

**Township of Wilmot
Committee of Adjustment Minutes
May 4, 2022**

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

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

I. MINOR VARIANCE SUBMISSIONS

1. Submission A-05/22 – Laurie Hutchinson

**RE: Part of Lot 101, Plan 1400
Being Part 1, Plan 58R-21134
337 Peel Street, New Hamburg
Roll No: 301806001204700**

Attendees: Paul Mouradian

Written Submissions:

1. From the Grand River Conservation Authority stating no objections.

C. Miller introduced the application to the Committee.

P. Mouradian added that he was unaware of the regulations and that the house had been pre-sold with a two-car garage.

Motion:

T. Bowman – L. Lalonde: That the Wilmot Committee of Adjustment approve Submission A-05/22, by Laurie Hutchinson, affecting Part of Part of Lot 101, Plan 1400, Being Part 1, Plan 58R-21134, to reduce the southerly side yard setback of a two-storey single detached dwelling from 2.0 metres to approximately 1.5 metres, and to increase the maximum allowable garage width from 65% of the width of the residential building to approximately 73%.

Carried.

The Wilmot Committee of Adjustment approved Submission A-05/22 for the following reasons:

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

2. Submission A-06/22 – John Harness

**RE: Lot 49, Plan 58M-492
155 Hostetler Road, New Hamburg
Roll No: 301807000710751**

Attendees: John Harness, Glen Good

Written Submissions:

1. From the Grand River Conservation Authority stating no comments.
2. From Glen & Anne Good expressing concerns.

C. Miller introduced the application to the Committee.

J. Harness added that his intent for the application was to address privacy concerns. He added that he would like the increased fence height to extend between the homes to cover a large basement window.

G. Good discussed measures that they have taken to address Mr. Harness' privacy concerns, but with the layout of the homes, achieving total privacy is not possible. He finished by stating that he would ask that the Committee not approve an increased fence height between the two homes.

Following a question from T. Bowman, C. Miller shared a revised sketch that illustrated the Township's recommendation.

S. Miller asked if the recommendation specified the exact placement of a gate on the eastern property line. C. Miller & A. Martin stated that the recommendation provided allows for one gate to have post heights not

exceeding 2.44m, but does not specify exact location.

Motion:

T. Bowman – S. Miller: That the Wilmot Committee of Adjustment approve Submission A-06/22, by John Harness, affecting Lot 49, Plan 58M-492, to:

1. Increase the maximum allowable fence height from 1.98 metres to approximately 2.44 metres on the west and north sides of the subject property, provided that any fence along the western side property line with a height exceeding 1.98m be offset a minimum of 0.6 metres from the property line,
2. Increase the maximum allowable fence height from 1.98 metres to approximately 2.44 metres on the east side of the property between the rear wall of the dwelling and the rear property line,
3. Increase the maximum allowable fence post height from 1.98 metres to approximately 2.44 metres flanking one gate on the east side of the property, parallel with the front wall of the dwelling, to accommodate a connection above the gate between fence posts on either side of a gate, and
4. Increase the maximum allowable fence post height from 1.98 metres to approximately 2.74 metres flanking two gates on the west side of the property, to accommodate a connection above the gates between fence posts on either side the gates.

Carried.

The Wilmot Committee of Adjustment approved Submission A-06/22 for the following reasons:

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

II. MINUTES

Motion:

P. Roe – T. Bowman: That Wilmot Township Committee of Adjustment approve the minutes of the April 6, 2022, meeting.

Carried.

III. NEXT MEETING

June 1, 2022