

**Township of Wilmot
Committee of Adjustment Minutes
September 7, 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-11/22 – Lucas & Vanessa Kaldenbach

**RE: Part of Lot 17, Concession 4, Block A
966907 Oxford-Waterloo Road
Roll No: 301801000100600**

Attendees: Lucas Kaldenbach

Written Submissions:

1. From the Region of Waterloo stating no comments.
- C. Miller introduced the application to the Committee.
- L. Kaldenbach spoke in support of the recommendation put forward by Township staff.

Motion:

L. Lalonde – P. Roe: That the Wilmot Committee of Adjustment approve Submission A-11/22, by Lucas & Vanessa Kaldenbach, affecting Part of Lot 17, Concession 4, Block A, to allow for an additional dwelling unit (detached), to be located a minimum of 200 metres from the front lot line or no closer to the road than the main building.

Carried.

The Wilmot Committee of Adjustment approved Submission A-11/22 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-12/22 – Carlton & Natasha Howell

**RE: Part of Lots 47 & 48, Plan 628
Being Part 1 on 58R-9678
65 Mitchell Street, New Dundee
Roll No: 301802000321900**

Attendees: Carlton Howell

Written Submissions:

1. From the Grand River Conservation Authority stating no objections.
2. From the Region of Waterloo stating no comments.
3. From the Township of Wilmot stating no objections, subject to conditions.

C. Miller introduced the application to the Committee.

C. Howell spoke in support of the recommendation put forward by Township staff.

Motion:

T. Bowman – S. Miller: That the Wilmot Committee of Adjustment approve Submission A-12/22, by Carlton & Natasha Howell, affecting Part of Lots 47 & 48, Plan 628, and Being Part 1 on 58R-9678, to amend the regulations for a main building as follows:

1. Reduce the minimum front yard setback from 7.6 metres to approximately 1 metre.
2. Increase the maximum allowable lot coverage from 25% to approximately 25.4%.
3. Reduce the north side yard setback from 2 metres to approximately 1.6 metres.
4. To reduce the southerly side yard setback from 2 metres to approximately 0.6 metres for an unenclosed carport.

Carried.

The Wilmot Committee of Adjustment approved Submission A-12/22 for the following reasons:

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

3. Submission A-13/22 – Valerie & Shayne Jones

**RE: Part of Lot 8, Concession North of Bleams Road
Being Parts 3, 6 & 7 on 58R-6380
1870 Bleams Road
Roll No: 301803000502701**

Attendees: Valerie Jones

Written Submissions:

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

C. Miller introduced the application to the Committee.

T. Bowman asked if approval of this application would impact the reconstruction of dwellings on neighbouring properties. C. Miller stated that the current Minimum Distance Separation II distance to nearest neighbouring dwellings is exceeded, and it would not impact the homes in their current location.

Motion:

P. Roe – L. Lalonde: That the Wilmot Committee of Adjustment approve Submission A-13/22, by Valerie & Shayne Jones, affecting Part of Lot 8, Concession North of Bleams Road, Being Parts 3, 6 & 7 on 58R-6380, to reduce the minimum distance from an existing manure tank to the nearest lot line from 23 metres to 21.6 metres.

Carried.

The Wilmot Committee of Adjustment approved Submission A-13/22 for the following reasons:

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

II. MINUTES

Motion:

L. Lalonde – T. Bowman: That Wilmot Township Committee of Adjustment approve the minutes of the August 11, 2022, meeting.

Carried.

III. NEXT MEETING

October 5, 2022.