

**Township of Wilmot  
Committee of Adjustment Minutes  
February 2, 2022**

**Present:** W. Roth  
L. Lalonde  
P. Roe  
S. Miller  
T. Bowman

A. Martin – Manager of Planning and Economic Development  
C. Miller – Planner

**I. MINOR VARIANCE SUBMISSIONS**

**1. Submission A-01/22 – Andrew Flikweert & Emma Bucholtz**

**RE: Lot 27, Plan 1400  
132 Asmus Street, New Hamburg  
Roll No: 301805001215700**

**Attendees:** None.

**Written Submissions:**

1. From the Region of Waterloo indicating no comments.

C. Miller introduced the application to the Committee.

**Motion:**

**L. Lalonde – P. Roe:** That the Wilmot Committee of Adjustment approve Submission A-01/22, by Andrew Flikweert & Emma Bucholtz, affecting Lot 27, Plan 1400, to reduce the northern side yard setback from 2 metres to approximately 1.4 metres

**Carried.**

The Wilmot Committee of Adjustment approved Submission A-01/22 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-02/22 – Christina Spotswood & Timothy Bailey**

**RE: Lot 7, Plan 177  
54 Weber Street, New Hamburg  
Roll No: 301806001315400**

**Attendees:** Christina Spotswood & Timothy Bailey, Amy Domitrovic, Jon Jukes.

**Written Submissions:**

1. From Amy Domitrovic expressing concerns.
2. From the Region of Waterloo indicating no comments.
3. From the Township of Wilmot stating no concerns, subject to conditions.

C. Miller introduced the application to the Committee.

T. Bailey provided additional background on the intended uses for their property. T. Bailey discussed the existing built area, stating that the current home considerably underutilizes the existing lot and that this proposal would allow them to age in place. T. Bailey finished by discussing that the detached concept is preferred due to the location of existing services, driveway, and the massing of the building.

A. Domitrovic spoke to the applicant's preference to constructing a detached structure, and that individually, preference does not justify the proposed application. A. Domitrovic went on to discuss the details of the application, which that in their opinion, is too large, and that the preferred option is an attached version of the structure that fully complies with the regulations set out in the Zoning By-law. A. Domitrovic finished by stating that the application should be denied, and a smaller detached building be proposed, or an addition to the existing home.

L. Lalonde asked staff if the existing home would then become the accessory building as it would be smaller in size than the existing dwelling. C. Miller responded by saying while that is sometimes practiced in rural areas, but in this case, it would not be suitable given the placement and use of the proposed and existing structures.

A. Martin discussed that the application is mainly addressing if the building could be attached or detached, whereas the location and footprint would remain largely the same in either circumstance.

J. Jukes spoke to existing grading and water issues on their property that may be exacerbated by the construction of this building and that their preference would be an attached building. J. Jukes finished by stating that they would prefer meeting directly with the applicants to discuss some of their concerns prior to construction.

**Motion:**

**T. Bowman – L. Lalonde:** That the Wilmot Committee of Adjustment approve Submission A-02/22, by Christina Spotswood & Timothy Bailey, affecting Lot 7, Plan 177, to provide the following variances for one accessory building having a minimum rear yard setback of approximately 7.0m and minimum side yard setbacks of approximately 2.0m, as follows:

1. increase the height from 4.5m (not exceeding one storey) to 6.9m (up to two-storeys);
2. increase the maximum combined area of all accessory buildings from 10% of the lot area, or 75% of the lot coverage of the main building, to approximately 13.5% or 106%, respectively; and
3. increase the maximum driveway width from 6.85m to approximately 8.25m.

**Abstained: S. Miller**

**Carried.**

The Wilmot Committee of Adjustment approved Submission A-02/22 for the following reasons:

1. That the variance is minor in nature relative to the overall coverage of the lot.
2. That the requests maintain the intent of the Zoning By-law.

## **II. MINUTES**

**Motion:**

**S. Miller – L. Lalonde:** That Wilmot Township Committee of Adjustment approve the minutes of the October 6, 2021, meeting.

**Carried.**

## **III. NEXT MEETING**

TBD