

**Township of Wilmot
Committee of Adjustment Minutes
February 8, 2023**

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

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

I. MINOR VARIANCE SUBMISSIONS

1. Submission A-01/23 – Mike Garcia & Adam Ghent

**RE: Lot 143 & 144, Plan 627
95 Snyder's Road West, Baden
Roll No: 301804000601400**

Attendees: None.

Written Submissions:

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

Motion:

P. Roe – L. Lalonde: That the Wilmot Committee of Adjustment approve Submission A-01/23, by Mike Garcia & Adam Ghent, affecting Lot 143 & 144, Plan 627, to increase the maximum number of storeys of an existing building containing an additional dwelling unit from one to two.

Carried.

The Wilmot Committee of Adjustment approved Submission A-01/23 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-02/23 – Mark & Christine Ratcliffe

**RE: Part of Lot 21, Concession 2, Block A
1741 Tye Road, Haysville
Roll No: 301801000112600**

Attendees: Mark & Christine Ratcliffe

Written Submissions:

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

Motion:

T. Bowman – S. Miller: That the Wilmot Committee of Adjustment approve Submission B-02/23, by Mark & Christine Ratcliffe, affecting Part of Lot 21, Concession 2, Block A, to sever approximately 2300m² as a new residential lot, while retaining approximately 2640m², 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 road allowance widening of approximately 4.0m in width 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 applicant shall obtain an access permit for the retained lands from Tye Road, to the satisfaction of the Township;

4. 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;
5. That prior to final approval, the owner/applicant provide written consent from the Ministry of Environment, Conservation and Parks (MECP), that the drilled well at 1728 Tye Road is permitted notwithstanding the presence of mineralized water in the bedrock aquifer, as per Ontario Regulation 903, to the satisfaction of the Region of Waterloo;
6. That prior to final approval the Scoped Hydrogeological Study for 1741 Tye Road authored by Hydrogeology Consulting Services (June 3, 2021) and all supplementary information be completed to the satisfaction of the Region of Waterloo;
7. That, consent of the Committee shall be deemed to be refused if conditions 1-6 are not complete within two years from the date notice of approval was given; and,
8. 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-02/23 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.

III. MINUTES

Motion:

L. Lalonde – P. Roe: That Wilmot Township Committee of Adjustment approve the minutes of the January 4, 2023 meeting.

Carried.

IV. NEXT MEETING

March 1, 2023.