

Cloudpermit application number CA-3523001-P-2024-50
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Applicant		
Last name Schmidt	First name Valerie	Corporation or partnership
Street address [REDACTED]	Unit number Suite	Lot / Con.
Municipality [REDACTED]	Postal code [REDACTED]	Province Ontario
Other phone [REDACTED]	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Property owner, Payer		
Last name Auger	First name Jerry	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality Puslinch	Postal code N0B 2J0	Province ON
Other phone [REDACTED]	Mobile phone [REDACTED]	
Fax	Email	

Subject Land Information		
Address	Legal description	Roll number
164 HUME RD (Primary)	CON 10 REAR PT LOT 10	2301000008039000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Valerie Schmidt, 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)

[Redacted signature]

Signature of Commissioner for taking affidavits

[Redacted signature]

Municipality

CITY OF KITCHENER

Day, month, year

5, JUNE 2024

Place an imprint of your stamp below

[Redacted stamp area]

Affidavit and signatures


Applicant

The Valerie Schmidt, 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 June 5, 2024 at 4:16:44 p.m. EDT by Valerie Schmidt.

Send correspondence to	
Send correspondence to <input type="checkbox"/> Owner(s) <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Others	
Who to send the Invoice to <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent <input type="checkbox"/> Other	

Provide a description of the "entire" property			
Concession Concession 10	Lot Part of Lot 10	Registered Plan Number	
Area in Hectares 7.67	Area in Acres 18.95	Depth in Meters 409	
Depth in Feet 1,341.8	Frontage in Meters 144	Frontage in Feet 472.4	Width of road allowance (if known)

Reason for Application	
Please indicate the Section of the Planning Act under which this application is being made <input checked="" type="checkbox"/> Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.) <input type="checkbox"/> 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? The minor variance is seeking relief from Table 11.3 of the Zoning By-law to permit a reduced lot frontage of 16 metres whereas the by-law in the Agricultural zone requires 25 metres.	Why is it not possible to comply with the provisions of the by-law? The Minor Variance is to recognize the new rural residential lot being created with a reduced lot width of 16 metres. The new dwelling will be set back more than 187 metres from the lot frontage and will not be visible from the road. The lot frontage will function primarily as a driveway entrance/access to the residential dwelling.

What is the current Official Plan and zoning status?	
Official Plan Designation Secondary Agricultural, Core Greenlands and Greenlands	Zoning Designation Agricultural
What is the access to the subject property? <input type="checkbox"/> Provincial Highway <input checked="" type="checkbox"/> Continually maintained municipal road <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Other <input type="checkbox"/> Continually maintained county road	
What is the name of the road or street that provides access to the subject property? Hume Road	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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Ditches <input 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? Rural Residential	What is the existing use of the abutting properties? Rural Residential

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters 2 storey - existing	Main Building Height in Feet unknown - existing	Percentage Lot Coverage in Meters unknown - existing
Percentage Lot Coverage in Feet unknown - existing	Number of Parking Spaces 2	Number of Loading Spaces 0
Number of Floors unknown	Total Floor Area in Square Meters unknown	Total Floor Area in Square Feet unknown
Ground Floor Area (Exclude Basement) in Square Meters unknown	Ground Floor Area (Exclude Basement) in Square Feet unknown	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters Unknown	Main Building Height in Feet Unknown	Percentage Lot Coverage in Meters Unknown
Percentage Lot Coverage in Feet Unknown	Number of Parking Spaces Unknown	Number of Loading Spaces Unknown
Number of Floors Unknown	Total Floor Area in Square Meters Unknown	Total Floor Area in Square Feet Unknown
Ground Floor Area (Exclude Basement) in Square Meters Unknown	Ground Floor Area (Exclude Basement) in Square Feet Unknown	

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 Existing	Front Yard in Feet Existing	Rear Yard in Meters Existing
Rear Yard in Feet Existing	Side Yard (interior) in Meters Existing	Side Yard (interior) in Feet Existing
Side Yard (Exterior) in Meters N/A	Side Yard (Exterior) in Feet N/A	

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

Date of acquisition of subject property Unknown	Date of construction of buildings property Unknown	How long have the existing uses continued on the subject property? Unknown
Has the owner previously applied for relief in respect of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Planning Application: Site Plan <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Planning Application: Minor Variance <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Consent (Severance): File Number B28-23	Consent (Severance): Approval Authority OLT	Consent (Severance): Subject Lands 164 Hume Road
Consent (Severance): Purpose To create a new rural lot		Consent (Severance): Status Provisional approval

Minor Variance Application must be commissioned

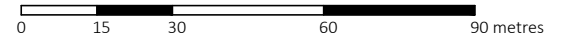
Please confirm the following <input checked="" type="checkbox"/> I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.
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NOTES:

