

**Township of Wilmot
Council Chambers, 60 Snyder's Road West, Baden
Committee of Adjustment Minutes
July 5, 2023**

Present: W. Roth
C. Koehler
S. Miller
T. Bowman
L. Lalonde

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

I. MINOR VARIANCE SUBMISSIONS

1. Submission A-10/23 – Peter Copil

**RE: Lot 57, Plan 627
150 Brewery Street, Baden
Roll No: 301804000616004**

Attendees: Peter Copil.

C. Miller introduced the application to the Committee.

Written Submissions:

1. From the Grand River Conservation Authority indicating no concerns.
2. From Enova Power Corporation highlighting minimum setbacks to their infrastructure
3. From the Township of Wilmot indicating no comments.

Motion:

L. Lalonde – T. Bowman: That the Wilmot Committee of Adjustment approve Submission A-10/23, by Peter Copil, affecting Lot 57, Plan 627, to reduce the minimum front yard setback for a covered porch and an attached garage from 7.6 metres to 3 metres and 6.5 metres, respectively, to facilitate the construction of a single detached dwelling.

Carried.

The Wilmot Committee of Adjustment approved Submission A-10/23 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-04/23 – John Belez

**RE: Part of Lot 2, Concession South of Bleams Road
1512 Mannheim Road, Mannheim
Roll No: 301803000403101**

Attendees: John Belez.

C. Miller introduced the application to the Committee.

Written Submissions:

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

Motion:

S. Miller – C. Koehler: That the Wilmot Committee of Adjustment approve Submission B-04/23, by John Belez, affecting Part of Lot 2, Concession South of Bleams Road, to convey approximately 104m² from lands municipally known as 1512 Mannheim Road as a lot addition to 1520 Mannheim Road, 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 Section 50(3) of the Planning Act apply to any future transaction or conveyance;
- 3. That, prior to the stamping of the deeds, the applicant shall provide their solicitor's undertaking to:
 - a) register, upon completion of the transfer of this lot addition, an application to consolidate parcels; and
 - b) provide a copy of the registered transfer and registered application to consolidate parcels to the Township upon completion of registration.
- 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-04/23 for the following reasons:

- 1. That the application represents a minor lot boundary adjustment.
- 2. That the request maintains the intent of the Official Plan and Zoning By-law.

III. MINUTES

Motion:

L. Lalonde – T. Bowman: That Wilmot Township Committee of Adjustment approve the minutes of the June 7, 2023 meeting.

Carried.

IV. NEXT MEETING

August 9, 2023, 7:00PM - To be held in the Council Chambers, 60 Snyder's Road West, Baden.