



Affidavit

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

Cloudpermit application number CA-3523001-P-2024-84
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Applicant		
Last name Haslam	First name Meredith	Corporation or partnership Timberworx Custom Homes
Street address 5-275 Hanlon Creek Blvd	Unit number	Lot / Con.
Municipality Guelph	Postal code N1C 0A1	Province Ontario
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Property owner, Payer		
Last name Hambly	First name Chuck	Corporation or partnership
Street address 4576 Victoria Rd S	Unit number	Lot / Con.
Municipality Puslinch	Postal code N0B 2J0	Province Ontario
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information		
Address	Legal description	Roll number
4576 VICTORIA RD S (Primary)	CON 8 REAR PT LOT 16	2301000006030100000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Timberworx Custom Homes (Meredith Haslam), 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

10/12/2024

Place an imprint of your stamp below

Heather Lynne Banks, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Township of Puslinch.
Expires March 10, 2025.

Affidavit and signatures


Applicant

The Meredith Haslam, 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 2024-12-06, 1:33:30 p.m. EST by Meredith Haslam.

Send correspondence to	
Send correspondence to <input checked="" 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 Conc. 8 rear Pt lot 16	Lot 17	Registered Plan Number NA	
Area in Hectares 1.2	Area in Acres 3	Depth in Meters NA	
Depth in Feet NA	Frontage in Meters 97.5	Frontage in Feet 320	Width of road allowance (if known) NA

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? Reduced side interior line setback	Why is it not possible to comply with the provisions of the by-law? Using existing slab on grade and main floor shed structure

What is the current Official Plan and zoning status?	
Official Plan Designation Agricultural	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? Victoria 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 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 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 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 Dwelling	What is the existing use of the abutting properties? Residential

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

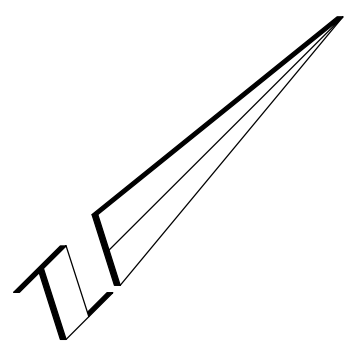
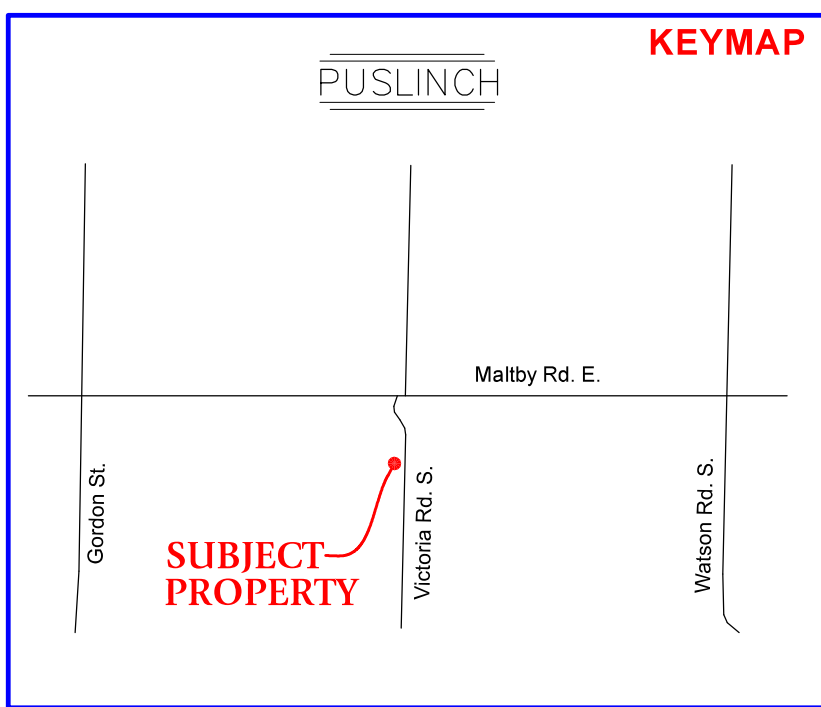
Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 4.7m	Main Building Height in Feet 15.4'	Percentage Lot Coverage in Meters .05%
Percentage Lot Coverage in Feet 7359.9sqft	Number of Parking Spaces 2	Number of Loading Spaces NA
Number of Floors 2	Total Floor Area in Square Meters 125.32	Total Floor Area in Square Feet 1348.9
Ground Floor Area (Exclude Basement) in Square Meters 68.8m2	Ground Floor Area (Exclude Basement) in Square Feet 741sqft	

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 82.6m	Front Yard in Feet 270ft	Rear Yard in Meters 22.6m
Rear Yard in Feet 74.1	Side Yard (interior) in Meters 1.16	Side Yard (interior) in Feet 3.8ft
Side Yard (Exterior) in Meters NA	Side Yard (Exterior) in Feet NA	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property 2018	Date of construction of buildings property 1971	How long have the existing uses continued on the subject property? NA
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Minor Variance: File Number	Minor Variance: Approval Authority	Minor Variance: Subject Lands
Minor Variance: Purpose		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.