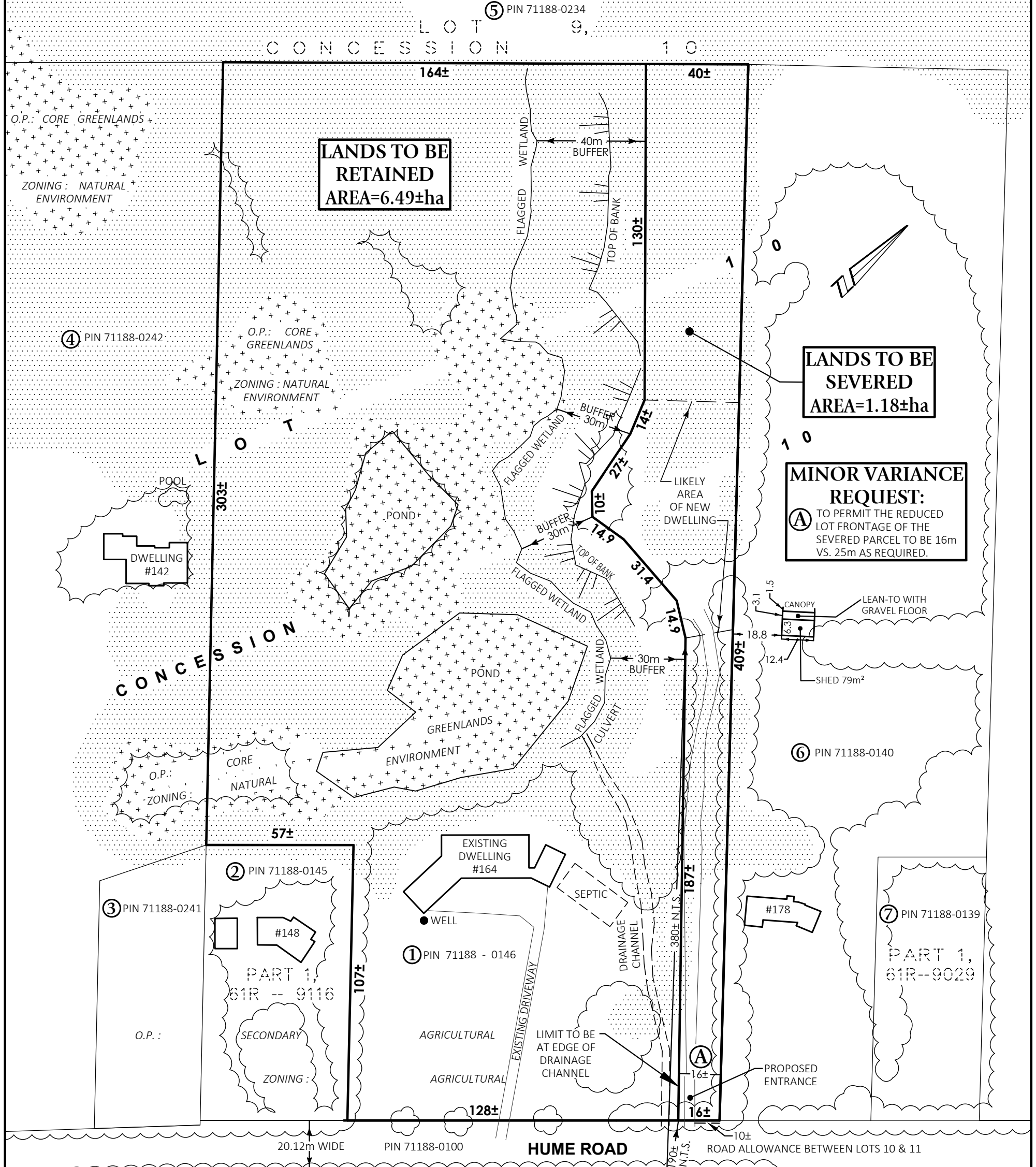
1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. SUBJECT LANDS ARE ZONED AGRICULTURAL, ENVIRONMENTAL PROTECTION OVERLAY, AND NATURAL ENVIRONMENT.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL, GREENLANDS & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. SEE ATTACHED LIST OF NAMES AND ADDRESSES OF OWNERS.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. N.T.S. DENOTES NOT TO SCALE.

**SEVERANCE SKETCH
PART OF LOT 10, CONCESSION 10
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON**

SCALE 1 : 1500



VAN HARTEN SURVEYING INC.



**LANDS TO BE SEVERED
AREA=1.18±ha**

MINOR VARIANCE REQUEST:
A TO PERMIT THE REDUCED LOT FRONTAGE OF THE SEVERED PARCEL TO BE 16m VS. 25m AS REQUIRED.

② PIN 71188-0145
#148
PART 1, 61R -- 9116
O.P.:
SECONDARY
ZONING:

EXISTING DWELLING #164
WELL
① PIN 71188 - 0146
SEPTIC
DRAINAGE CHANNEL
LIMIT TO BE AT EDGE OF DRAINAGE CHANNEL
EXISTING DRIVEWAY
AGRICULTURAL
AGRICULTURAL

CANOPY
LEAN-TO WITH GRAVEL FLOOR
SHED 79m²

⑦ PIN 71188-0139
PART 1, 61R--9029

⑬ PIN 71188-0162 ⑫ PIN 71188-0249 ⑪ PIN 71188-0248 ⑩ PIN 71188-0132 ⑨ PIN 71188-0131 ⑧ PIN 71188-0168

- OP : GREENLANDS
ZONING : ENVIRONMENTAL PROTECTION OVERLAY
- OP : CORE GREENLANDS
ZONING : NATURAL ENVIRONMENT

SURVEYORS CERTIFICATE:
THIS SKETCH WAS PREPARED ON THE 27th DAY OF MARCH 2023.
UPDATED ON THE 10th DAY OF JULY 2023.

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: ARN	CHECKED BY: JEB	PROJECT No. 29812-21
Jul 10, 2023-1: 29pm		
G:\PUSLINCH\Con10\LOT 10\ACAD\SEV PLOT10 (AUGER) UTM 2.dwg		