



## DEVELOPMENT SERVICES *Staff Report*

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REPORT NO: DS-2024-14

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  
Senior Development Planner

REVIEWED BY: Greg Clark, Acting CAO

DATE: September 23, 2024

SUBJECT: ZCA-05-24, Nick Armstrong, 1238 Snyder’s Road East

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### RECOMMENDATION:

THAT Council approve Zone Change Application 05/24 by Nick Armstrong to permit, as a temporary use, two single detached 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 single detached dwelling at any time.

### SUMMARY:

This application proposes to allow an existing single detached 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.

## BACKGROUND:

Notice of a Public Meeting was given to property owners within 120 metres of the subject lands on August 30, 2024. The following is a summary of comments received prior to the Public Meeting.

Public: none

Agencies:

GRCA – indicating no comments.

Region of Waterloo – indicating no objections.

WCDSB – indicating no concerns.

Enova – indicating no concerns.

## REPORT:

The subject property is currently developed with a single detached dwelling, an additional dwelling unit (detached) and a barn. The applicant is proposing to construct a new home and to subsequently demolish the existing single detached dwelling located at the rear of the property.

In order to remain living in the existing single detached dwelling on the property during construction of the new home, this application is filed to permit two single detached dwellings and an additional dwelling unit (detached) 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 single detached 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