



## DEVELOPMENT SERVICES

### *Staff Report*

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REPORT NO: DS-2023-010

TO: Council

SUBMITTED BY: Harold O'Krafka, MCIP RPP PLE  
Director of Development Services

PREPARED BY: Andrew Martin, MCIP RPP  
Manager of Planning and Economic Development

Cameron Miller, MCIP RPP  
Planner

REVIEWED BY: Sharon Chambers, CAO

DATE: June 12, 2023

SUBJECT: ZCA-03-23, Nicholas Hilts, 466 Fairview Street, New Hamburg

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#### RECOMMENDATION:

THAT Council approve Zone Change Application 03/23 by Nicholas Hilts to permit, as a temporary use, two dwellings for a period of up to 18 months, subject to the following:

1. That the implementing by-law specifically limit occupancy to only one dwelling at any time.

#### SUMMARY:

This application proposes to allow an existing dwelling to remain on the subject property during construction of a new dwelling. This report outlines the public notification process and ultimately recommends approval of a temporary use by-law allowing two houses on one property for a period of up to 18 months.

**BACKGROUND:**

Notice of a Public Meeting was given to property owners within 120 metres of the subject lands on May 16, 2023. The following is a summary of comments received prior to the Public Meeting.

**Public**

No comments received.

**Agencies**

GRCA – indicating no concerns.

Region of Waterloo – indicating no objections.

WCDSB – indicating no concerns.

**REPORT:**

The subject property is currently developed with a residential dwelling and detached garage. The applicant is proposing to construct a new home and to subsequently demolish the existing dwelling and relocate the garage.

In order to live on the property during construction, this application is filed to permit two houses to remain on one property for a period of up to 18 months. This time frame would accommodate construction of the new dwelling and site works. Should construction be completed sooner than the allotted period, the recommendation limits occupancy to only one dwelling at any time.

**ALIGNMENT WITH THE TOWNSHIP OF WILMOT STRATEGIC PLAN:**

Holding public meetings to gain input on planning matters promotes an engaged community.

**FINANCIAL CONSIDERATIONS:**

The application fees, established by the Township of Wilmot Fees and Charges By-law, were collected at the time of application.

**ATTACHMENTS:**

Attachment A – Site Plan