

**Township of Wilmot
Council Chambers, 60 Snyder's Road West, Baden
Committee of Adjustment Minutes
December 6, 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. MINOR VARIANCE SUBMISSIONS

1. Submission A-13/23 – James Demerling

**RE: Part of Lots 8 & 9, Concession N of Snyder's Rd
Being Parts 1-2 on 58R-12400
1416 Snyder's Road East
Roll No: 301803000510300**

Attendees: None.

C. Miller introduced the application to the Committee.

Written Submissions:

1. From the Grand River Conservation Authority indicating no objections.

Motion:

T. Bowman – C. Koehler: That the Wilmot Committee of Adjustment approve Submission A-13/23, by James Demerling, affecting Part of Lots 8 & 9, Concession N of Snyder's Road, Being Parts 1-2 on 58R-12400, to increase the maximum allowable area of all accessory buildings from 10% of the lot area, or 75% of the lot coverage of the main building to approximately 5.6%, or 150%, respectively.

Carried.

The Wilmot Committee of Adjustment approved Submission A-13/23 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-07/23 – Caiden-Keller Homes Inc.

**RE: Part of Lots 27 & 28, Plan 532A
Being Parts 1 & 2 on 58R-21309
16 & 18 Hincks Street, New Hamburg
Roll No: 301807001511200**

Attendees: None.

C. Miller introduced the application to the Committee.

Written Submissions:

1. From the Region of Waterloo indicating no concerns.
2. From the Township of Wilmot's Infrastructure Services Dept. indicating no comments.

Motion:

S. Miller – T. Bowman: That the Wilmot Committee of Adjustment approve Submission B-07/23, by Caiden-Keller Homes Inc., affecting Part of Lots 27 & 28, Plan 532A, Being Parts 1 & 2 on 58R-21309, 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-07/23 for the following reasons:

1. That the application simply 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:

T. Bowman – C. Koehler: That Wilmot Township Committee of Adjustment approve the minutes of the November 1, 2023 meeting.

Carried.

IV. OTHER BUSINESS

W. Roth announced that he would be resigning as Chair of the Committee of Adjustment, but remaining on as a member. The Committee will elect a new chair at the next meeting.

V. NEXT MEETING

January 3, 2024 at 7:00PM - To be held in the Council Chambers, 60 Snyder's Road West, Baden.