


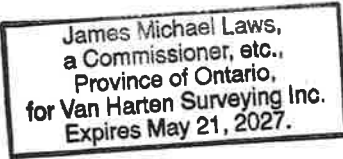


Cloudpermit application number CA-3523001-P-2025-18
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Applicant		
Last name Keast	First name Hailey	Corporation or partnership
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N1L 1G6
Other phone	Mobile phone +1 519-821-2763	
Fax	Email hailey.keast@vanharten.com	

Agent		
Last name Buisman	First name Jeff	Corporation or partnership Van Harten Surveying Inc.
Street address 2106 Gordon Street	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N1L 1G6
Other phone +1 5198212763	Mobile phone +1 519-821-2763	
Fax	Email jeff.buisman@vanharten.com	

Property owner, Payer		
Last name Bardwell	First name Scott	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality Puslinch	Province Ontario	Postal code N1H 6J3
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information		
Address	Legal description	Roll number
[ADDRESS MISSING] (Primary) 6759 Laird Road West	PUSLINCH CON 5 S PT LOT 11;RP 61R11421 PART 1	2301000001056800000
Sworn Declaration of Applicant		
Complete in the presence of a Commissioner for taking affidavits		
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)		
<div style="display: flex; justify-content: space-between;"> <div style="width: 30%;"></div> <div style="width: 30%;"></div> </div>		
Signature of Commissioner for taking affidavits	Municipality	Day, month, year
	City of Guelph	7/03/2025
Place an imprint of your stamp below		
		

**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.

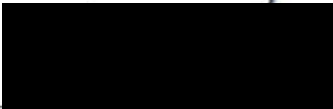
**Notice with respect to collection of personal information**

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.

Signature

Date

A black rectangular redaction box covering the signature of Hailey Keast.

March 7, 2025

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 5	Lot 11	Registered Plan Number Part 1, 61R-11421	
Area in Hectares 3.7	Area in Acres 9.1	Depth in Meters 346	
Depth in Feet 1135	Frontage in Meters 110	Frontage in Feet 360	Width of road allowance (if known) 20.12m

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? To permit the continued use of a trailer, RV, and boat storage facility on the subject property. No expansion of existing storage area is permitted.	Why is it not possible to comply with the provisions of the by-law? Please see our covering letter for details / justification.

What is the current Official Plan and zoning status?	
Official Plan Designation Recreational, Core Greenlands, Greenlands and Secondary Agricultural	Zoning Designation Agricultural, Natural Environment and Environmental Protection Overlay
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? Corner Parcel with frontage and existing entrance along Sideroad 10 North and frontage along Laird Road West.	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. N/A

Existing and Proposed Service		
<b>Indicate the applicable water supply and sewage disposal:</b>		
Private Well	<input 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 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? Vacant Land - Portion used for trailer, rv and boat storage facility	What is the existing use of the abutting properties? Resort Commercial, Agricultural, Rural Residential, Extractive, Open Space

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

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

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 Vacant	Front Yard in Feet Vacant	Rear Yard in Meters Vacant
Rear Yard in Feet Vacant	Side Yard (interior) in Meters Vacant	Side Yard (interior) in Feet Vacant
Side Yard (Exterior) in Meters Vacant	Side Yard (Exterior) in Feet Vacant	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property May 24, 2019	Date of construction of buildings property Vacant	How long have the existing uses continued on the subject property? 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 <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.

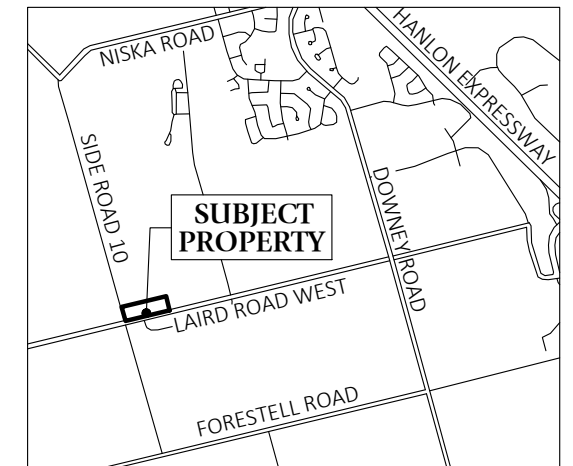
# MINOR VARIANCE SKETCH PART OF LOT 11, CONCESSION 5 TOWNSHIP OF PUSLINCH COUNTY OF WELLINGTON