PART 1, 61R--21117

PIN 71197 - 0435 (LT)

16
8

SUMMARY REPORT:
CLIENT:
 THIS PLAN WAS PREPARED FOR THE EXCEL GROUP AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.
DESCRIPTION OF PROPERTY:
 ADDRESS: 4576 VICTORIA ROAD SOUTH
 ALL OF PIN 71197-0110 (LT)
 PART OF LOT 16, CONCESSION 8
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON
EASEMENTS:
 NONE FOUND AT REGISTRY OFFICE.

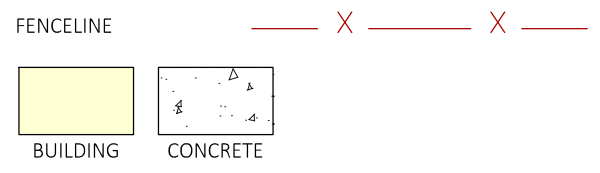
**SURVEYOR'S REAL PROPERTY REPORT
 PLAN OF SURVEY OF
 PART OF LOT 16
 CONCESSION 8
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON**



SCALE 1 : 400
 VAN HARTEN SURVEYING INC.
 THE INTENDED PLOT SIZE OF THIS PLAN IS 610 mm IN WIDTH BY 457 mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:400

- NOTES:**
- BEARINGS ARE GRID BEARINGS AND ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE UTM PROJECTION, ZONE 17, NAD 83 (CSRS-2010) ADJUSTMENT.
 - DISTANCES SHOWN ON THIS PLAN ARE ADJUSTED GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY AN AVERAGED COMBINED SCALE FACTOR OF 0.999607.

- LEGEND:**
- IB SURVEY MONUMENT FOUND .015 X .015 X 0.60 IRON BAR
 - SIB .025 X .025 X 1.20 STANDARD IRON BAR
 - VH VAN HARTEN SURVEYING INC., O.L.S.'S
 - 375 BLACK, SHOEMAKER, ROBINSON & DONALDSON LTD.
 - P1 DEPOSITED PLAN 61R-21117
 - P2 PLAN OF SURVEY BY (375) DATED DECEMBER 23, 1971 (PROJ. No. 71-2581)



- NOTES:**
- DISTANCES ON THIS PLAN ARE MEASURED IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 - DISTANCES RELATING TO FENCES ARE TO THE CENTRELINE OF FENCE.

