

Decision Number: MDE-2025-19

Date: November 24, 2025

Purpose: **Section 284.11.1 Powers re by-laws**
Council to Consider and Vote on By-law 2025-75 an Interim Control Bylaw Applicable to all lands zoned Z12 within the Township of Wilmot

In accordance with Part VI.1 (Special Powers and Duties of Head of Council) of the Municipal Act, 2001, Section 284.11.1(2) (Powers re by-laws) despite any procedure by-law passed by the municipality under subsection 238 (2) and subject to any prescribed requirements, if the head of council is of the opinion that a by-law could potentially advance a prescribed provincial priority, the head of council may propose the by-law to the council and require the council to consider and vote on the proposed by-law at a meeting.

In accordance with subsection 284.11.1(2) of the Municipal Act, I am exercising my powers re by-laws and proposing that council consider and vote on By-law Number 2025-75 an Interim Control Bylaw Applicable to all lands zoned zone 12 within the Township of Wilmot pursuant to Section 38 of The Planning Act, R.S.O. 1990, c. P.13 at the Regular Council Meeting on November 24, 2025.

As the Head of Council, it is my opinion that, implementing an interim control bylaw (ICBL) on all zone 12 properties in the township of Wilmot will ensure that the township can review our outdated institutional zoning bylaw and ensure that it aligns with our Official Plan review along with ensuring that as a township our bylaws support provincial priorities related to coordinated planning, housing-supportive community infrastructure, and responsible long-term growth management.

The decision to introduce this bylaw for council's consideration tonight, does not predetermine the outcome of the bylaw; council will determine whether the ICBL is adopted.

Rationale and Provincial Alignment

The Province, through Bill 23, Bill 109, and the 2024 Provincial Policy Statement (PPS), has introduced significant planning reforms requiring municipalities to modernize zoning and align land-use frameworks with provincial housing and growth objectives.

Wilmot is currently completing its mandatory Official Plan review, including conformity with provincial policy, growth allocations, servicing expectations, and housing objectives.

During this period, premature or fragmented land-use changes involving institutional lands risk undermining:

- coordinated growth planning
- efficient and fiscally responsible servicing
- long-term housing-supportive infrastructure
- alignment with Regional and Provincial growth frameworks

Bringing this ICBL forward for council's timely consideration ensures that municipal planning decisions during this critical conformity period remain consistent with provincial direction.

Under Section 38 of the Planning Act, Interim Control Bylaws are specifically intended to allow a municipality to pause new uses while it undertakes a review or study of land-use planning policies.

Given that Wilmot's Z12 Institutional zoning has not been comprehensively updated since 1983, and given the ongoing provincial conformity work, initiating an ICBL for council consideration is squarely within the intent and purpose of the Planning Act.

The PPS emphasizes that municipalities must undertake integrated, comprehensive planning, rather than making isolated, site-specific decisions that set unintended precedents. The ICBL is required to prevent piecemeal commitments of institutional lands during Wilmot's Official Plan updates.

Provincial policy requires municipalities to plan on a long-term horizon aligned with provincial population and growth allocations. Institutional lands form a critical component of long-range growth planning, supporting the infrastructure and community services required for future populations. An ICBL provides the necessary pause to ensure these lands are not committed to new uses before Wilmot's planning framework is aligned with:

- provincial housing mandates
- population and employment projections
- long-term servicing capacity
- Regional growth planning

Wilmot includes numerous institutional properties located in both settlement and rural areas. Some of these lands may have potential—now or in the future—to support a wide range of community-serving or housing-enabling functions.

Before making any changes or new interpretations to the Z12 zoning category, the Township must undertake a coordinated, transparent, Township-wide review evaluating:

- which institutional or community-serving uses are appropriate across different contexts
- how institutional lands can best support provincial housing and growth objectives
- how compatibility with servicing, infrastructure, and transportation systems can be ensured
- how meaningful community input can inform this review

The ICBL does not determine outcomes in advance; its purpose is solely to provide the space for this coordinated review based on modern planning requirements.

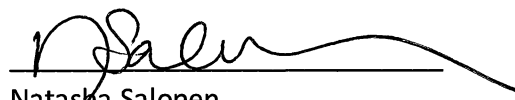
The use of strong-mayor powers in this instance is limited to placing this item on the agenda for timely consideration, consistent with:

- provincial planning obligations
 - Wilmot Official Plan timelines
 - the need to prevent land-use decisions that could conflict with provincial direction
 - Strong-mayor powers are not being used to adopt the bylaw or to direct the outcome.
- Council will fully debate and determine whether to pass the ICBL.

Directing that this Interim Control Bylaw be placed on tonight's agenda for council's consideration is an appropriate use of strong-mayor authority. It supports provincial priorities related to:

- coordinated housing-supportive planning
- modernizing outdated zoning
- ensuring alignment with provincial policy through the Official Plan review
- avoiding piecemeal or premature land-use decisions
- maintaining fiscal and servicing responsibility
- planning for long-term population growth and community needs

The ICBL, if passed, will allow Wilmot to undertake a transparent, comprehensive, Township-wide review of Z12 Institutional zoning in a manner consistent with provincial expectations and planning requirements.


Natasha Salonen
Mayor