

**Affidavit**

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number
CA-3523001-P-2024-15

Applicant, Agent

Last name Luscombe	First name Mike	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Property owner, Payer

Last name Freure	First name David	Corporation or partnership
Street address [REDACTED]	Unit number [REDACTED]	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province [REDACTED]
Other phone [REDACTED]	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information

Address	Legal description	Roll number
29 EAGLE LN (Primary)	PUSLINCH CON 1 PT LOT 6 PLAN;386 LOT 19 TO 26 PT LOTS 16;TO 18 AND PT PROSPECT DR AND;PT ALLEY DR AND RP 61R20901;PART 13	2301000003212000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, David Freure, solemnly declare that the information required under Schedule 1 to Ontario Regulation 545/06 and provided by the Applicant is accurate and that the information contained in the documents that accompany this application is accurate, and I make this solemn declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath and by virtue of the Canada Evidence Act.

Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)

DocuSigned by:
[Redacted]

Signature of Commissioner for taking affidavits

DocuSigned by:
[Redacted]

Municipality

City of Waterloo, Regional Municipality of Waterloo

Day, month, year

04/12/2024

Place an imprint of your stamp below Name: Amanda Brennan - Miller Thomson LLP

SWORN BEFORE ME via video-conference with the Deponent in the City of Kitchener, Province of Ontario and the Commissioner in the City of Waterloo, Regional Municipality of Waterloo, Province of Ontario this 12th day of April, 2024

Note: This affidavit was commissioned via simultaneous video-conference in accordance with the Commissioners for taking Affidavits Act, R.S.O. 1990, CHAPTER C.17, and Ontario Regulation 431/20 Administering Oath or Declaration Remotely, under which (i) the identity of the deponent was confirmed from government issued identification, (ii) the commissioner administered the oath or affirmation, (iii) the deponent affixed their electronic signature to the affidavit, (iv) the deponent confirmed their electronic signature to the commissioner, (v) the commissioner affixed their electronic signature to the affidavit including exhibits


Affidavit and signatures**Applicant**

The Mike Luscombe, Applicant is required to agree to erect and maintain a sign on the subject lands and to permit Township employees/representatives to enter the lands for site visits. The sign will be provided to the applicant for posting on the property by Township planning staff along with instructions on how and where to post the sign. The sign must be posted at least 10 days prior to the Committee of Adjustment meeting date for the application and must remain on the property until the 20 day appeal period is expired.

Notice with respect to collection of personal information

Personal information on this form is collected under the authority of the Planning Act. The information is used for the purpose of processing this application and administering the legislation and is maintained in accordance with the Municipal Freedom of Information and Protection of Privacy Act. Questions regarding the collection of this information may be directed to the Township Clerk's office.

The Township of Puslinch is committed to providing accessible formats and communication supports for people with a disability. If another format would work better for you, please contact the Township Clerk's office for assistance.

 Digitally signed on April 12, 2024 at 12:04:19 p.m. EDT by Mike Luscombe.

Send correspondence to

Send correspondence to

 Owner(s) Agent Others

Who to send the Invoice to

 Owner Agent Other
Provide a description of the "entire" property

Concession

Lot

Registered Plan Number

29 eagle lane

2301000003212000000

Area in Hectares

Area in Acres

Depth in Meters

2.9177

7.21

200.52

Depth in Feet

Frontage in Meters

Frontage in Feet

Width of road allowance (if known)

657' 10½"

140.818

462

UNKNOWN

Reason for Application

Please indicate the Section of the Planning Act under which this application is being made

 Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.)

 Section 45(2) relates to a change to or expansion of an existing legal non- conforming use

What is the nature and extent of the relief that is being applied for?

relief from zoning bylaw 4.17.1.b and 12.4

Why is it not possible to comply with the provisions of the by-law?

Permit TOP-2021-254 can not be closed off until a deck is provide outside of a second story door, this minor variance is to allow the deck to be added.