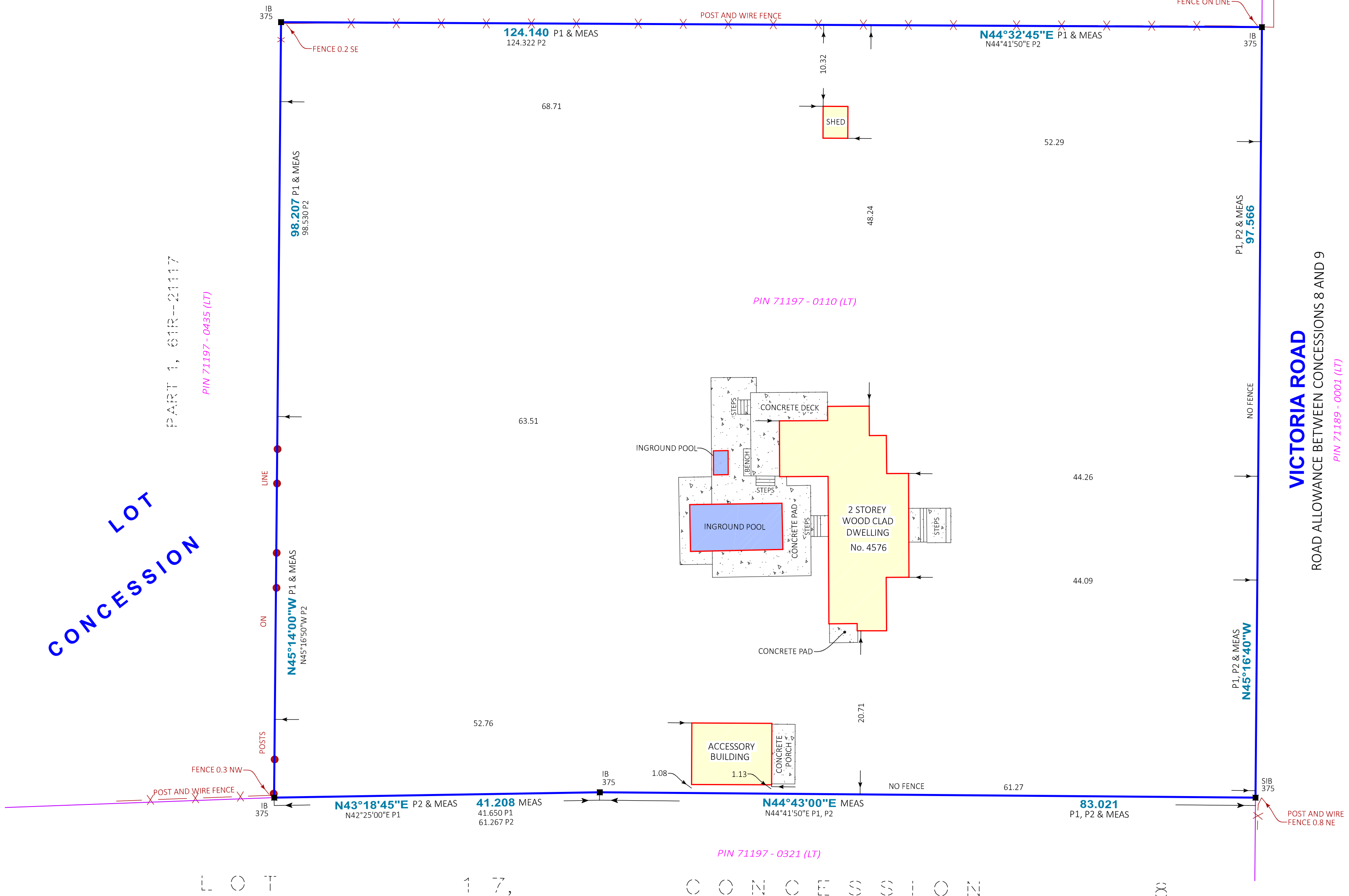
SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THIS SURVEY WAS COMPLETED ON THE 9th DAY OF JANUARY, 2025.

DATE: JANUARY 17, 2025 COLIN VANDERWOERD, O.L.S.

