

**Township of Wilmot  
Council Chambers, 60 Snyder's Road West, Baden  
Committee of Adjustment Minutes  
September 6, 2023**

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

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

**I. MINOR VARIANCE SUBMISSIONS**

**1. Submission A-12/23 – Megan Campbell**

**RE: Part of Lot 3, Concession 1, Block B  
1366 Wilby Road  
Roll No: 301808000808600**

**Attendees:** None.

C. Miller introduced the application to the Committee.

**Written Submissions:**

1. From the Grand River Conservation Authority indicating no comments.
2. From the Region of Waterloo indicating no concerns.
3. From the Township of Wilmot indicating no concerns.

**Motion:**

**L. Lalonde – T. Bowman:** That the Wilmot Committee of Adjustment approve Submission A-12/23, by Megan Campbell, affecting Part of Lot 3, Concession 1, Block B, to reduce the front yard setback of a covered porch from 10 metres to approximately 5.6 metres.

**Carried.**

The Wilmot Committee of Adjustment approved Submission A-12/23 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-05/23 – Werner Bromberg Ltd.**

**RE: Part of Lot 14, Concession North of Snyder's Road  
Being Parts 1 & 2 on 58R-21668  
196 & 198 Snyder's Road East, Baden  
Roll No: 301804000620600**

**Attendees:** None.

C. Miller introduced the application to the Committee.

**Written Submissions:**

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

**Motion:**

**S. Miller – C. Koehler:** That the Wilmot Committee of Adjustment approve Submission B-05/23, by Werner Bromberg Ltd., affecting Part of Lot 14, Concession North of Snyder's Road, Being Parts 1 & 2 on 58R-21668, 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 the consent of the Committee shall lapse two years from the date of the approval.

**Carried.**

The Wilmot Committee of Adjustment approved Submission B-05/23 for the following reasons:

- 1. That the application divides ownership of an existing semi-detached dwelling.
- 2. That the request maintains the intent of the Official Plan and Zoning By-law.

**III. MINUTES**

**Motion:**

**L. Lalonde – C. Koehler:** That Wilmot Township Committee of Adjustment approve the minutes of the August 9, 2023 meeting.

**Carried.**

**IV. NEXT MEETING**

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