What is the current Official Plan and zoning status?

Official Plan Designation

Zoning Designation

2301000003212000000

core reenlands and secondary agricultural

What is the access to the subject property?

If other please specify

 Provincial Highway

 Continually maintained municipal road

 Seasonally maintained municipal road

privately maintained road

 Other

 Continually maintained county road

What is the name of the road or street that provides access to the subject property?

EAGLE LN

If access is by water only, please describe the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject land to the nearest public road.

Existing and Proposed Service

Indicate the applicable water supply and sewage disposal:

Private Well	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Water	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Provincial Water Taking Permit	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Private Septic	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Communal Septic	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
Other Provincial Waste Water System	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
How is storm drainage provided? *		
<input type="checkbox"/> Storm Sewers <input type="checkbox"/> Ditches <input checked="" type="checkbox"/> Swales <input type="checkbox"/> Other means		

Existing Subject and Abutting Property Land Uses, Buildings and their Locations

What is the existing use of the subject property? SINGLE FAMILY RESIDENTIAL HOME	What is the existing use of the abutting properties? SINGLE FAMILY RESIDENTIAL HOME
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Provide the following details for all existing buildings on the subject land

Main Building Height in Meters 9.4869	Main Building Height in Feet 31' 1½"	Percentage Lot Coverage in Meters .863%
Percentage Lot Coverage in Feet .863%	Number of Parking Spaces 6	Number of Loading Spaces
Number of Floors 2	Total Floor Area in Square Meters 330.549	Total Floor Area in Square Feet 3558
Ground Floor Area (Exclude Basement) in Square Meters 1651	Ground Floor Area (Exclude Basement) in Square Feet 153.3829	

Provide the following details for all buildings proposed for the subject land

Main Building Height in Meters 5.4864	Main Building Height in Feet 18'	Percentage Lot Coverage in Meters .057
Percentage Lot Coverage in Feet .057	Number of Parking Spaces 0	Number of Loading Spaces 0
Number of Floors 1	Total Floor Area in Square Meters 16.7225	Total Floor Area in Square Feet 180
Ground Floor Area (Exclude Basement) in Square Meters 0	Ground Floor Area (Exclude Basement) in Square Feet 0	

What is the location of all buildings existing and proposed for the subject property? (specify distances from front, rear and side lot lines)

Front Yard in Meters 29.464 to eagle lane	Front Yard in Feet 96' 8" to egale lane	Rear Yard in Meters 42.3672
Rear Yard in Feet 139	Side Yard (interior) in Meters 21.8185	Side Yard (interior) in Feet 71' 7"
Side Yard (Exterior) in Meters 46.5582	Side Yard (Exterior) in Feet 152' 9"	

What are the dates of acquisition and construction of subject property and building property