SCALE 1 : 1500

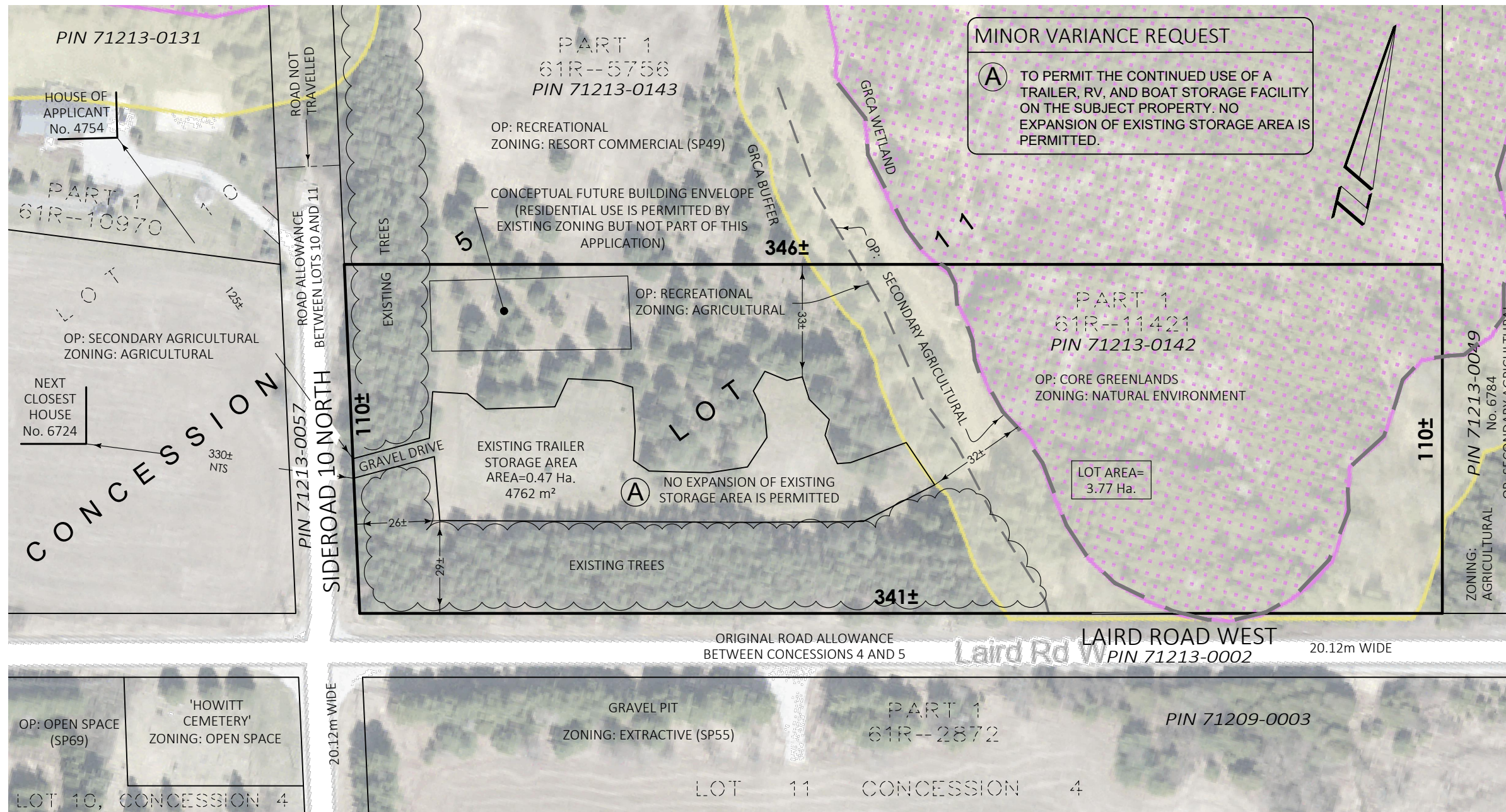


VAN HARTEN SURVEYING INC.

