

**Township of Wilmot  
Committee of Adjustment Minutes  
April 6, 2022**

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

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

**Regrets:** L. Lalonde

**I. MINOR VARIANCE SUBMISSIONS**

**1. Submission A-03/22 – Patrick & Tanya Ruddy**

**RE: Part of Lots 1 & 4, Smith's Plan  
2-4 Byron Street, New Hamburg  
Roll No: 301807001418500**

**Attendees:** None.

**Written Submissions:**

1. From the Region of Waterloo indicating no concerns.
2. From the Township of Wilmot indicating no objections.
3. From the Grand River Conservation Authority stating no objections.

C. Miller introduced the application to the Committee.

**Motion:**

**T. Bowman – P. Roe:** That the Wilmot Committee of Adjustment approve Submission A-03/22, by Patrick & Tanya Ruddy, affecting Part of Lots 1 & 4, Smith's Plan, to increase the maximum allowable driveway width from 8.25 metres to approximately 11 metres to accommodate an additional parking space.

**Carried.**

The Wilmot Committee of Adjustment approved Submission A-03/22 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-04/22 – LRC Inc.**

**RE: Part of Lots 5 & 16, Plan 629  
Being Parts 6 & 7 on 58R-6854  
1443 Bridge Street, New Dundee  
Roll No: 301802000303200**

**Attendees:** None.

**Written Submissions:**

1. From the Region of Waterloo indicating no concerns.
2. From the Township of Wilmot indicating no objections.
3. From the Grand River Conservation Authority stating no objections.

C. Miller introduced the application to the Committee.

**Motion:**

**S. Miller – T. Bowman:** That the Wilmot Committee of Adjustment approve Submission A-04/22, by LRC Inc., affecting Part of Lots 5 & 16, Plan 629, Being Parts 6 & 7 on 58R-6854, to reduce the exterior side yard setback from 6 metres to approximately 3.34 metres, and to reduce the driveway visibility triangle from 4.5 metres to approximately 3.34 metres.

**Carried.**

The Wilmot Committee of Adjustment approved Submission A-04/22 for the following reasons:

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

## II. CONSENT SUBMISSIONS

### 1. Submission B-02/22 – 2290816 Ontario Ltd.

**RE: Part of Lots 87-89, Plan 627  
8-10 Louisa Street, Baden  
Roll No.: 301804000610800**

**Attendees:** None.

#### **Written Submissions:**

1. From the Region of Waterloo indicating no concerns.
2. From the Township of Wilmot indicating no objections.
3. From the Grand River Conservation Authority stating no objections.

C. Miller introduced the application to the Committee.

#### **Motion:**

**P. Roe – S. Miller:** That the Wilmot Committee of Adjustment approve Submission B-02/22, by 2290816 Ontario Ltd., affecting Part of Lots 87-89, Plan 627, to sever lands for the purpose of dividing ownership of a semi-detached dwelling currently under construction, 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, 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;
3. That, consent of the Committee shall be deemed to be refused if conditions 1-2 are not complete within two years from the date notice of approval was given; and,
4. That the consent of the Committee shall lapse two years from the date of approval.

**Carried.**

The Wilmot Committee of Adjustment approved Submission B-02/22 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.

## III. MINUTES

#### **Motion:**

**T. Bowman – S. Miller:** That Wilmot Township Committee of Adjustment approve the minutes of the March 2, 2022, meeting.

**Carried.**

## IV. NEXT MEETING

May 4, 2022