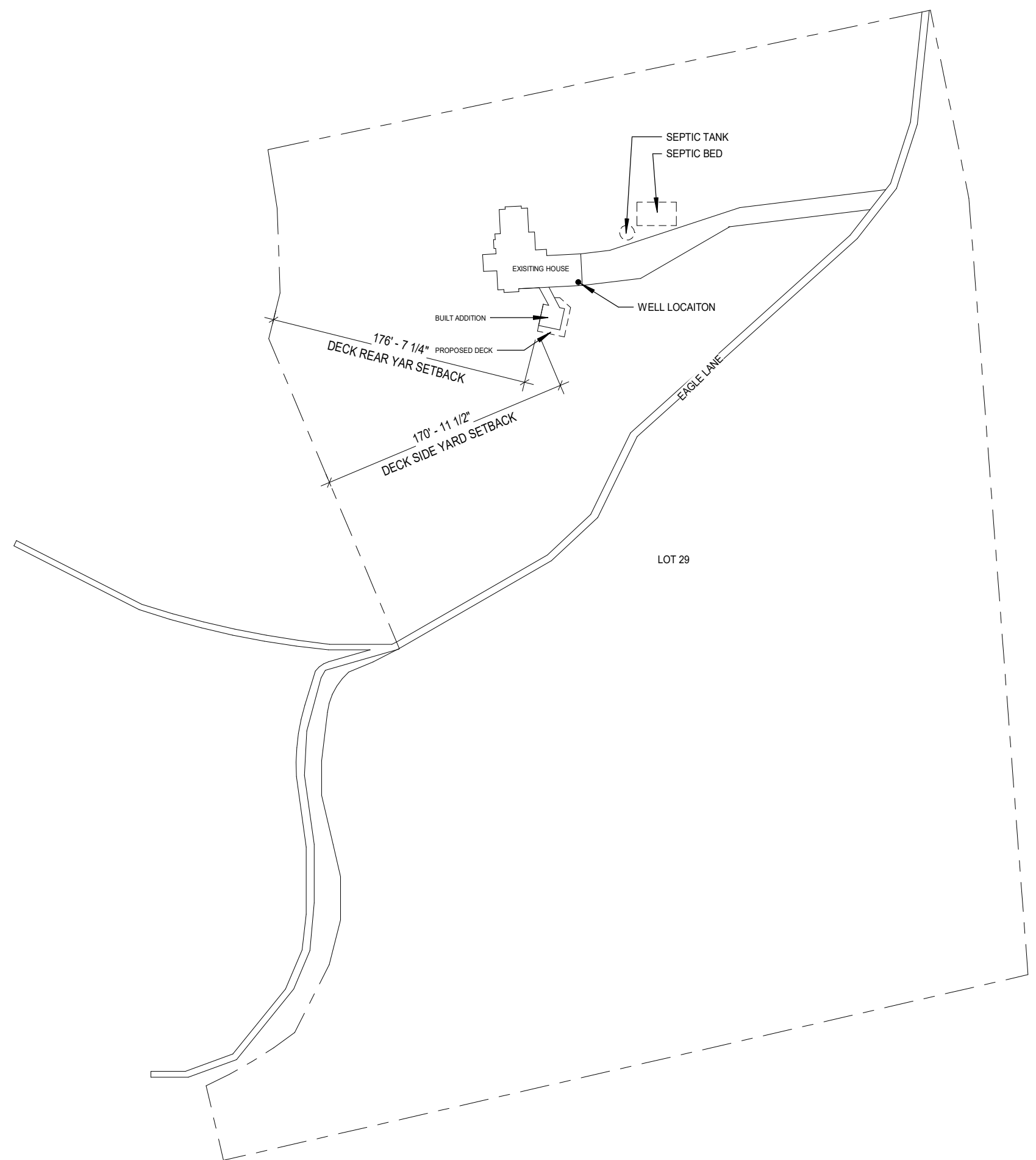
Date of acquisition of subject property 1978	Date of construction of buildings property 1982 original construction, 2023 addition	How long have the existing uses continued on the subject property? 42 years
Has the owner previously applied for relief in respect of the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Please indicate the file number and describe briefly file number #d13/FRE to Permit the enlargement of an existing building adjacent to tan NE Zone with a 0 meter setback: whereas enlargements of existing building shall provide a minimum setback of 3 meters adjacent to the ne zone boundary

Other Related Planning Applications

Planning Application: Official Plan Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Zoning By-Law Amendment <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Planning Application: Plan of Subdivision <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Consent (Severance) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Planning Application: Site Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Minor Variance <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Minor Variance: File Number	Minor Variance: Approval Authority	Minor Variance: Subject Lands
Minor Variance: Purpose cantilevered exterior deck off already constructed addition to single family home.		Minor Variance: Status

Minor Variance Application must be commissioned

Please confirm the following <input checked="" type="checkbox"/> I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.
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**FREURE
HOMES**

