

**Township of Wilmot
Committee of Adjustment Minutes
June 2, 2021**

Present: W. Roth
L. Lalonde
P. Roe

A. Martin – Manager of Planning and Economic Development

Regrets: S. Miller
T. Bowman

I. MINOR VARIANCE SUBMISSIONS

1. Submission A-11/21 – Shannon Poulton

**RE: Part of Lot 19, Concession North of Erb's Road
3250 Erb's Road
Roll No: 301809001004700**

Attendees: Shannon Poulton

Written Submissions:

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

A. Martin introduced the application to the Committee.

Motion:

L. Lalonde – P. Roe: That the Wilmot Committee of Adjustment approve Submission A-11/21, by Shannon Poulton, affecting Part of Lot 19, Concession North of Erb's Road, to:

1. reduce the front yard setback of a detached building from 7.6 metres to approximately 0.6 metres; and
2. reduce the front yard setback of a fence not exceeding 1.98 metres in height, provided the fence is designed to allow access to a minimum of two off-street parking spaces with dimensions of 2.75m x 6.0m located entirely on private property.

Carried.

The Wilmot Committee of Adjustment approved Submission A-11/21 for the following reasons:

1. That the variances are minor in nature.
2. That the requests maintain the intent of the Zoning By-law and Fence By-law.

2. Submission A-12/21 – Edwin Hillenaar

**RE: Part of Lot 1, Concession North of Bleams Road
1094 Bleams Road
Roll No: 301803000407200**

Attendees: Edwin Hillenaar
Steve Fluit

Written Submissions:

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

A. Martin introduced the application to the Committee.

Motion:

P. Roe – L. Lalonde: That the Wilmot Committee of Adjustment approve Submission A-12/21, by Hillenaar Consulting Inc., affecting Part of Lot 1, Concession North of Bleams Road, to permit up to 53% of one accessory building, existing at the time of this approval, to contain an additional dwelling unit (detached).

Carried.

The Wilmot Committee of Adjustment approved Submission A-12/21 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-07/21 – Riverbend Brownstones Inc.

**RE: Part of Lot 4, Smith's Plan South of Bleams Road
Part of Lot 23, Concession South of Bleams Road
362 Fairview Street, New Hamburg**

Attendees: None.

Written Submissions:

1. From the Grand River Conservation Authority indicating no objections, but requiring payment of review fee.
2. From the Region of Waterloo indicating no objections.

A. Martin introduced the application to the Committee.

In response to a question from W. Roth, A. Martin confirmed the location of the shed to be relocated.

Motion:

L. Lalonde – P. Roe: That the Wilmot Committee of Adjustment approve Submission B-07/21, by Riverbend Brownstones Inc., affecting Part of Lot 4, Smith's Plan South of Bleams Road and Part of Lot 23, Concession South of Bleams Road, to convey approximately 120m² as a lot addition from 362 Fairview Street to 81 Bleams Road West, and to retain a utility (sanitary sewer) easement over the proposed severed lands in favour of 362 Fairview Street, 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;
3. That, prior to the stamping of the deeds, any buildings or structures shall be removed from the lands to which the easement will apply,
4. 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.
5. 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,
6. That the consent of the Committee shall lapse two years from the date of approval.

Carried.

The Wilmot Committee of Adjustment approved Submission B-07/21 for the following reasons:

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

III. MINUTES

Motion:

L. Lalonde – P. Roe: That Wilmot Township Committee of Adjustment approve the minutes of the May 5, 2021 meeting.

Carried.

IV. NEXT MEETING

TBD