

**Township of Wilmot
Committee of Adjustment Minutes
September 2, 2020**

Present: W. Roth
S. Miller
P. Roe

A. Martin – Manager of Planning/EDO
C. Miller – Planner

Regrets: L. Lalonde
T. Bowman

I. MINOR VARIANCE SUBMISSIONS

1. Submission A-06/20 – Corey Wehrle

**RE: Part of Lot 5, Plan 637,
Being Part 1 on 58R-13060
21 Lewis Street, New Hamburg
Roll No: 301807001507690**

Attendees: Corey Wehrle

Written Submissions:

1. From the Grand River Conservation Authority stating no comments.
2. From the Region of Waterloo indicating no comments.

C. Miller introduced the application to the Committee.

In response to an invitation from W. Roth for members of the audience to provide comment, C. Wehrle spoke in support of the Township's recommendation.

Motion:

P. Roe – S. Miller: That the Wilmot Committee of Adjustment approve Submission A-06/20, by Corey Wehrle, affecting Part of Lot 5, Plan 637, Being Part 1 on 58R-13060, to reduce the front yard setback of a single detached dwelling from 7.6m to approximately 6.2m.

Carried.

The Wilmot Committee of Adjustment approved Submission A-06/20 for the following reasons:

1. That the variance is minor in nature.
2. That the request maintains the intent of the Zoning By-law.

2. Submission A-07/20 – Costel Zaharia

**RE: Lot 95, Plan 58M-414
71 Stier Road, New Hamburg
Roll No: 301807001561888**

Attendees: Costel Zaharia

Written Submissions:

1. From the Grand River Conservation Authority stating no comments.
2. From the Region of Waterloo indicating no comments.

C. Miller introduced the application to the Committee.

In response to an invitation from W. Roth for members of the audience to provide comment, C. Zaharia spoke in support of the Township's recommendation.

Motion:

S. Miller – P. Roe: That the Wilmot Committee of Adjustment approve Submission A-07/20, by Costel Zaharia, affecting Lot 95, Plan 58M-414, to reduce the side yard setback of a roof structure and its overhang from 1.5m and 1.2m to approximately 1.3m and 0.9m, respectively.

Carried.

The Wilmot Committee of Adjustment approved Submission A-07/20 for the following reasons:

1. That the variance is minor in nature.
2. That the request maintains the intent of the Zoning By-law.

II. CONSENT SUBMISSIONS

2. Submission B-03/20 – Deonisie & Priscilla Ardelean

**RE: Part of Lot 19, Concession North of Erb's Road
Being Parts 1 and 2 on 58R-15457
Roll No: 301809001006550**

Attendees: Deonisie Ardelean

Written Submissions:

1. From the Region of Waterloo indicating no concerns, subject to conditions of approval, including preparation of a detailed lot grading plan and erosion and sedimentation control plan, as well as the issuance of an access permit.
2. From the Grand River Conservation Authority stating no comments.

C. Miller introduced the application to the Committee.

The applicant, D. Ardelean addressed the Committee and expressed that he was supportive of the recommendation to defer the application given the stage of approvals for the related Zone Change Application 06/20. D. Ardelean also highlighted the findings of the hydrogeological study and stated that the severance would be consistent development for the area.

Motion:

P. Roe – S. Miller: That the Wilmot Committee of Adjustment defer Submission B-03/20, until such time as Zone Change 06/20 have been approved.

Carried.

III. MINUTES

Motion:

S. Miller – P. Roe: That Wilmot Township Committee of Adjustment approve the minutes of the July 29, 2020 meeting.

Carried.

IV. NEXT MEETING

October 7, 2020 – 7:00 p.m., to be held through a virtual format.