

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

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

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

Regrets: T. Bowman

I. MINOR VARIANCE SUBMISSIONS

1. Submission A-15/22 – Paul Bergman

**RE: Lot 4, Plan 1366
30 Williams Street, New Hamburg
Roll No: 301807001513900**

Attendees: Halina Holita, Yvonne Zyma, Paul Bergman

Written Submissions:

1. From the Grand River Conservation Authority stating no objection.
2. From Yvonne Zyma expressing concerns and objecting.
3. From Halina Holita expressing concerns and objecting.

C. Miller introduced the application to the Committee.

Following an invitation from W. Roth, H. Holita spoke against approving the application. H. Holita raised concerns regarding the location of the property line, impacts that construction may have on their residence and on the cedar hedges that are planted alongside the property line in question.

C. Miller responded by saying that through the building permit process, the responsibility will be on the applicant, P. Bergman, to demonstrate that the structure will be located a minimum of 0.6 metres from the side property line, and that water is being redirected away from abutting properties. H. Holita followed up by asking if there is damage to their property, if P. Bergman would be responsible for damages. A. Martin answered by stating that it would have to be proven that this construction caused damage and a possible resolution would fall under a civil court proceeding, and that the Township of Wilmot would not become involved.

Yvonne Zyma addressed the Committee by re-iterating their comments provided in advance to the Committee. Y. Zyma concerns centred on the preservation of existing trees along the border of 30 & 24 Williams Street. Y. Zyma continued by stating that construction in this area would harm the cedar hedges, and visually encroach on 24 Williams Street.

P. Roe clarified by asking the applicant for construction details on how footings will be constructed for this structure. P. Bergman clarified by detailing the size of the proposed footings. S. Miller asked P. Bergman that if the application were denied, if he would still construct a detached carport in this location. P. Bergman answered that he would proceed to construct a detached carport should the application not be approved.

Motion:

L. Lalonde – S. Miller: That the Wilmot Committee of Adjustment approve Submission A-15/22, by Paul Bergman, affecting Lot 4, Plan 1366, to reduce the southerly side yard setback of an unenclosed attached carport from 2 metres to approximately 0.6 metres.

Carried.

The Wilmot Committee of Adjustment approved Submission A-15/22 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-16/22 – Sukhjot Sehra

**RE: Lot 18, Plan 58M-489
86 Captain McCallum Drive, New Hamburg
Roll No: 301805001600218**

Attendees: Lekesh Verma

Written Submissions:

1. From the Grand River Conservation Authority stating no objection.
2. From the Township of Wilmot expressing no concerns.

C. Miller introduced the application to the Committee.

Motion:

P. Roe – L. Lalonde: That the Wilmot Committee of Adjustment approve Submission A-16/22, by Sukhjit Sehra, affecting Lot 18, Plan 58M-489, to increase the maximum allowable driveway width on private property from 3 metres to approximately 5.5 metres.

Carried.

The Wilmot Committee of Adjustment approved Submission A-16/22 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 – S. Miller: That Wilmot Township Committee of Adjustment approve the minutes of the October 5, 2022 meeting.

Carried.

III. NEXT MEETING

December 7, 2022.