



Affidavit

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

| |
|--|
| Cloudpermit application number CA-3523001-P-2024-81 |
|--|

| Applicant, Agent | | |
|--------------------------------------|-------------------------------------|----------------------------|
| Last name Keast | First name Hailey | Corporation or partnership |
| Street address 2106 Gordon Street | Unit number | Lot / Con. |
| Municipality Guelph | Postal code N1L 1G6 | Province Ontario |
| Other phone | Mobile phone +1 519-821-2763 | |
| Fax | Email hailey.keast@vanharten.com | |

| Property owner, Payer | | |
|-------------------------------------|----------------------------|----------------------------|
| Last name Sims | First name William | Corporation or partnership |
| Street address 4238 Concession 7 | Unit number | Lot / Con. Lot 29 |
| Municipality Morrison | Postal code N0B 2C0 | Province Ontario |
| Other phone [REDACTED] | Mobile phone [REDACTED] | |
| Fax | Email [REDACTED] | |

| Subject Land Information | | |
|--------------------------------|---|---------------------|
| Address | Legal description | Roll number |
| 4238 CONCESSION 7 (Primary) | PUSLINCH CON 1 PT LOT 29 AND;RP 61R21945 PARTS 1 TO 6 | 2301000004073000000 |

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

and Jeff Buisman of Van Harten Surveying Inc.

I, Hailey Keast, 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]

[Redacted Signature]

Signature of Commissioner for taking affidavits

[Redacted Signature]

Municipality

Guelph

Day, month, year

18/Dec/2024

Place an imprint of your stamp below

James Michael Laws,
a Commissioner, etc.,
Province of Ontario,
for Van Harten Surveying Inc.
Expires May 21, 2027.

Affidavit and signatures


Applicant

The Hailey Keast, 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 2024-12-18, 11:59:05 a.m. EST by Hailey Keast.

| 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 1 | Lot 29 | Registered Plan Number | |
| Area in Hectares 20.1 | Area in Acres | Depth in Meters 1002 | |
| Depth in Feet | Frontage in Meters 68.0 | Frontage in Feet | Width of road allowance (if known) 20.12 |

| 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? A Minor Variance request is being made for the Retained Parcel of the Severance Application B53-24 that has been approved subject to conditions. The variance is required to satisfy Condition 6 of the approved application. The Minor Variance request is as follows: A) To permit a reduced lot frontage of the Retained Parcel to be 68.0m instead of 120m as required in Table 11.2 of the Zoning By-law. | Why is it not possible to comply with the provisions of the by-law? With the Retained Parcel having frontage along both Concession 1 and Concession 7, the Zoning By-law definitions dictate that frontage is narrower of the two. Therefore, Concession 1 would be considered the frontage and a minor variance is being requested to permit the reduced lot frontage to be 68.0m vs 120m required. |

| What is the current Official Plan and zoning status? | |
|--|--|
| Official Plan Designation Secondary Agricultural | Zoning Designation Zoning |
| 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? Concession Road 7 and Concession Road 1 | 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 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? Agricultural | What is the existing use of the abutting properties? Agricultural / Rural Residential |

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

| Provide the following details for all buildings proposed for the subject land | | |
|---|--|--|
| Main Building Height in Meters 0 | Main Building Height in Feet 0 | Percentage Lot Coverage in Meters 0 |
| Percentage Lot Coverage in Feet 0 | Number of Parking Spaces 0 | Number of Loading Spaces 0 |
| Number of Floors 0 | Total Floor Area in Square Meters 0 | Total Floor Area in Square Feet 0 |
| 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 0 | Front Yard in Feet 0 | Rear Yard in Meters 0 |
| Rear Yard in Feet 0 | Side Yard (interior) in Meters 0 | Side Yard (interior) in Feet |
| Side Yard (Exterior) in Meters 0 | Side Yard (Exterior) in Feet 0 | |

| What are the dates of acquisition and construction of subject property and building property | | |
|--|---|---|
| Date of acquisition of subject property December 1977 | Date of construction of buildings property Decades ago | How long have the existing uses continued on the subject property? Decades |
| 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 B53-24 | Consent (Severance): Approval Authority Wellington County | Consent (Severance): Subject Lands Part of Lot 29, Concession 1, Puslinch |
| Consent (Severance): Purpose Rural Residential Severance | | Consent (Severance): Status Approved subject to conditions |