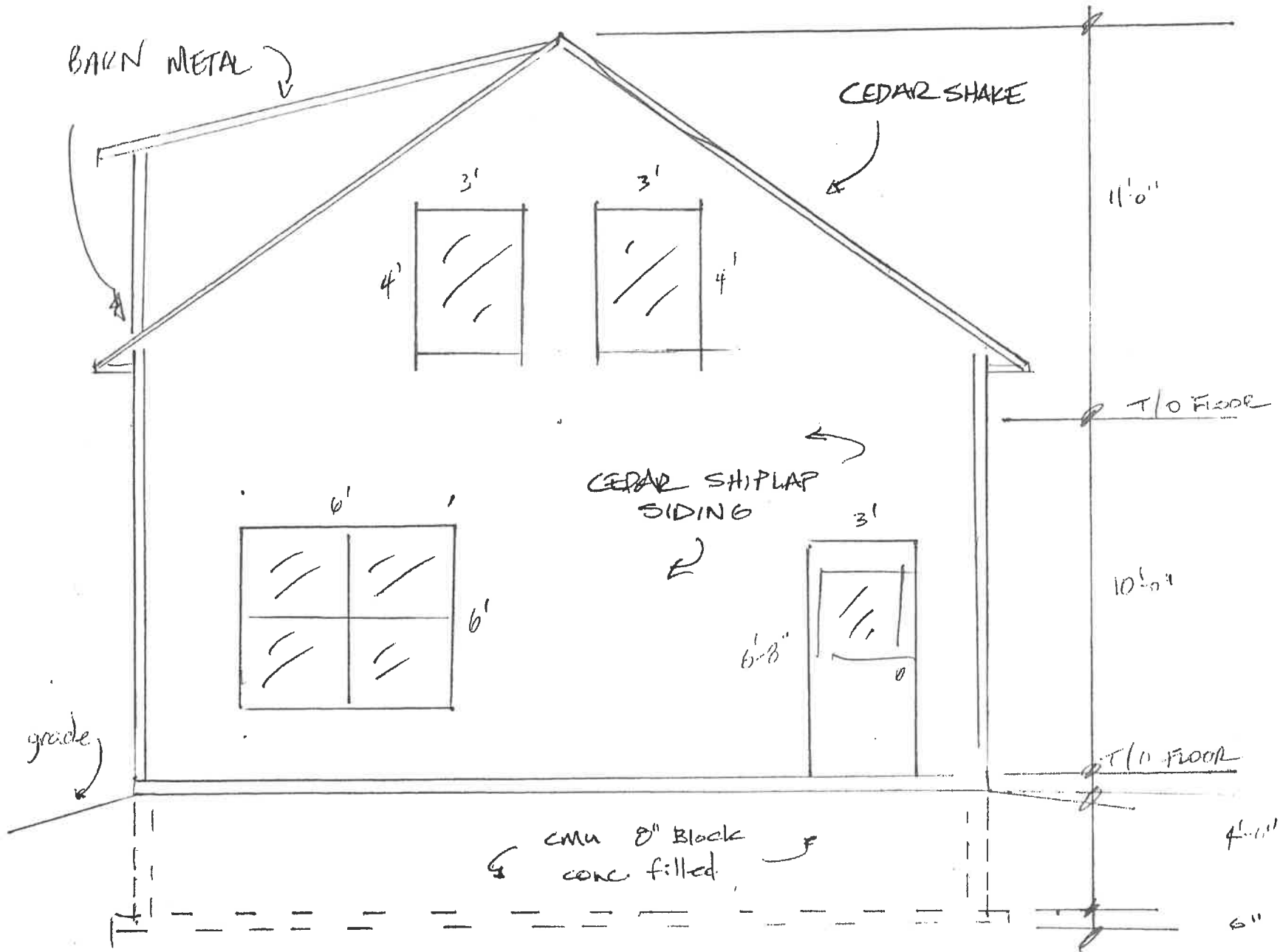
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2221967.



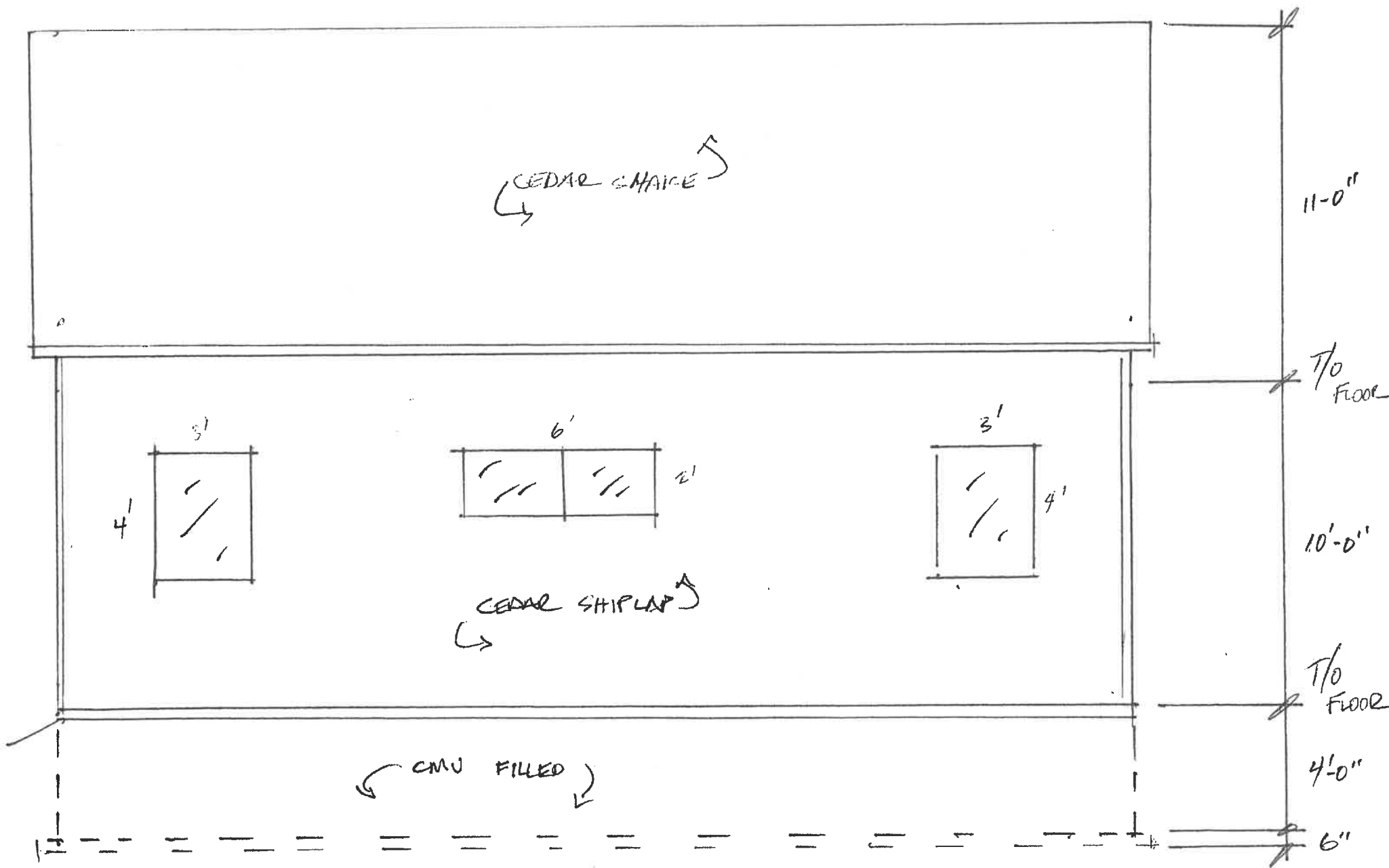
Kitcheener/Waterloo Ph: 519-742-8371	Guelph Ph: 519-821-2763	Orangeville Ph: 519-940-4110
www.vanharten.com		info@vanharten.com
DRAWN BY: D.R.D.	CHECKED BY: C.V.	PROJECT No. 30366-21
<small>Jan 21, 2025--11:07am G:\PUSLINCH\Con8\Lot16\Acad\SRPR PT LT 16 (30366-21-EXCEL) UTM 2010.dwg</small>		
© 2025 VAN HARTEN SURVEYING INC.		NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF VAN HARTEN SURVEYING INC.



