

Committee of Adjustment Meeting Minutes

Wednesday, April 1, 2026, 7:00 P.M.

Council Chambers - Hybrid

60 Snyder's Road West

Baden, Ontario

N3A 1A1

Members Present: Tyler Bowman (Chair)
Louise Lalonde
Steve Miller
Wayne Roth

Members Absent: Christine Koehler

Staff Present: Cameron Miller, Senior Development Planner

1. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

Moved by: L. Lalonde

Seconded by: W. Roth

THAT the April 1, 2026, Committee of Adjustment meeting be called to order at 7:00 p.m.

Motion Carried

2. TERRITORIAL LAND ACKNOWLEDGEMENT

Read by Louise Lalonde.

3. DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT

There were no disclosures of pecuniary interest.

4. MINUTES OF PREVIOUS MEETING

Moved by: L. Lalonde
Seconded by: S. Miller

THAT the Minutes of the January 7, 2026, Committee of Adjustment be adopted as presented.

Motion Carried

5. PUBLIC HEARINGS

5.1 A-03/26 - 69 Snyder's Road West, Baden

Moved by: W. Roth
Seconded by: L. Lalonde

That the Wilmot Committee of Adjustment approve Submission A-03/26, by Robert Warren, affecting Lots 134 and 135, Plan 627, to modify the regulations for one accessory building having a minimum rear yard setback of approximately 6 metres and minimum side yard setbacks of approximately 1.4 metres, as follows:

- To increase the maximum permitted lot coverage for all buildings to 50% of the lot area, whereas the Zoning By-law currently limits the main building to 40% and accessory buildings to 10% of the lot area; and,
- to increase the maximum allowable height of an accessory building from 4.5 metres (not exceeding one-storey) to approximately 7.5 metres and two-storeys.

Motion Carried

5.2 A-04/26 - 2258 & 2285 Huron Road

Moved by: S. Miller
Seconded by: L. Lalonde

That the Wilmot Committee of Adjustment approve Submission A-04/26, by Albert Reinhardt, affecting Part of Lot 11, Concession 1, Block A, to increase the maximum allowable area of all accessory buildings from 75% of the lot coverage of the main building to approximately 123%, but not exceeding 6.6% of the lot area.

Motion Carried

5.3 B-05/26 - 63 Benjamin Street, New Dundee

Moved by: L. Lalonde

Seconded by: W. Roth

That the Wilmot Committee of Adjustment approve Submission B-05/26, by Patterson Planning Consultants, affecting Parts of Lots 12, 13, and part of Mill Property and Lot 20, Plan 628, to sever approximately 391.9m² from Part of Lots 12 and 13 and Mill Property as a lot addition to Lot 20, 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 lot grading, drainage and servicing plan shall be submitted and approved to the satisfaction of the Township of Wilmot and Region of Waterloo and that any associated review fees be paid;
3. That, prior to the stamping of the deeds, the applicant shall enter into an agreement with the Township of Wilmot which will provide for the following:
 - a. The replacement of the existing watermain on Benjamin Street including the preparation of detailed construction drawings for review and acceptance by the Township;
 - b. That the watermain installation and associated road works be subject to securities posted to guarantee completion of the work, final engineering certification, and maintenance provisions to the satisfaction of the Township;
 - c. The preparation of detailed lot grading and drainage plans for the subject properties for approval to satisfaction of the Township;
 - d. To implement the recommendations of the noise study prepared by GHD Ltd. dated July 15, 2024;

- e. That all costs assisted with the preparation and registration of the agreement as well as costs associated with the works specified by the agreement will be borne by the applicant
4. That, prior to the stamping of the deeds, the applicant/owner dedicate the required Day Light Triangle at the intersection of Bridge and Front Street and obtain an access permit for the proposed emergency access to Bridge Street, to the satisfaction of the Region of Waterloo;
5. That, prior to the stamping of the deeds, that the necessary easements be secured over Lots 14 to 16 and Lot 20, Parts of Lots 12, 13, 17 and 19, and part of Mill Property, Plan 628 to secure the ability to complete grading works and for future overland drainage;
6. That Section 50(3) of the Planning Act apply to any future transaction or conveyance;
7. 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.
8. That, consent of the Committee shall be deemed to be refused if conditions 1-6 are not complete within two years from the date notice of approval was given; and,
9. That the consent of the Committee shall lapse two years from the date of the approval.

Motion Carried

6. NEXT MEETING AND ADJOURNMENT

Next meeting to be held May 6, 2026, at 7:00pm.

The meeting was adjourned at 7:14pm.

Moved by: L. Lalonde

Seconded by: W. Roth

THAT we do now adjourn to meet again on May 6, 2026 or at the call of the Chair.

Motion Carried

DRAFT