

**Township of Wilmot
Committee of Adjustment Minutes
October 7, 2020**

Present: W. Roth
S. Miller
P. Roe
T. Bowman

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

Regrets: L. Lalonde

I. MINOR VARIANCE SUBMISSIONS

1. Submission A-08/20 – Jake Mogk

**RE: Part of Lot 6, Concession 3, Block A
Being Part 1 on 58R-3846
96 Alderview Drive, New Dundee
Roll No: 301802000315700**

Attendees: None.

Written Submissions:

1. From the Grand River Conservation Authority stating no comments.
2. From the Region of Waterloo indicating no comments.
3. From Ken Carnahan expressing support.
4. From Nancy Birss expressing support.

C. Miller introduced the application to the Committee.

Motion:

T. Bowman – P. Roe: That the Wilmot Committee of Adjustment approve Submission A-08/20, by Jake Mogk, affecting Part of Lot 6, Concession 3, Block A, Being Part 1 on 58R-3846, to reduce the front yard setback of a single detached dwelling from 7.6 metres to approximately 6.06 metres to allow for a covered porch.

Carried.

The Wilmot Committee of Adjustment approved Submission A-08/20 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

1. 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
2232 Nafziger Road
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.

Motion:

P. Roe – T. Bowman: That the Wilmot Committee of Adjustment approve Submission B-03/20, by Deonisie & Priscilla Ardelean, to sever approximately 0.2ha from the subject property to create a new single detached residential lot, subject to the following:

1. That, prior to the stamping of the deeds, the applicant shall pay the following:
 - a) any outstanding taxes on any part of the lands
 - b) any outstanding water charges on any part of the lands.
 - c) any outstanding local improvement charges;
2. That, prior to the stamping of the deeds, a preliminary lot grading and drainage plan be submitted to, and approved to the satisfaction of, the Township of Wilmot and that any associated engineering review fees be paid to the Township of Wilmot.;
3. That, prior to the stamping of the deeds, the conditions of the Region of Waterloo with respect to approval of a lot grading plan, sedimentation control plan, and an access permit be completed to the satisfaction of the Region of Waterloo;
4. That, prior to the stamping of the deeds, the applicant shall pay a park fee in the amount of 5% of the value of the lands on the day before the granting of the consent, in accordance with the provisions of the Planning Act, R.S.O., 1990, as amended;
5. That consent of the Committee shall be deemed to be refused if conditions 1 through 4 are not completed within one year from the date notice of approval was given; and
6. That the consent of the Committee shall lapse two years from the date of the approval.

Carried.

The Wilmot Committee of Adjustment approved Submission B-03/20 for the following reasons:

1. That the application represents the logical and orderly development of the lands.
2. That the request maintains the intent of the Official Plan and Zoning By-law.

III. MINUTES**Motion:**

T. Bowman – S. Miller: That Wilmot Township Committee of Adjustment approve the minutes of the September 2, 2020 meeting.

Carried.**IV. NEXT MEETING**

November 4, 2020 – 7:00 p.m., to be held through a virtual format.