

Cloudpermit application number
CA-3523001-P-2024-54

Applicant

| | | |
|------------------------------|----------------------------|-----------------------------------------------------|
| Last name Kainth | First name Tajinder | Corporation or partnership Blackhaven Homes Inc. |
| Street address [REDACTED] | Unit number | Lot / Con. |
| Municipality [REDACTED] | Postal code [REDACTED] | Province ON |
| Other phone | Mobile phone [REDACTED] | |
| Fax | Email [REDACTED] | |

Property owner, Payer

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

Subject Land Information

| Address | Legal description | Roll number |
|-------------------------|-------------------|--------------------|
| 56 BROCK RD S (Primary) | PLAN 119 PT LOT 8 | 230100006085000000 |

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Blackhaven Homes Inc. (Tajinder Kainth), 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

Township of Puslinch

Day, month, year

Friday July 5, 2024

Place an imprint of your stamp below

[Redacted Stamp Imprint]

Affidavit and signatures


Applicant

The Tajinder Kainth, 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 July 4, 2024 at 10:17:20 p.m. EDT by Tajinder Kainth.

| 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 checked="" type="checkbox"/> Agent <input type="checkbox"/> Other | |

| Provide a description of the "entire" property | | | |
|------------------------------------------------|------------------------------|-------------------------------|------------------------------------|
| Concession | Lot 8 | Registered Plan Number 119 | |
| Area in Hectares | Area in Acres | Depth in Meters 50.292 | |
| Depth in Feet | Frontage in Meters 20.117 | Frontage in Feet | 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? 1. Relief is being applied from section 13.4 of the zoning bylaw. The section states development is not permitted within the area subject to the Floodplain Overlay with the exception of minor changes to existing buildings and structures, in addition to the creation of new dwelling units is prohibited. We are proposing a development that is not a minor change to the existing building/structure, and for a new dwelling unit to be constructed. 2. Relief is being applied for the maximum permitted front yard setback of 3 meters, whereas, we require a setback of 3.87 meters. | Why is it not possible to comply with the provisions of the by-law? 1. The existing dwelling is beyond repair, and the owner has to construct a new dwelling unit to be able to restore/use his home. 2. The maximum front yard setback of 3 meters is very close to the busy road, and the proposed house needs to be setback further to provide a better quality house life to the occupants. The benefits of a greater setback include reduced street noise coming into the house, greater safety from a vehicle accident, greater curb appeal, and a bigger front lawn. |

| What is the current Official Plan and zoning status? | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Official Plan Designation Central Business District | Zoning Designation Core Mixed-Use (CMU) |
| What is the access to the subject property? <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Continually maintained municipal road <input type="checkbox"/> Seasonally maintained municipal road <input type="checkbox"/> Other <input checked="" type="checkbox"/> Continually maintained county road | |
| What is the name of the road or street that provides access to the subject property? Brock Road South | 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 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

What is the existing use of the abutting properties?
Single family residential; and single family residential with commercial use.

Provide the following details for all existing buildings on the subject land

| | | |
|-----------------------------------------------------------------|-------------------------------------------------------------------|------------------------------------------------------|
| Main Building Height in Meters 5.791 | Main Building Height in Feet 19 | Percentage Lot Coverage in Meters 124.785/997.637 |
| Percentage Lot Coverage in Feet 1343.174561/10738.4753 | Number of Parking Spaces 4 | Number of Loading Spaces 1 |
| Number of Floors 2 | Total Floor Area in Square Meters 144.2784 | Total Floor Area in Square Feet 1553 |
| Ground Floor Area (Exclude Basement) in Square Meters 88.595 | Ground Floor Area (Exclude Basement) in Square Feet 953.628643 | |

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

| | | |
|---------------------------------------------------------------|-----------------------------------------------------------------|-----------------------------------------------------|
| Main Building Height in Meters 7.468 | Main Building Height in Feet 24.5 | Percentage Lot Coverage in Meters 184.51/997.637 |
| Percentage Lot Coverage in Feet 1986.04911/10738.4753 | Number of Parking Spaces 4 | Number of Loading Spaces 1 |
| Number of Floors 2 | Total Floor Area in Square Meters 162.12 | Total Floor Area in Square Feet 1745.04516 |
| Ground Floor Area (Exclude Basement) in Square Meters 91.7 | Ground Floor Area (Exclude Basement) in Square Feet 987.0506 | |

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 1.05 existing / 3.87 proposed | Front Yard in Feet 3.444882 existing / 12.69685 proposed | Rear Yard in Meters 41.08 existing / 27.51 proposed |
| Rear Yard in Feet 134.7769 existing / 90.255906 proposed | Side Yard (interior) in Meters 1.95 existing / 1.98 proposed | Side Yard (interior) in Feet 6.397638 existing / 6.496063 proposed |
| Side Yard (Exterior) in Meters 6.98 existing / 7.94 proposed | Side Yard (Exterior) in Feet 22.90026 existing / 26.04897 proposed | |

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

| | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------------------------|
| Date of acquisition of subject property 2017 | Date of construction of buildings property 1874 | How long have the existing uses continued on the subject property? Since 1874. 100+years. |
| 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 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

Minor Variance Application must be commissioned

Please confirm the following

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.