

## 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

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### 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**