

**Township of Wilmot
Committee of Adjustment Minutes
January 4, 2023**

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

A. Martin – Manager of Planning and Economic Development

Regrets: C. Miller – Planner

I. CONSENT SUBMISSIONS

1. Submission B-01/23 – RRG Holding Inc.

**RE: Lot 6, Plan 535
381 & 383 Joseph Street, New Hamburg
Roll No: 301806001310200**

Attendees: Darrin Gueguen

Written Submissions:

1. From the Grand River Conservation Authority indicating no objections.
2. From Bell Canada requesting an easement to protect existing infrastructure.
3. From the Region of Waterloo indicating no objections.

Motion:

S. Miller – L. Lalonde: That the Wilmot Committee of Adjustment approve Submission B-01/23, by RRG Holding Inc., affecting Lot 6, Plan 535, 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:
 - 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, a 4.0m road allowance widening be dedicated to the Township of Wilmot, along the entire frontage of the severed and retained parcels at no cost to the Township of Wilmot;
3. That, prior to the stamping of the deeds, the conditions of Bell Canada with respect to a 1.5 metre wide utility easement along the south side property line, be completed to the satisfaction of, and at no cost to, Bell Canada;
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.

Carried.

The Wilmot Committee of Adjustment approved Submission B-01/23 for the following reasons:

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

II. MINUTES

Motion:

L. Lalonde – T. Bowman: That Wilmot Township Committee of Adjustment approve the minutes of the December 7, 2022 meeting.

Carried.

III. NEXT MEETING

February 8, 2023.