

**Township of Wilmot  
Committee of Adjustment Minutes  
August 11, 2022**

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

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

**I. MINOR VARIANCE SUBMISSIONS**

**1. Submission A-10/22 – Daniel & Rachel Baer**

**RE: Part of Lot 7, Concession South of Snyder's Road  
Being Part 2 on 58R-15836  
1186 Notre Dame Drive, Petersburg  
Roll No: 301803000508100**

**Attendees:** Daniel Baer

**Written Submissions:**

1. From the Grand River Conservation Authority stating no objections.
2. From the Region of Waterloo stating no comments.

C. Miller introduced the application to the Committee.

D. Baer spoke in support of the recommendation put forward by Township staff.

**Motion:**

**L. Lalonde – T. Bowman:** That the Wilmot Committee of Adjustment approve Submission A-10/22, by Daniel & Rachel Baer, affecting Part of Lot 7, Concession South of Snyder's Road, Being Part 2 on 58R-15836, to increase the maximum allowable area of all accessory buildings from 10% of the lot area, or 75% of the lot coverage of the main building to approximately 7.2%, or 170% (whichever is less), respectively.

**Carried.**

The Wilmot Committee of Adjustment approved Submission A-10/22 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. CONSENT SUBMISSIONS**

**1. Submission B-03/22 – William Timothy Lowes**

**RE: Part Lots 11 & 12, Concession 2, Block A  
& Part of Lot 11, Concession 2, Block A,  
Being Part 3 on 58R-1726  
2309 & 2355 Huron Road  
Roll No.: 301801000206300 & 301801000206200**

**Attendees:** William Timothy Lowes

**Written Submissions:**

1. From the Grand River Conservation Authority stating no objections.
2. From the Region of Waterloo expressing no concerns, subject to conditions.

C. Miller introduced the application to the Committee.

Mr. Lowes spoke in support of the recommendation put forward by Township staff.

**Motion:**

**T. Bowman – P. Roe:** That the Wilmot Committee of Adjustment approve Submission B-03/22, by William Timothy Lowes, affecting Part of Lots 11 & 12, Concession 2, Block A and Part of Lot 11, Concession 2, Block A, Being Part 3 on 58R-1726, to separate ownership of two farm parcels that unintentionally merged

on title, 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, the conditions of the Region of Waterloo with respect to payment of review fees be completed to the satisfaction of the Region of Waterloo;
3. That, consent of the Committee shall be deemed to be refused if conditions 1-2 are not complete within two years from the date notice of approval was given; and,
4. That the consent of the Committee shall lapse two years from the date of the approval

### **III. MINUTES**

#### **Motion:**

**L. Lalonde – S. Miller:** That Wilmot Township Committee of Adjustment approve the minutes of the July 13, 2022, meeting.

**Carried.**

### **IV. NEXT MEETING**

September 7, 2022.