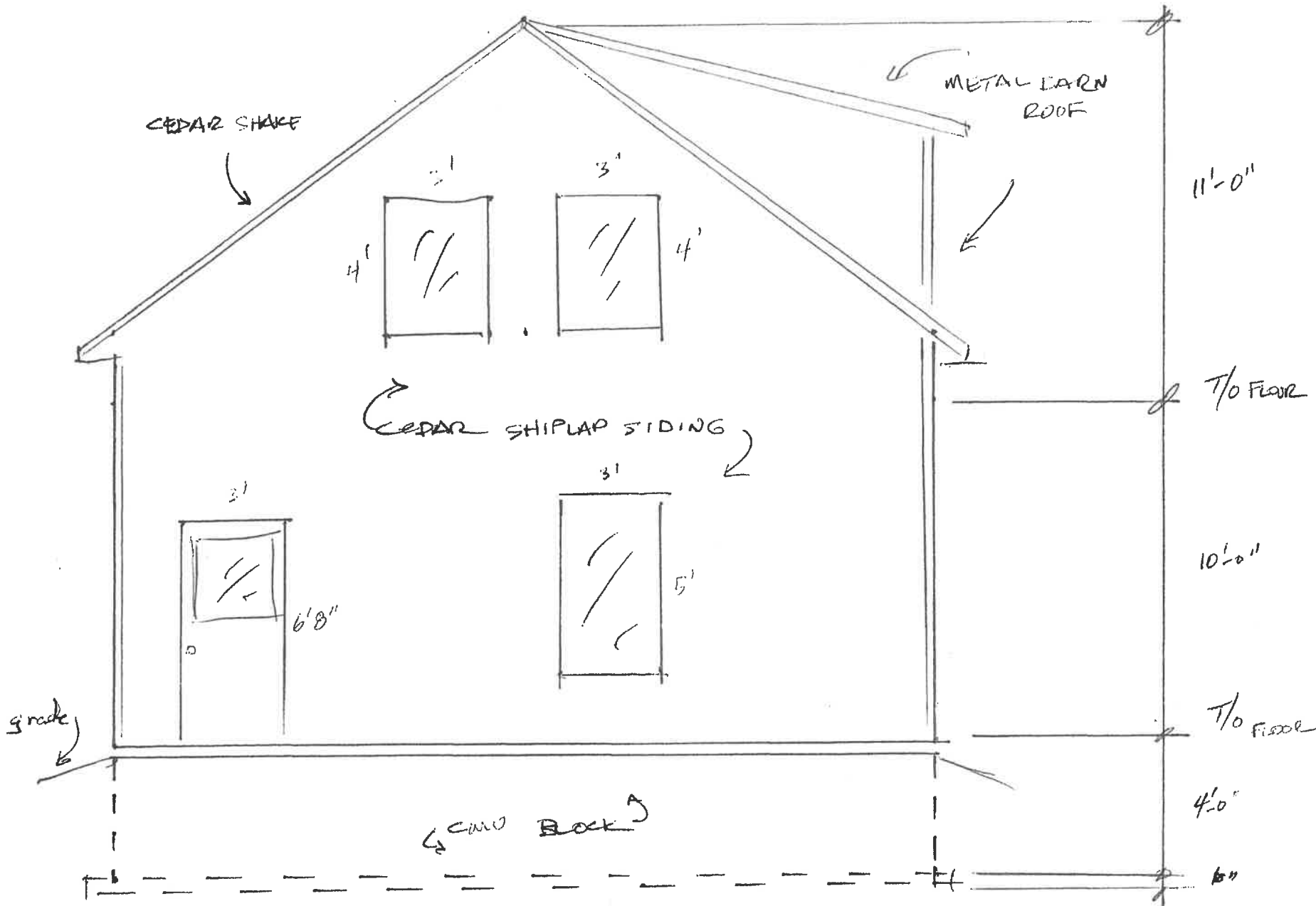
LOT
 CONCESSION



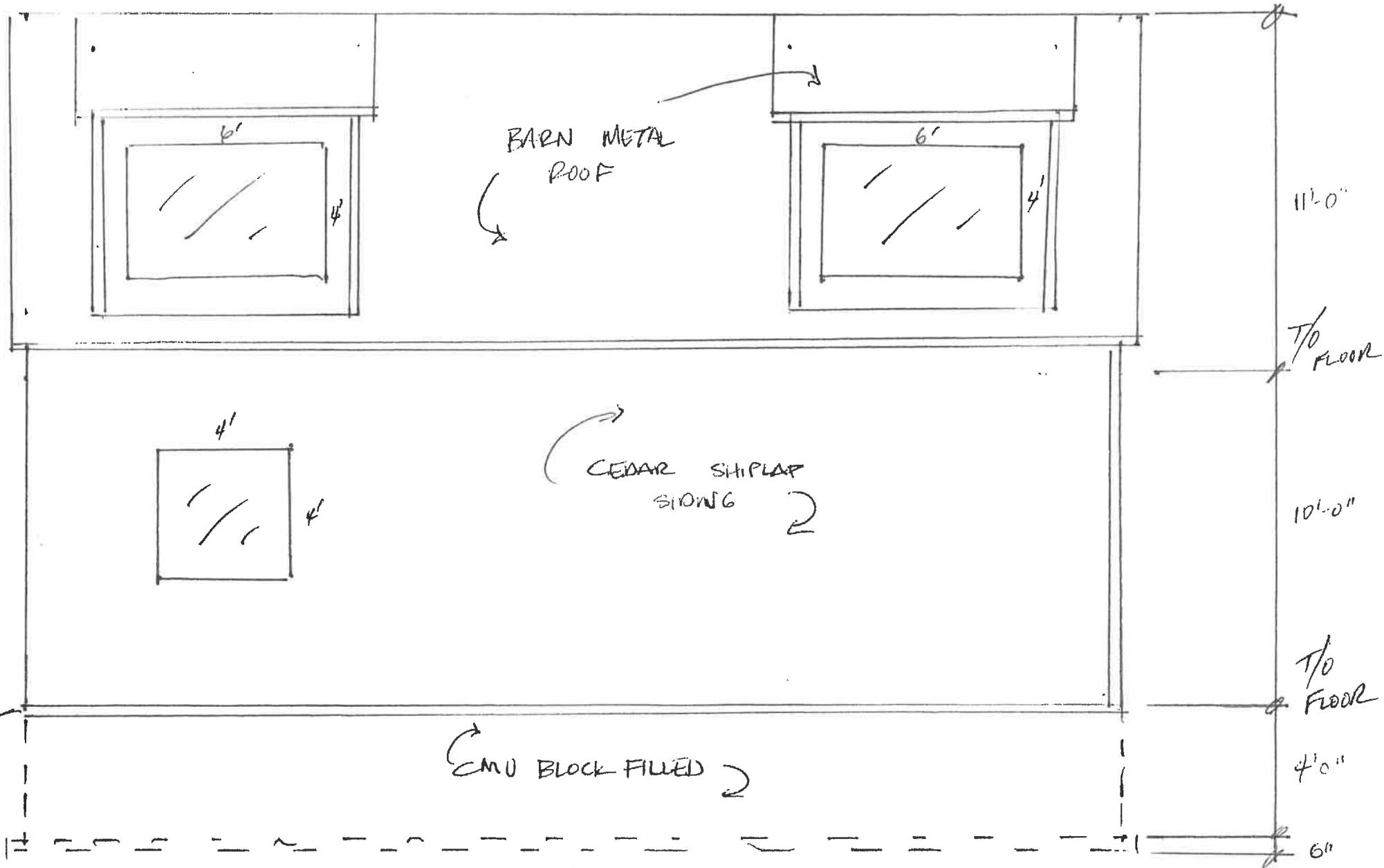
EAST ELEVATION