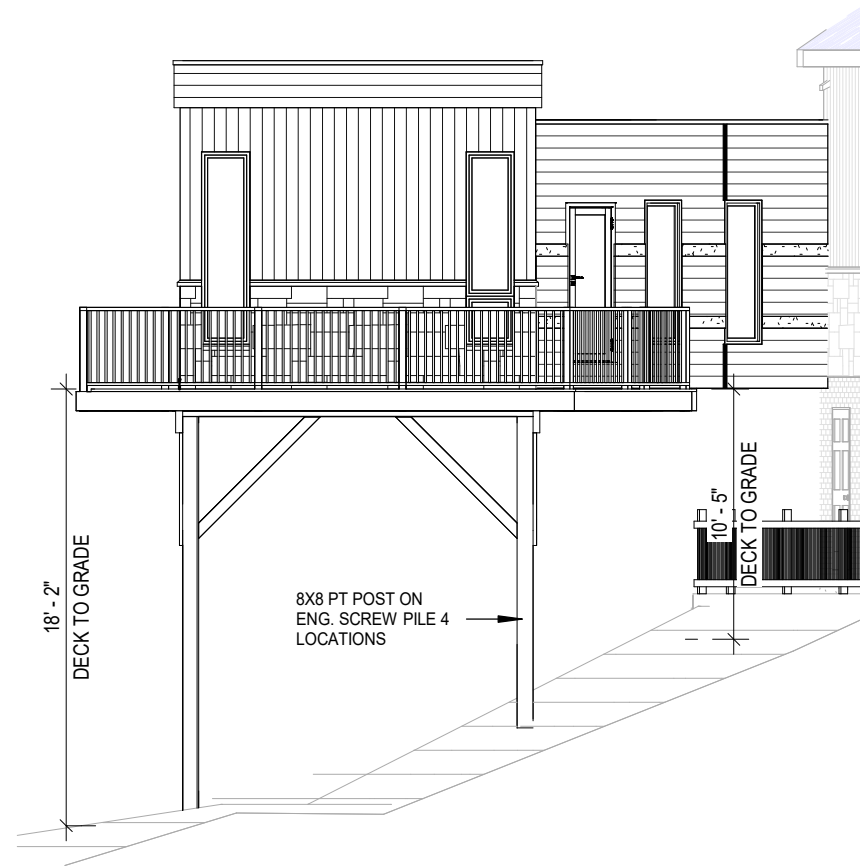
**BUILDING HOMES
SINCE 1954**

NO.	DATE:	ISSUE:	DB	CB
1	8/9/23	RESIZED TO 11X17 ADD POD SECTION	ML	
2	8/17/23	SIDING COLOUR LOCATIONS (DB R11)	ML	
3	8/21/23	ADD TOWEL WARMER IN POD	ML	
4	8/21/23	CHANGE SIDING ON CORRIDOR	ML	
5	9/13/23	ADD SPIRAL STAIRS	ML	
6	9/20/23	CHANGE STUDIO SIDING	ML	
7	11/13/23	UPDATE FAUX STONE LOCATIONS	ML	

