

**Township of Wilmot  
Committee of Adjustment Minutes  
March 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. CONSENT SUBMISSIONS**

**1. Submission B-01/22 – Dixie Developments Inc.**

**RE: Part of Lots 22 & 23, Concession North of Bleams Road  
Being Part 1 on 58R-20039  
50 Arnold Street, New Hamburg  
Roll No: 301805001690000**

**Attendees:** None.

**Written Submissions:**

1. From the Region of Waterloo indicating no concerns, subject to conditions.
2. From the Township of Wilmot indicating no objections, subject to conditions.
3. From Bell Canada expressing no concerns.
4. From the Grand River Conservation Authority stating no comments.
5. From Canadian National Railway indicating no concerns.

In introducing the application to the Committee, C. Miller highlighted a change in the conditions, which added the requirement of a noise study as requested by the Region of Waterloo.

**Motion:**

**P. Roe – L. Lalonde:** That the Wilmot Committee of Adjustment approve Submission B-01/22, by Dixie Developments Inc., affecting Part of Lots 22 & 23, Concession North of Bleams Road, Being Part 1 on 58R-20039, to sever a portion of the property consisting of approximately 1110m<sup>2</sup> as a new industrial lot, while retaining approximately 1000m<sup>2</sup>, 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 the stamping of the deeds, the applicant shall either:
  - a) enter into an agreement with the Township of Wilmot to secure that, prior to any development on the severed and retained lands, including site alteration, servicing, access creation or issuance of building permits, a noise study be prepared for development of the severed and retained lands to demonstrate compliance with NPC-300 Guidelines, or their successor, to the satisfaction of the Region of Waterloo and Township of Wilmot and that, if require a subsequent agreement be entered into with the Township to implement the findings of the study; or
  - b) prepare a noise study for development of the severed and retained lands to demonstrate compliance with NPC-300 Guidelines, or their successor, to the satisfaction of the Region of Waterloo and Township of Wilmot and that, if require enter into an agreement with the Township to implement the findings of the study
3. That, prior to the stamping of the deeds, the applicant shall pay a park fee in the amount of 2% 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;
4. That consent of the Committee shall be deemed to be refused if conditions 1 through 3 are not completed within two years from the date notice of approval was given; and,
5. 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-01/22 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.

**II. MINUTES**

**Motion:**

**T. Bowman – L. Lalonde:** That Wilmot Township Committee of Adjustment approve the minutes of the February 2, 2022, meeting.

**Carried.**

**III. NEXT MEETING**

April 6, 2022.