



Committee of Adjustment Agenda

Wednesday, November 5, 2025

7:00 pm

Council Chambers - Hybrid

60 Snyder's Road West

Baden, Ontario

N3A 1A1

This meeting will be held in-person and electronically in accordance with Section 238 (3.3) of the Municipal Act, 2001. Please subscribe to the Township of Wilmot YouTube Channel to watch the live stream or view after the meeting.

	Pages
1. CALL TO ORDER RECOMMENDATION THAT the November 5, 2025, Committee of Adjustment meeting be called to order at 7:00 p.m.	
2. TERRITORIAL LAND ACKNOWLEDGEMENT To be read by Steve Miller.	
3. DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT <i>Members of Council and members of the Township's local boards are required to file a written statement when they have a conflict of interest. If a conflict is declared, please review the <u>Policies and Rules for Council</u> and complete the <u>Disclosure of Pecuniary Interest Form</u>.</i>	
4. MINUTES OF PREVIOUS MEETING RECOMMENDATION THAT the Minutes of the October 1, 2025 Committee of Adjustment be adopted as presented.	3
5. PUBLIC HEARINGS 5.1 Submission A-23/25 Gordon Eby, 4578 Huron Road Recommendation: THAT the Wilmot Committee of Adjustment approve Submission A-	6

23/25, by Gordon Eby, affecting Part of Lot 28, Concession 1, Block A, to allow for an additional dwelling unit (detached) to be located closer to the road than the main dwelling and to allow for a second level uncovered deck to encroach approximately 3.0 metres in the required building line setback.

6. NEXT MEETING AND ADJOURNMENT

RECOMMENDATION

THAT we do now adjourn to meet again on December 3, 2025 or at the call of the Chair.

Committee of Adjustment Meeting Minutes

Wednesday, October 1, 2025, 7:00 P.M.

Council Chambers - Hybrid

60 Snyder's Road West

Baden, Ontario

N3A 1A1

Members Present: Tyler Bowman (Chair)
Christine Koehler
Louise Lalonde
Steve Miller
Wayne Roth

Staff Present: Cameron Miller, Senior Development Planner

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

Moved by: L. Lalonde

Seconded by: C. Koehler

THAT the October 1, 2025, Committee of Adjustment meeting be called to order at 7:00 p.m.

Motion Carried

2. TERRITORIAL LAND ACKNOWLEDGEMENT

Read by Louise Lalonde.

3. DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT

There were no disclosures of pecuniary interest.

4. MINUTES OF PREVIOUS MEETING

Moved by: W. Roth

Seconded by: S. Miller

THAT the Wilmot Township Committee of Adjustment approve the minutes of the September 3, 2025, meeting.

Motion Carried

5. PUBLIC HEARINGS

5.1 Submission A-21/25

Moved by: L. Lalonde

Seconded by: C. Koehler

THAT the Wilmot Committee of Adjustment approve Submission A-21/25, by Tom Slaby, affecting Lot 7, RCP 1400, to amend the regulations for one accessory building as follows:

1. Reduce front yard setback from 7.6m to approximately 4.1 metres
2. To increase the maximum allowable height of an accessory building from 4.5m (not exceeding 1-storey) to approximately 6.5m and 2-storeys.
3. to increase the maximum allowable area of all accessory buildings from 75% of the lot coverage of the main dwelling (or 10% of the lot area, whichever is less) to approximately 123% of the lot coverage of the dwelling (representing less than 2% of the total lot area)

Motion Carried

5.2 Submission A-22/25

Moved by: C. Koehler

Seconded by: S. Miller

THAT submission A-22/25 be deferred until such time as the entrance location(s) have been determined to the satisfaction of the Township's Infrastructure Services Department.

Motion Carried

5.3 Submission B-03/25

Moved by: L. Lalonde

Seconded by: W. Roth

THAT the Wilmot Committee of Adjustment approve Submission B-03/25, by Blaze Properties Inc., affecting Blocks L & M, Smith's Plan, Being Parts 7 and 8 on 58R-7936, to split the subject property to divide ownership of a semi-detached dwelling, subject to the following:

1. That, prior to the stamping of the deeds, the applicant shall pay the following:
2. any outstanding taxes on any part of the lands
3. any outstanding water charges on any part of the lands.
4. any outstanding local improvement charges;
5. That the consent of the Committee shall lapse two years from the date of the approval.

Motion Carried

5.4 Submission B-04/25 & B-05/25

Moved by: S. Miller

Seconded by: L. Lalonde

THAT submissions B-04/25 and B-05/25 be deferred until such time as the entrance location(s) have been determined to the satisfaction of the Township's Infrastructure Services Department.

Motion Carried

6. NEXT MEETING AND ADJOURNMENT

Next meeting to be held on November 5, 2025, at 7:00p.m.

Moved by: L. Lalonde

Seconded by: W. Roth

THAT the October 1, 2025, Committee of Adjustment meeting be adjourned at 7:11p.m.

Motion Carried

**TOWNSHIP OF WILMOT
REPORT TO WILMOT COMMITTEE OF ADJUSTMENT
MINOR VARIANCE APPLICATION**

SUBMISSION NO: A-23/25

APPLICANT: Gordon (Kris) Eby

PROPERTY ADDRESS / LOCATION: Part of Lot 28, Concession 1, Block A
4578 Huron Rd

SUMMARY OF REQUEST: To amend regulations for an additional dwelling unit and an uncovered deck.

OFFICIAL PLAN: Prime Agricultural

ZONING BY-LAW: Zone 1 (Agricultural)

Comments:

This application proposes to allow for an additional dwelling unit (detached) to be located closer to the road than the main dwelling and to allow for uncovered deck to encroach approximately 3.0 metres into the required building line setback.

The subject property is a 0.89ha non-farm lot developed with a single detached dwelling and a two-storey accessory building constructed in 2008. The applicant is proposing to convert the second storey of the existing accessory building and to provide the opportunity to construct a second level uncovered deck to serve the additional dwelling unit as shown in the attached sketch.

Section 6.27 of the Township's Zoning By-law states that an additional dwelling unit (detached) shall not be located in the front yard or exterior side yard. While the accessory building in question is existing, through converting the second-storey of the building into an additional dwelling unit, it must comply with the regulations set out in Section 6.27 for location. The building would comply with all other additional dwelling unit regulations contained in the Township's Zoning By-law. As the building is constructed near the required front yard setback, an uncovered deck would be within the front yard setback, therefore this application also proposes a minor reduction to the setback for an uncovered deck.

No comments were received in circulating the application and staff are recommending that the application be approved.

Recommendation:

That the Wilmot Committee of Adjustment approve Submission A-23/25, by Gordon Eby, affecting Part of Lot 28, Concession 1, Block A, to allow for an additional dwelling unit (detached) to be located closer to the road than the main dwelling and to allow for a second level uncovered deck to encroach approximately 3.0 metres in the required building line setback.



Prepared by:
Cameron Miller, MA, MCIP, RPP
Senior Development Planner



Reviewed by:
Andrew Martin, MCIP RPP
Manager of Planning and EcDev
Secretary/Treasurer,
Committee of Adjustment

Minor Variance A-23/25

4578 Huron Rd

