTION 6: GENERAL REGULATIONS..... 14

    6.3 Accessory Buildings ..... 14

    6.4 Prohibited Obstructions ..... 14

    6.5 Corner Visibility Triangles and Driveway Visibility Triangles..... 15

    6.6 One Residential Building Per Lot ..... 15

    6.7 Frontage on Public Street..... 15

    6.8 Public Services and Utilities..... 15

    6.9 Obnoxious, Offensive or Dangerous Uses..... 15

    6.10 Off-Street Parking and Off-Street Loading Areas..... 16

    6.11 Off Street Loading Requirements..... 16

    6.12 Off-Street Parking Requirements..... 16

    6.13 Garage and Driveway Widths in a Residential Zone ..... 19

    6.14 Stacking Regulations ..... 20

    6.15 Outdoor Storage and Display ..... 20

    6.16 Buffer Strips..... 20

    6.17 Setbacks to Municipal Drains ..... 21

    6.18 Exterior Lights..... 21

    6.19 Public Parks and Public Recreation Areas ..... 21

    6.20 Regulations for a Home Occupation ..... 21

    6.21 Regulations for a Hotel or Motel..... 22

6.22	Title Separation of Attached Dwellings .....	22
6.23	Wayside Pits and Quarries .....	22
6.24	Regulations for Farm-Related Occupations .....	23
6.25	Regulations for a Mobile Home as an Accessory Dwelling Unit to a Farm .....	23
6.26	Regulations for Additional Dwelling Unit (Attached) .....	23
6.27	Regulations for Additional Dwelling Unit (Detached) .....	24
6.28	Extension of Non-Complying Buildings or Structures .....	24
6.29	Regulations for a Lodging, Rooming or Boarding House as an Accessory Use to a Residential Building – Single Detached.....	25
6.30	Regulations for Automobile Service Station and Gas Bar .....	25
6.31	Grand River Conservation Authority Regulated Area .....	25
SECTION 7:	ZONE 1 .....	27
7.1	Lots Having an Area of 35 Hectares or More .....	27
7.2	Recognized Lot – 1,390 Square Metres to 1.2 Hectares .....	27
7.3	Recognized Lot – 1.2 Hectares to 4.0 Hectares.....	28
7.4	Recognized Lot – 4.0 Hectares to 35 Hectares.....	28
7.5	Regulations.....	29
SECTION 8:	ZONE 2, ZONE 2a, ZONE 2b, ZONE 2c and ZONE 3 .....	31
8.1	Permitted Uses.....	31
8.2	Regulations.....	31
SECTION 9:	ZONE 4 .....	34
9.1	Zone 4 Permitted Uses .....	34
9.2	Regulations.....	34
SECTION 10:	ZONE 4A.....	35
10.1	Zone 4a Permitted Uses .....	35
10.2	Regulations.....	35
SECTION 11:	ZONE 5 .....	36
11.1	Permitted Uses.....	36
11.2	Regulations.....	37
12.1	Permitted Uses.....	38
12.2	Regulations.....	39
SECTION 13	ZONE 7 .....	41
13.1	Permitted Uses.....	41
13.2	Regulations.....	41
SECTION 14	ZONE 8 AND ZONE 8a .....	43
14.1	Permitted Uses Zone 8 and Zone 8a .....	43

14.2	Permitted Uses Zone 8a only .....	43
14.3	Regulations.....	43
SECTION 15	ZONE 9.....	45
15.1	Permitted Uses.....	45
15.2	Regulations.....	45
SECTION 16	ZONE 10 AND ZONE 10a.....	46
16.1	Permitted Uses in Zone 10 .....	46
16.2	Permitted Uses in Zone 10a .....	46
16.3	Regulations.....	47
SECTION 17:	ZONE 11.....	49
17.1	Permitted Uses.....	49
17.2	Regulations.....	49
SECTION 18	ZONE 12.....	50
18.1	Permitted Uses.....	50
18.2	Regulations.....	50
SECTION 19	ZONE 13.....	52
19.1	Permitted Uses.....	52
19.2	Regulations.....	52
SECTION 20	ZONE 14.....	53
20.1	Permitted Uses.....	53
20.2	Prohibited Uses .....	53
20.3	Accessory Uses.....	53
20.4	Regulations.....	53
SECTION 21	ZONE 15.....	54
21.1	Permitted Uses.....	54
21.2	Regulations.....	54
SECTION 22	EXCEPTIONS.....	55
SECTION 23:	ADMINISTRATION, ENFORCEMENT AND PENALTIES: .....	122
23.1	Administration: .....	122
23.2	Penalty: .....	122
23.3	Validity: .....	122
23.4	Technical Revisions to the Zoning By-Law: .....	122
23.5	By-laws Repealed: .....	122
23.6	Effective Date of By-law: .....	122