

**Township of Wilmot
Council Chambers, 60 Snyder's Road West, Baden
Committee of Adjustment Minutes
November 1, 2023**

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

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

Regrets: L. Lalonde

I. CONSENT SUBMISSIONS

1. Submission B-06/23 – CN Railway

**RE: Part of Lots 15 & 16, Concession South of Snyder's Rd
Being Parts 3 & 4, Plan 58R-10434
Beck Street, Baden
Roll No: 301809001099705**

Attendees: Dave Aston, MHBC Planning.

C. Miller introduced the application to the Committee.

D. Aston spoke in support of the staff recommendation.

Written Submissions:

1. From the Grand River Conservation Authority indicating no comments.
2. From the Region of Waterloo indicating no concerns.
3. From Enova Power Corporation indicating no objections

Motion:

T. Bowman – C. Koehler: That the Wilmot Committee of Adjustment approve Submission B-06/23, by Canadian National Railway Company, affecting Part of Lots 15 & 16, Concession South of Snyder's Road, being Parts 3 & 4, Plan 58R-10434, to sever approximately 398m² of land as a lot addition to 72 Beck Street, Baden, 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-06/23 for the following reasons:

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

II. MINUTES

Motion:

S. Miller – C. Koehler: That Wilmot Township Committee of Adjustment approve the minutes of the September 6, 2023 meeting.

Carried.

III. NEXT MEETING

December 6 at 7:00PM - To be held in the Council Chambers, 60 Snyder's Road West, Baden.