

**Township of Wilmot
Committee of Adjustment Minutes
February 12, 2020**

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

A. Martin – Manager of Planning/EDO
C. Miller – Planner

I. MINOR VARIANCE SUBMISSIONS

1. Submission A-01/20 – Kevin Kropf

**RE: Lot 8, Plan 941
289 Hamilton Road, New Hamburg
Roll No: 301805001617600**

Attendees: None.

Written Submissions:

1. From Bell Canada stating no concerns.
2. From the Region of Waterloo indicating no comments.
3. From Kitchener-Wilmot Hydro indicating no comments.

C. Miller introduced the application to the Committee.

Motion:

L. Lalonde – P. Roe: That the Wilmot Committee of Adjustment approve Submission A-01/20, by Kevin Kropf, affecting Lot 8, Plan 941, to reduce the front yard setback of a single detached dwelling from 7.6 metres to approximately 7.2 metres.

Carried.

The Wilmot Committee of Adjustment approved Submission A-01/20 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. CONSENT SUBMISSIONS

1. Submission B-01/20 – Mike Roth / Philip Peppiatt & Crystal Oliveira

**RE: Lots 11 and 12, and Part of Lots 10 and 13
West Side of Wilmot Street, Smith's Plan
236 Wilmot Street, New Hamburg
Roll No: 301806001313800**

Attendees: None.

Written Submissions:

1. From Bell Canada stating no concerns.
2. From the Region of Waterloo recommending approval
3. From Kitchener-Wilmot Hydro indicating no comments

A. Martin introduced the application to the Committee.

In response to a question from T. Bowman regarding whether this development would be subject to Site Plan Control, A. Martin responded that Site Plan Control applies to development that includes 3 or more dwelling units.

T. Bowman – L. Lalonde: That the Wilmot Committee of Adjustment approve Submission B-01/20, by Mike Roth / Philip Peppiatt & Crystal Oliveira, to sever approximately 964m² of the property as a separate residential lot, 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, Zone Change Application 01/20 shall be finally approved;
- 3. That, prior to the stamping of the deeds, the applicant shall, to the satisfaction of the Township of Wilmot:
 - a) provide payment in lieu of construction of sidewalk across the entire frontage of the severed and retained parcels as well as the sanitary, storm and water services to the severed parcel; or
 - b) enter into an agreement with the Township of Wilmot with respect to the applicant, at their own cost, extending the sanitary sewer on Wilmot Street, constructing the sidewalk and services identified in condition 3(a), and subsequent restoration of Wilmot Street;
- 4. That, prior to the stamping of the deeds, a preliminary lot grading, drainage and servicing plan shall be submitted and approved to the satisfaction of the Township of Wilmot;
- 5. 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;
- 6. That consent of the Committee shall be deemed to be refused if conditions 1 through 5 are not completed within one year from the date notice of approval was given; and,
- 7. That the consent of the Committee shall lapse two years from the date of the approval.

Carried.

The Wilmot Committee of Adjustment approved Submission B-01/20 for the following reasons:

- 1. That the application represents the logical and orderly development of the lands.
- 2. That the request maintains the intent of the Official Plan and Zoning By-law.

2. Submission B-02/20 – Patterson Planning Consultants Inc. / 2274581 Ontario Inc.

**RE: Part of Lots 6 & 7, Concession 3, Block A
Queen Street, New Dundee
Roll No: 301802000307900**

Attendees: Scott Patterson

Written Submissions:

- 1. From Bell Canada stating no concerns.
- 2. From the Region of Waterloo requesting that the application be deferred.
- 3. From the GRCA indicating no comments.
- 4. From Ingrid & Mark Drinkwalter expressing concerns.

A. Martin introduced the application to the Committee.

The applicant, Scott Patterson addressed the Committee and expressed that he was supportive of the recommendation to defer the application.

Motion:

S. Miller – P. Roe: That the Wilmot Committee of Adjustment defer Submission B-02/20, by Patterson Planning Consultants Inc. / 2274581 Ontario Inc., affecting Part of Lots 6 and 7, Concession 3, Block A, to sever the parcel into two residential lots, along with a shared access.

Carried.

III. MINUTES

Motion:

T. Bowman – L. Lalonde: That Wilmot Township Committee of Adjustment approve the minutes of the December 4, 2019 meeting.

Carried.

IV. NEXT MEETING

To be determined – 7:00 p.m. in the Council Chambers, 60 Snyder's Rd. W., Baden.