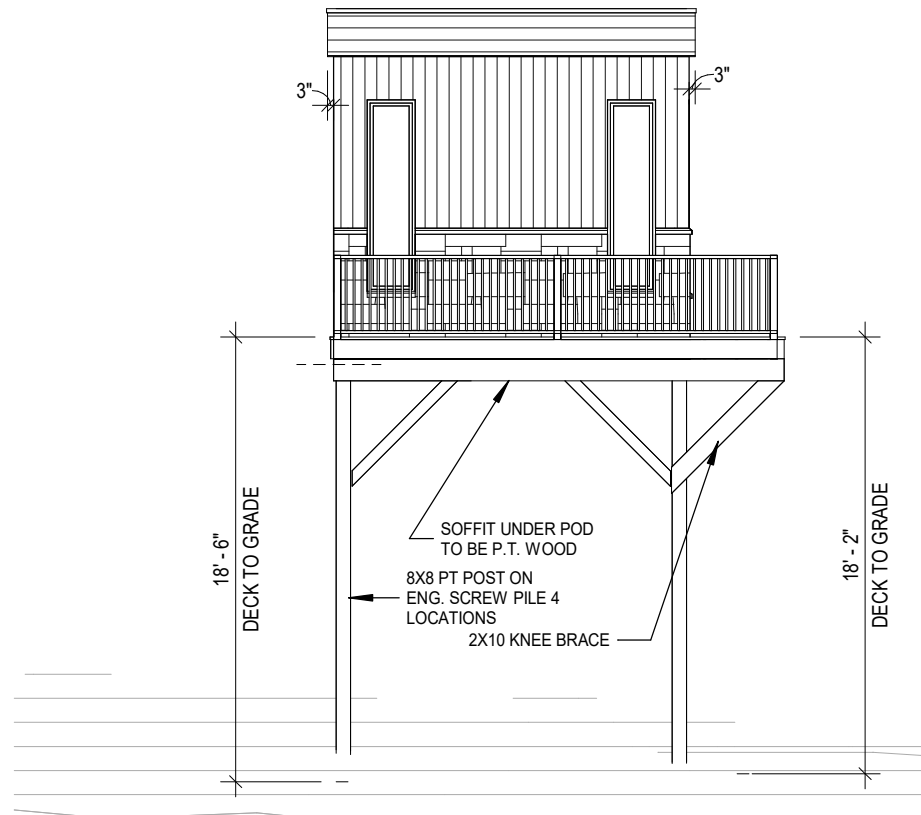
STATUS: CONSTRUCTION
 LOT NO: 000
 PROJECT NO: ---
 ELEVATION: A
 DESIGNED BY: Designer
 DRAWN BY: BR
 SCALE: 1" = 80'-0"
 DATE: MM/DD/YYYY