| 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. |

LOT 29, CON. 1
PIN 71202 - 0107

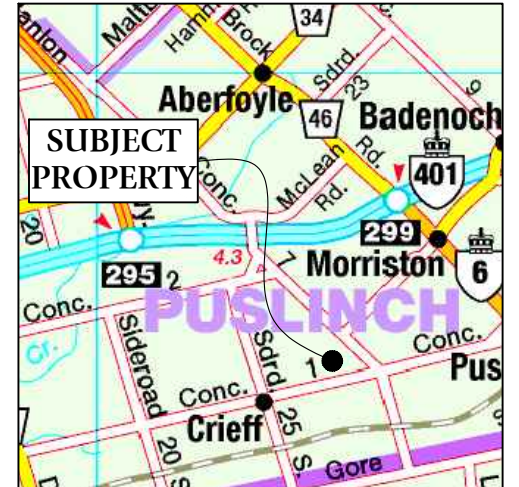
MINOR VARIANCE SKETCH
PART OF LOT 29, CONCESSION 1
TOWNSHIP OF PUSLINCH
COUNTY OF WELLINGTON

SCALE 1 : 3000



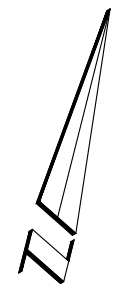
VAN HARTEN SURVEYING INC.

KEYMAP:



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.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & EARTH SCIENCE ANSI.
4. SUBJECT LANDS HAVE A GREENBELT DESIGNATION OF PROTECTED COUNTRYSIDE.
5. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
6. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
7. N.T.S. DENOTES NOT TO SCALE.
8. SUBJECT SEVERANCE IS NOT IN REGULATED AREA OF HAMILTON CONSERVATION AUTHORITY.
9. SUBJECTS LANDS ARE IN THE CANDIDATE AREA OF THE PROVINCIAL AGRICULTURAL MAPPING.
10. SUBJECT SEVERANCE IS NOT IN THE NATURAL HERITAGE SYSTEM OF THE GROWTH PLAN.



MINOR VARIANCE REQUEST:

A TO PERMIT A REDUCED LOT FRONTAGE OF THE RETAINED PARCEL TO BE 68.0m VS 120m AS REQUIRED IN TABLE 11.2 OF THE ZONING BY-LAW.

SURVEYOR'S CERTIFICATE:
THIS SKETCH WAS PREPARED
ON THE 18th DAY OF DECEMBER, 2024

JEFFREY E. BUISMAN
ONTARIO LAND SURVEYOR

175±
EXISTING ENTRANCE
PARCEL CREATED BY LOT LINE ADJUSTMENT BY INST. WC648111 BY FILE NO. B30-20

GARAGE
WELL
DWELLING #4238

'BUSH'

PART 3, 61R--21945

PART 1, 61R--21945

PART 2, 61R--21945

PART 4, 61R--21945

PART 5, 61R--21945

PART 6, 61R--21945

PART 7, 61R--21945

PART 6, 61R--10971

PARCEL CREATED BY CONSENT B72-19

RETAINED PARCEL
AREA=20.1±ha
APPROVED SEVERANCE B53-24

SCIENCES AGRICULTURAL

PIN 71202 - 0141

POND

O.P.: PIN 71202 - 0142

'BUSH'

O.P.:

O.P.:

O.P.:

O.P.:

O.P.:

O.P.:

O.P.:

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O.P.:

SEVERED PARCEL
AREA=0.43±ha
APPROVED SEVERANCE B53-24

GREENBELT O.P. : NATURAL HERITAGE SYSTEM

GREENBELT O.P. : PROTECTED COUNTRYSIDE

'FIELD'

LIMIT TO BE PARALLEL WITH TREE ROW

50±

#7234

PIN 71202 - 0026

PART 1, 61R--3606

61±

EXISTING FIELD ENTRANCE

68.0

53.4

53.3

84.7

PROPOSED ENTRANCE (TO BE 10m FROM HYDRO POLE)

