

**Township of Wilmot
Committee of Adjustment Minutes
March 1, 2023**

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

C. Miller – Planner

Regrets: A. Martin – Manager of Planning and Economic Development

I. MINOR VARIANCE SUBMISSIONS

1. Submission A-02/23 – Ken North & Rosann Schleimer

**RE: Lot 9, Plan 1585
16 Meadowview Place, St. Agatha
Roll No: 301808000908610**

Attendees: Ken North

Written Submissions:

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

Motion:

P. Roe – L. Lalonde: That the Wilmot Committee of Adjustment approve Submission A-02/23, by Ken North & Rosann Schleimer, affecting Lot 9, Plan 1585, to increase the maximum building height of a one-storey accessory building from 4.5 metres to approximately 6 metres measured at the rear wall, subject to the height measured at the front wall not exceeding 4.5 metres.

Carried.

The Wilmot Committee of Adjustment approved Submission A-02/23 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-03/23 – 2290816 Ontario Ltd.

**RE: Part of Lot 46, Plan 627
54 Brewery Street, Baden
Roll No: 301804000614800**

Attendees: None

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.

Motion:

T. Bowman – S. Miller: That the Wilmot Committee of Adjustment approve Submission B-03/23, by 2290816 Ontario Ltd., affecting Part of Lot 46, Plan 627, to split the subject property to divide ownership of a proposed 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 3.0m 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, a preliminary lot grading, drainage and servicing plan, as well as entrance permits for new or modified access to Brewery Street, shall be submitted and approved to the satisfaction of the Township of Wilmot and that any associated fees be paid;
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-03/23 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:

T. Bowman – L. Lalonde: That Wilmot Township Committee of Adjustment approve the minutes of the February 8, 2023 meeting.

Carried.

IV. NEXT MEETING

May 10, 2023.