

**Township of Wilmot  
Committee of Adjustment Minutes  
May 5, 2021**

**Present:** W. Roth  
S. Miller  
T. Bowman  
L. Lalonde  
  
A. Martin – Manager of Planning/EDO  
C. Miller – Planner

**Regrets:** P. Roe

**I. MINOR VARIANCE SUBMISSIONS**

**1. Submission A-08/21 – Ronnie Magar**

**RE: Part of Lot 16, Concession South of Erb's Road  
2901 Erb's Road  
Roll No: 301809001002300**

**Attendees:** Ronnie Magar

**Written Submissions:**

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

C. Miller introduced the application to the Committee.

Following comments by C. Miller, R. Magar added that the proposed location is similar to where the previous dwelling was constructed prior to its demolition.

**Motion:**

**L. Lalonde – T. Bowman:** That the Wilmot Committee of Adjustment approve Submission A-08/21, by Ronnie Magar, affecting Part of Lot 16, Concession South of Erb's Road, to reduce the rear yard setback of a proposed single detached dwelling from 7.5 metres to approximately 4.8 metres.

**Carried.**

The Wilmot Committee of Adjustment approved Submission A-08/21 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-09/21 – Ryan & Katlyn Heinbuch**

**RE: Part of Lot 27, Concession North of Bleams Road  
1088 Huron Street  
Roll No: 301807000711400**

**Attendees:** None.

**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.

**Motion:**

**S. Miller – L. Lalonde:** That the Wilmot Committee of Adjustment approve Submission A-09/21, by Ryan & Katlyn Heinbuch, affecting Part of Lot 27, Concession North of Bleams Road, to increase the maximum allowable height of an accessory structure from 4.5 metres to approximately 5.25 metres.

**Carried.**

The Wilmot Committee of Adjustment approved Submission A-09/21 for the following reasons:

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

### 3. Submission A-10/21 – Matthew Huber

**RE: Lot 4, Plan 1211  
11 Beechim Drive, New Dundee  
Roll No: 301802000309400**

**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 the Township of Wilmot expressing no concerns.

C. Miller introduced the application to the Committee.

**Motion:**

**T. Bowman – S. Miller:** That the Wilmot Committee of Adjustment approve Submission A-10/21, by Matthew Huber, affecting Lot 4, Plan 1211, to reduce the exterior side yard setback of a single detached dwelling from 6 metres to approximately 2 metres.

**Carried.**

The Wilmot Committee of Adjustment approved Submission A-10/21 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-06/21 – Blain Bechthold

**RE: Part of Lot 16, Concession South of Snyder's Road  
203 Snyder's Road West, Baden  
Roll No.: 301804000600100**

**Attendees:** None.

**Written Submissions:**

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

C. Miller introduced the application to the Committee.

**Motion:**

**L. Lalonde – T. Bowman:** That the Wilmot Committee of Adjustment approve Submission B-06/21, by Blain Bechthold, affecting Part of Lot 16, Concession South of Snyder's Road, to convey approximately 35m<sup>2</sup> from lands municipally known as 203 Snyder's Road West as a lot addition to 199 Snyder's Road West, 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 Section 50(3) of the Planning Act apply to any future transaction or conveyance; and,
3. That, prior to the stamping of the deeds, the applicant shall provide their solicitor's undertaking to:
  - a) register, upon completion of the transfer of this lot addition, an application to consolidate parcels; and
  - b) provide a copy of the registered transfer and registered application to consolidate parcels to the Township upon completion of registration.
4. That, consent of the Committee shall be deemed to be refused if conditions 1 through 3 are not complete within one year from the date notice of approval was given; and,
5. That the consent of the Committee shall lapse two years from the date of approval.

**Carried.**

The Wilmot Committee of Adjustment approved Submission B-06/21 for the following reasons:

1. That the lot addition is minor and addresses an irregular common lot boundary.
2. That the request maintains the intent of the Official Plan and Zoning By-law.

### **III. MINUTES**

#### **Motion:**

**S. Miller – L. Lalonde:** That Wilmot Township Committee of Adjustment approve the minutes of the April 7, 2021 meeting.

**Carried.**

### **IV. NEXT MEETING**

June 2, 2021 – 7:00 p.m., to be held through a virtual format.