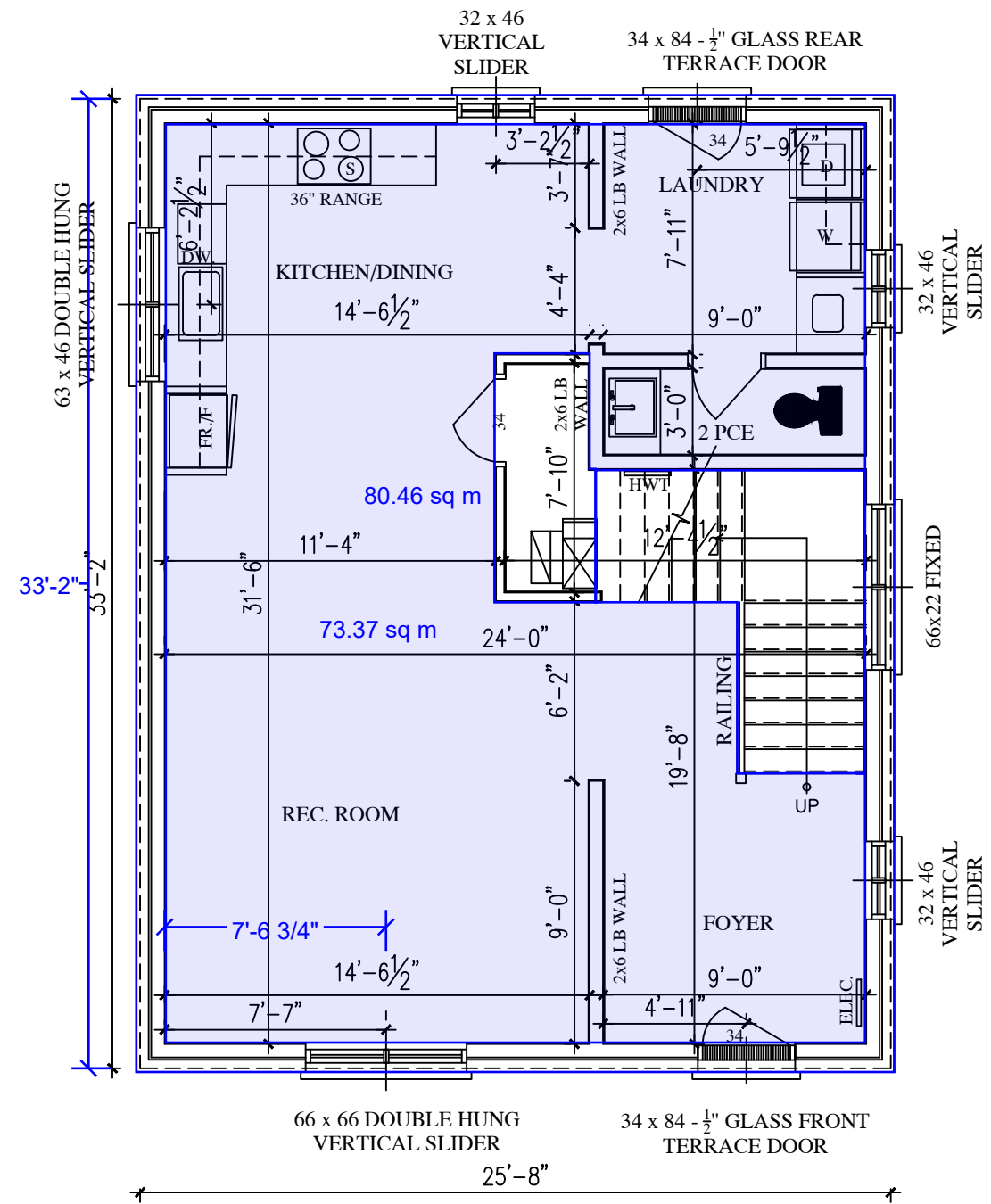
NORTH ELEVATION



WEST ELEVATION



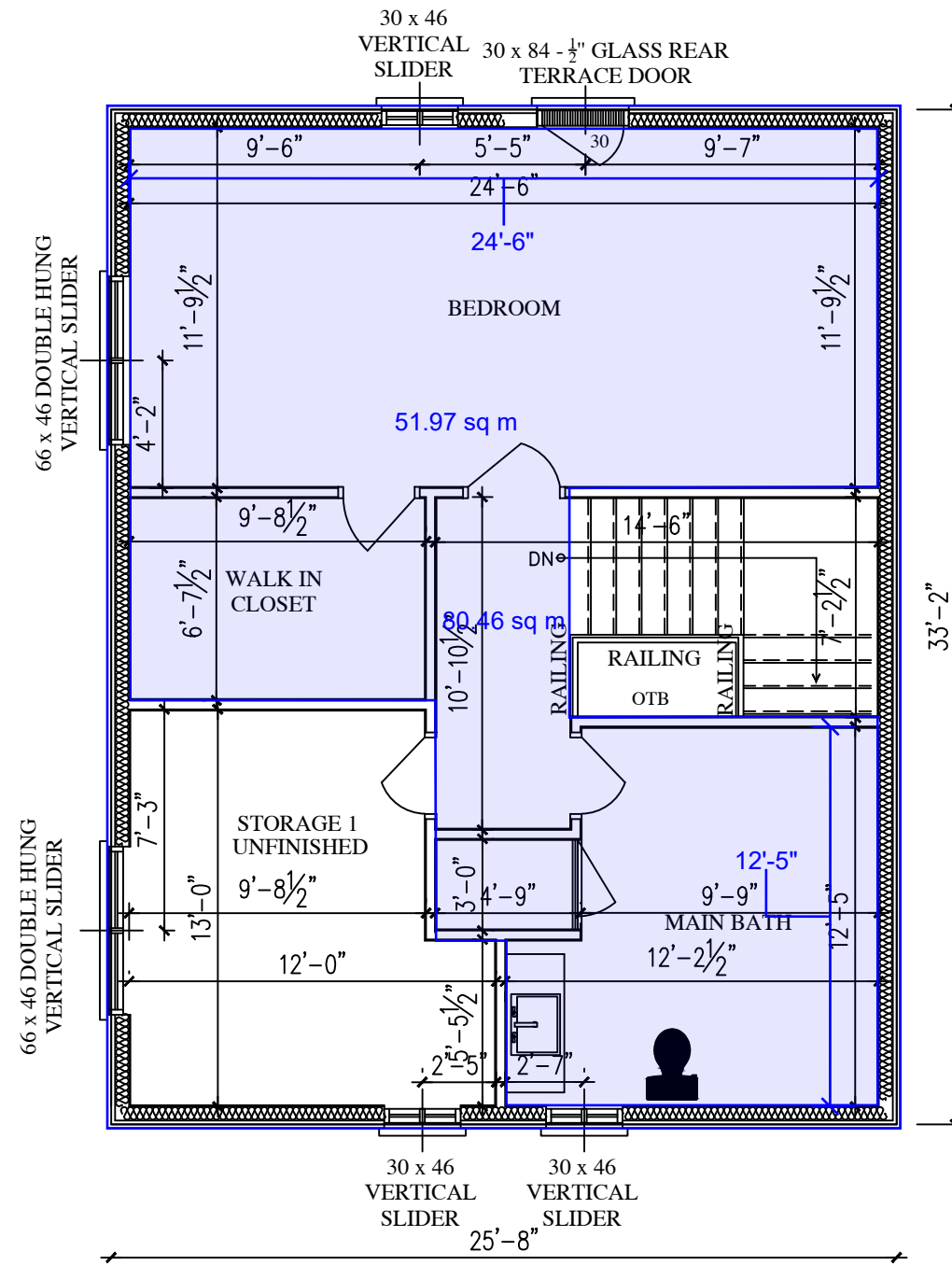
SOUTH ELEVATION



ADU MAIN FLOOR PLAN

850- 109 SQFT.= 741 SQFT COUNTABLE AREA

4576 VICTORIA RD S



ADU SECOND FLOOR PLAN
 850- 242 SQFT.= 608 COUNTABLE AREA

4576 VICTORIA RD S