

**Township of Wilmot  
Council Chambers, 60 Snyder's Road West, Baden  
Committee of Adjustment Minutes  
April 3, 2024**

**Present:** T. Bowman  
W. Roth  
C. Koehler  
S. Miller  
L. Lalonde

C. Miller – Senior Development Planner

**I. OTHER BUSINESS**

C. Koehler read the Territorial Acknowledgement.

**II. MINOR VARIANCE SUBMISSIONS**

**1. Submission A-01/24 – Paul Mackie**

**RE: Part of Lot 10, Plan 532  
Being Part 1 on 58R-4310  
182 Shade Street, New Hamburg  
Roll No: 301807001503002**

**Attendees:** Paul Mackie

C. Miller introduced the application to the Committee.

**Written Submissions:**

1. From the Region of Waterloo indicating no concerns.

**Motion:**

**L. Lalonde – C. Koehler:** That the Wilmot Committee of Adjustment approve Submission A-01/24, by Paul Mackie, affecting Part of Lot 10, Plan 532, Being Part 1 on 58R-4310, to increase the maximum allowable height of an attic in a detached accessory building from 1.8 metres to approximately 2.4 metres.

**Carried.**

The Wilmot Committee of Adjustment approved Submission A-01/24 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-02/24 – Ian Bater**

**RE: Part of Lot 7, Concession South of Erb's Road  
Being Part 1 on 58R-3699  
1604 Notre Dame Drive  
Roll No: 301808000903410**

**Attendees:** None.

C. Miller introduced the application to the Committee.

**Written Submissions:**

1. From the Region of Waterloo indicating no concerns.
2. From the Grand River Conservation Authority indicating no concerns.

**Motion:**

**W. Roth – L. Lalonde:** That the Wilmot Committee of Adjustment approve Submission A-02/24, by Ian Bater, affecting Part of Lot 7, Concession South of Erb's Road, Being Part 1 on 58R-3699, to reduce the required rear yard setback of a main building from 7.5 metres to approximately 4.25 metres to allow for a covered deck.

**Carried.**

The Wilmot Committee of Adjustment approved Submission A-02/24 for the following reasons:

1. That the variance is minor in nature.

2. That the request maintains the intent of the Zoning By-law.

### III. CONSENT SUBMISSIONS

#### 1. Submission B-03/24, B-04/24 & B-05/24 – Schneiders/Rare Charitable Research Reserve

**RE: Part of Lots 1 & 2, Concession 2, Block B  
1236 Carmel-Koch Road, 567 Wilmot Line & 585 Wilmot Line  
Roll No: 301808000810200, 301808000810100 & 301808000812200**

**Attendees:** Tom Woodcock

C. Miller introduced B-03/24, B-04/24 & B-05/24 to the Committee.

W. Roth asked a clarifying question about parking.

#### **Written Submissions:**

1. From the Region of Waterloo indicating no concerns, subject to conditions.
2. From the Grand River Conservation Authority recommending approval.
3. From the Township of Wilmot indicating no concerns.

#### **Motion:**

That the Wilmot Committee of Adjustment approve Submission B-03/24, by Schneiders/Rare Charitable Research Reserve, affecting Part of Lot 2, Concession 2, Block B, to sever 44.8 hectares as a separate lot to be donated to Rare Charitable Research Reserve for conservation purposes while retaining 4.9 hectares as a non-farm 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, Rare Charitable Research Reserve shall enter into a conservation easement, registered on title, with the Region of Waterloo for the proposed severed lands, to the satisfaction of the Region of Waterloo;
3. That, prior to the stamping of the deeds, Township Official Plan Amendment 12 be finally approved;
4. That, consent of the Committee shall be deemed to be refused if conditions 1-3 are not complete within two years from the date notice of approval was given; and,
5. That the consent of the Committee shall lapse two years from the date of the approval.

And,

That the Wilmot Committee of Adjustment approve Submission B-04/24, by Schneiders/Rare Charitable Research Reserve, affecting Part of Lots 1 & 2, Concession 2, Block B, to sever 30.2 hectares as a lot addition to the lands created through Submission B-03/24 while retaining 5.66 hectares as a non-farm 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, Rare Charitable Research Reserve shall enter into a conservation easement, registered on title, with the Region of Waterloo for the proposed severed lands, to the satisfaction of the Region of Waterloo;
3. That, prior to the stamping of the deeds, Township Official Plan Amendment 12 be finally approved;
4. That Section 50(3) of the Planning Act apply to any future transaction or conveyance;
5. That, prior to the stamping of the deeds, the applicant shall provide their solicitor's undertaking to:
  - a) register, upon completion of the transfer of this lot addition, an application to consolidate parcels; and,
  - b) provide a copy of the registered transfer and registered application to consolidate parcels to the Township upon completion of registration.
6. That, consent of the Committee shall be deemed to be refused if conditions 1-5 are not complete within two years 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.

And,

That the Wilmot Committee of Adjustment approve Submission B-05/24, by Schneiders/Rare Charitable Research Reserve, affecting Part of Lot 1, Concession 2, Block B, to sever 19.8 hectares as a lot addition to the lands created through B-03/24 while retaining 1.2 hectares as a non-farm 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, Rare Charitable Research Reserve shall enter into a conservation easement, registered on title, with the Region of Waterloo for the proposed severed lands, to the satisfaction of the Region of Waterloo;
3. That, prior to the stamping of the deeds, Township Official Plan Amendment 12 be finally approved;
4. That Section 50(3) of the Planning Act apply to any future transaction or conveyance;
5. That, prior to the stamping of the deeds, the applicant shall provide their solicitor's undertaking to:
  - a) register, upon completion of the transfer of this lot addition, an application to consolidate parcels; and,
  - b) provide a copy of the registered transfer and registered application to consolidate parcels to the Township upon completion of registration.
6. That, consent of the Committee shall be deemed to be refused if conditions 1-5 are not complete within two years 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-03/24, B-04/24 & B-05/24 for the following reasons:

1. That the applications implement the decision of Council through facilitating the donation of the severed lands for conservation purposes.
2. That the requests maintain the intent of the Official Plan and Zoning By-law.

**2. Submission B-06/24 – Demtec Enterprises Inc.**

**RE: Part of Lot 7, Concession South of Snyder's Road  
Being Part 1, Plan 58R-13205  
1611 Snyder's Road East, Petersburg  
Roll No: 301803000507610**

**Attendees:** None.

C. Miller introduced B-06/24 to the Committee.

**Motion:**

**W. Roth – L. Lalonde:** That the Wilmot Committee of Adjustment issue a Certificate of Cancellation under Section 53(45) of the Planning Act, R.S.O. 1990, c. P.13, as amended, as it applies to lands originally severed by way of Consent B-13/01 and described as Part of Lot 7, Concession South of Snyder's Road, being Part 1, Plan 58R-13205, subject to the following:

1. That Section 50(12) of the Planning Act no longer apply to the subject lands.
2. That Section 50(3) of the Planning Act apply to any future transaction or conveyance.

**Carried.**

The Wilmot Committee of Adjustment approved Submission B-06/24 for the following reasons:

1. That the application facilitates the merger of two properties held in common ownership.
2. That the request maintains the intent of the Official Plan and Zoning By-law.

**IV. MINUTES**

**Motion:**

**S. Miller – C. Koehler:** That Wilmot Township Committee of Adjustment approve the minutes of the March 6, 2024 meeting.

**Carried.**

**V. NEXT MEETING**

May 1, 2024 at 7:00PM - To be held in the Council Chambers, 60 Snyder's Road West, Baden.