## KEYMAP:



OP: CORE GREENLANDS  
ZONING: NATURAL ENVIRONMENT  
GRCA WETLAND



## NOTES:

1. THIS IS NOT A PLAN OF SURVEY AND SHOULD NOT BE USED FOR REAL ESTATE TRANSFERS OR MORTGAGES.
2. FOR THE PURPOSE OF THIS APPLICATION, THE SUBJECT LANDS PART OF THE VARIANCE REQUEST ARE ZONED AGRICULTURAL AND HAVE AN OFFICIAL PLAN DESIGNATION OF RECREATIONAL AREAS.
3. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
4. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.
5. N.T.S. DENOTES NOT TO SCALE

## NOTES:

STORAGE - TRAVEL TRAILERS, RV'S, CARGO TRAILERS, UTILITY TRAILERS & BOATS

FIRE ACCESS - FENCED SITE / LOCKED WITH A PADLOCK. PADLOCK CAN BE CUT EASILY WITH BOLT CUTTERS BY PFD. GATE IS ACCESSIBLE FROM SR10 WITH AMPLE ROOM FOR STAGING FIRE TRUCKS OFF THE MAIN ROAD (LAIRD ROAD). ENTRANCE HAS WIDTH WITH TREES TRIMMED UP TO 6 METERS FOR FIRE TRUCK ACCESS AND CLEARANCE. LANEWAY INTO THE SITE AND OPEN AREA IS LESS THAN 30 METERS IN LENGTH AND STRAIGHT.

### EMERGENCY RESPONSE PLAN

- RV'S SCREENED FOR LEAKS/ISSUES BEFORE THEY ARE ALLOWED ENTRY
- NO REPAIRS PERMITTED ON SITE
- RV'S REQUIRED TO EMPTY TANKS OFF SITE BEFORE STORAGE
- NO DUMP FACILITIES OR GARBAGE ON SITE
- CURRENT PUSLINCH FIREFIGHTER / TRAINED WITH SPILL CONTAINMENT.
- HAZMAT LEVEL 1 & 2 TRAINING THROUGH PUSLINCH FIRE AND RESCUE
- FIRE PLAN INCLUDING EXITS AND TWO PALLETS OF WATER STORED ON SITE
- TRACTOR AND OTHER EQUIPMENT ON HAND (OWNER RESIDES NEXT DOOR)
- SITE IS FULLY FENCED, LOCKED AND SECURE.
- MULTIPLE MOTION LIGHTS & CAMERAS ARE INSTALLED THROUGHOUT THE SITE.

### WINTER MAINTENANCE PLAN

- LARGE TRACTOR WITH HYDRAULIC SNOWBLOWER AVAILABLE
- ACCESS LANE AND STORAGE AREA PERIMETER ARE CLEARED OF SNOW
- SITE IS CLOSED FROM NOV 1- APRIL 30 (NO ACCESS)
- MOST RV'S ARE LEFT FOR THE OFF SEASON ON SITE WITH NO ACCESS.
- STORAGE AREA WELL REMOVED FROM GCRA RESTRICTED AREAS
- SITE HAS OPERATED WITHOUT ISSUE FOR OVER 5 YEARS
- NO ADDITIONAL CLEARING OR ON SITE WORKS REQUIRED

## SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED  
ON THE 27th DAY OF MARCH, 2025

**JEFFREY E. BUISMAN**  
ONTARIO LAND SURVEYOR



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

www.vanharten.com      info@vanharten.com

DRAWN BY: TJH      CHECKED BY: JB      PROJECT No. 33816-24

Mar 27, 2025-8:31:25 AM  
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