**29 EAGLE LANE
ADDITION
PROJECT
DRAWING
FREURE ADDITION
SITE PLAN**

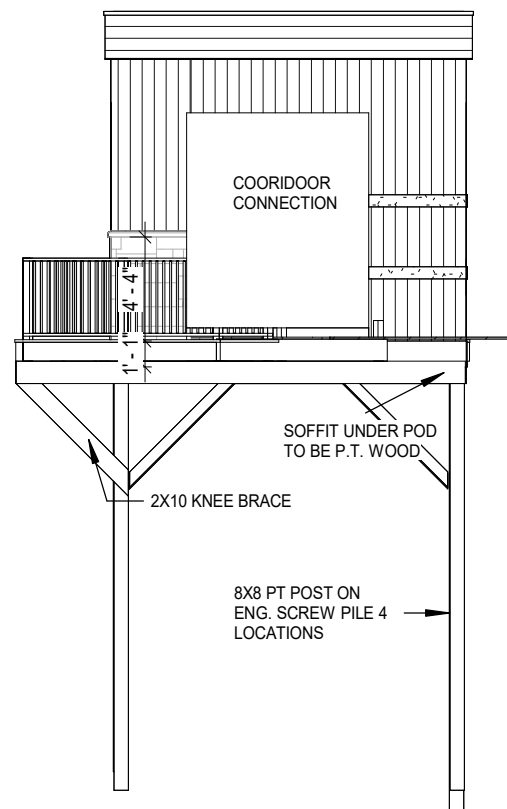
SHEET No.
S-1



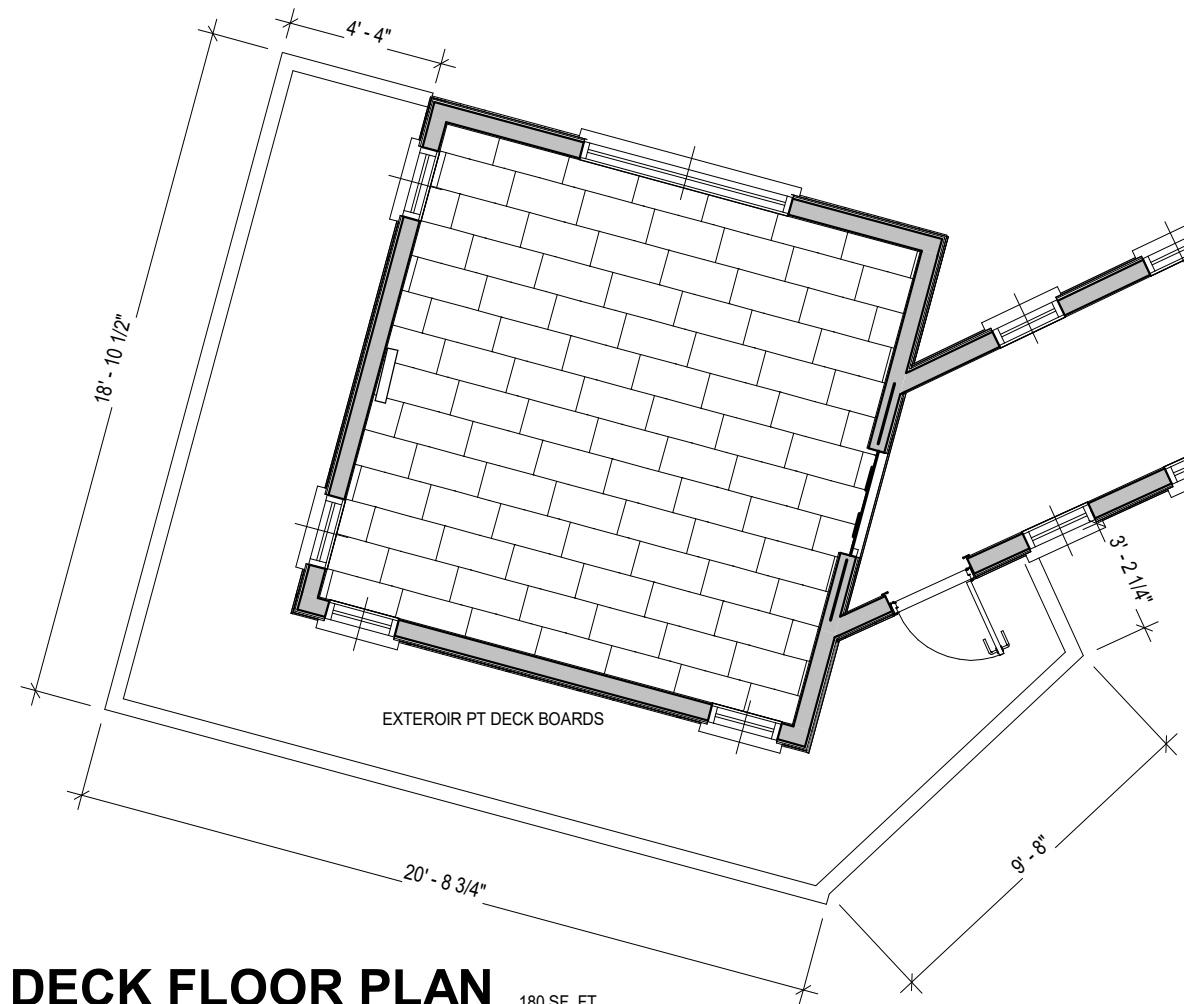
POD FRONT.



POD LEFT WITH DECK



POD RIGHT DECK



DECK FLOOR PLAN 180 SF. FT.



**BUILDING HOMES
SINCE 1954**

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STATUS:	CONSTRUCTION
LOT NO:	000
PROJECT NO:	---
ELEVATION:	A
DESIGNED BY:	Designer
DRAWN BY:	BR
SCALE:	As indicated
DATE:	MM/DD/YYYY

**29 EAGLE LANE
ADDITION
PROJECT
DRAWING
FREURE ADDITION
EXTERIOR DECK ELEVATIONS**

SHEET No.

PE-05