85.0

#7244

53.3

102.1

53.5

53.3

53.3

53.3

53.3

53.3

53.3

53.3

ROAD ALLOWANCE BETWEEN CONCESSIONS 1 & GORE CONCESSION 1 ROAD 20.12m WIDE PIN 71202 - 0030

| | | | | | |
|---------------------------|---------------------------|--|------------------|-------|-------|
| #7227 PIN 71202 - 0079 | #7233 PIN 71202 - 0069 | SEV APP B65/18 PIN 71202 - 0129 | PIN 71202 - 0130 | #7251 | #7255 |
| CONCESSION | | PART 1, 61R--7407 | LOT 175± | GORE | |
| | | PART 1, 61R--21508 | 187± | | |
| | | | 155± | | |
| | | | 189± | | |
| | | BARN #7243 | | | |
| | | NOT STRUCTURALLY SOUND FOR ANIMALS AS PER APPLICATION B65/18 | | | |



Kitchener/Waterloo Ph: 519-742-8371 Guelph Ph: 519-821-2763 Orangeville Ph: 519-940-4110

www.vanharten.com info@vanharten.com

DRAWN BY: AN CHECKED BY: JB PROJECT No. 27877-19

Dec 18, 2024-11:17:15 AM
G:\PUSLINCH\Con1\ACAD\MV LOT 29 (27877-19 SIMS) 2 UTM 2010.dwg

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December 18, 2024

27877-19

Jeff.Buisman@vanharten.com

Township of Puslinch
7404 Wellington Road 34
Puslinch, Ontario
N0B 2J0

Attention: Lynne Banks

Dear Ms. Banks:

**Re: Minor Variance Application & Sketch for Severance B53-24
4238 Concession 7
Part of Lot 29, Concession 1
PIN 71202-0076
Township of Puslinch**

Please find enclosed an application for a minor variance on the above-mentioned property. Included with this submission are copies of the minor variance sketch, completed application form, PIN report and map and the required feed. Payment will be made directly with the Township for the application fee of \$1,407.00.

Proposal:

A Minor Variance request is being made for the Retained Parcel of the Severance Application B53-24 that has been approved subject to conditions at the September 2024 Land Division Committee Meeting. The variance is required to satisfy Condition 6 of the approved application. The Minor Variance request is as follows:

A) To permit a reduced lot frontage of the Retained Parcel to be 68.0m instead of 120m as required in Table 11.2 of the Zoning By-law.

The approved severance is creating a new rural residential parcel along Concession 1 with a frontage of 53±m, depth of 85±m for an area of 0.43±ha. The severed parcel was configured to have a similar depth and width as the adjacent parcel to the east. The rear width is slightly narrower at 48.6m, as the intention is to keep the proposed boundary parallel with the tree row on the retained parcel. The severance is an efficient use of open space. Safe access for an entrance can be provided and the Zoning requirements are met for this parcel.

The Retained Parcel (#4238 Concession 7) will have a frontage of 68.0m along Concession 1 and frontage of 136±m along Concession 7, for an area of 20.1±ha where the existing dwelling and garage will remain with access from Concession 7.

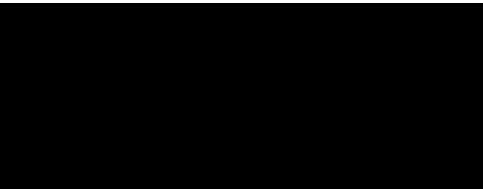


With the Retained Parcel having frontage along both Concession 1 and Concession 7, the Zoning By-law definitions dictate that frontage is narrower of the two. Therefore, Concession 1 would be considered the frontage and a minor variance is being requested to permit the reduced lot frontage to be 68.0m vs 120m required. There is an existing field entrance from Concession 1 that will remain and continue to provide safe access to the field. The reduced frontage will not have a negative impact on the subject property or the neighbouring parcels. We consider this request to be minor and reasonable. The remaining zoning requirements are met for the Retained Parcel.

The Minor Variance for the reduced frontage of the Retained Parcel is reasonable, and we provide the opinion that the minor variance meets the four tests for a variance.

Please call me if you or the Planning Staff have any questions.

Very truly yours,
Van Harten Surveying Inc.



Jeffrey E. Buisman B.E.S, B.Sc.
Ontario Land Surveyor

cc Bill Sims via email: 