

Cloudpermit application number CA-3523001-P-2025-14
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Applicant, Property owner, Payer		
Last name Cox	First name Troy	Corporation or partnership
Street address 4523 Victoria Rd S	Unit number	Lot / Con.
Municipality Puslinch	Province ON	Postal code N0B 2J0
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information		
Address	Legal description	Roll number
4523 VICTORIA RD S (Primary)	PUSLINCH CON 9 PT LOT 19 RP;61R20770 PART 1	2301000007106200000

Sworn Declaration of Applicant		
<p>Complete in the presence of a Commissioner for taking affidavits</p> <p>I, Troy Cox, 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.</p>		
<p>Signature of Applicant (sign in the presence of a Commissioner for taking affidavits)</p> <p>[REDACTED]</p>		
<p>Signature of Commissioner for taking affidavits</p> <p>[REDACTED]</p>	<p>Municipality</p> <p>Township of Puslinch</p>	<p>Day, month, year</p> <p>07 / MAR / 2025</p>

<p>Place an imprint of your stamp below</p> <p style="text-align: center;"> <b>Monika Alyse Farncombe, a Commissioner, etc.,</b>  <b>Province of Ontario, for the Corporation of the</b>  <b>Township of Puslinch.</b>  <b>Expires February 14, 2027.</b> </p>
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## Affidavit and signatures


### Applicant

The Troy Cox, 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 2025-03-07, 3:27:28 p.m. EST by Troy Cox.

Send correspondence to	
Send correspondence to <input checked="" type="checkbox"/> Owner(s) <input 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 9	Lot 19	Registered Plan Number 61R20770	
Area in Hectares 0.64	Area in Acres 1.581	Depth in Meters 226	
Depth in Feet 741	Frontage in Meters 6.1	Frontage in Feet 20.01	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? Property fence line is 2 meters away from existing shed but site plan property line was registered off of an old metal stake that was not placed there when the property was built 8 years ago as it is very old.	Why is it not possible to comply with the provisions of the by-law? It is not able to comply as the shed from the property line listed on the site plan is only 0.76 meters away

What is the current Official Plan and zoning status?	
Official Plan Designation Residential	Zoning Designation Residential
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 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 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? Residential	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 6.096	Main Building Height in Feet 20	Percentage Lot Coverage in Meters 6400 sq meters minus 405 sq meters for area= 0.063m
Percentage Lot Coverage in Feet 68,889 sqft minus 4364 sqft for area= 0.063ft	Number of Parking Spaces 20	Number of Loading Spaces
Number of Floors 1	Total Floor Area in Square Meters 405	Total Floor Area in Square Feet 4364
Ground Floor Area (Exclude Basement) in Square Meters 372	Ground Floor Area (Exclude Basement) in Square Feet 4000	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 3.96	Main Building Height in Feet 13	Percentage Lot Coverage in Meters 6400 sq meters - 41.06sq meters = 0.0064m
Percentage Lot Coverage in Feet 68,889 sqft minus 442sqft = 0.0064ft	Number of Parking Spaces 0	Number of Loading Spaces 0
Number of Floors 1	Total Floor Area in Square Meters 134.72	Total Floor Area in Square Feet 442
Ground Floor Area (Exclude Basement) in Square Meters 134.72	Ground Floor Area (Exclude Basement) in Square Feet 442	

**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 219	Front Yard in Feet 720	Rear Yard in Meters 0
Rear Yard in Feet 0	Side Yard (interior) in Meters 0.914	Side Yard (interior) in Feet 3
Side Yard (Exterior) in Meters 0.76	Side Yard (Exterior) in Feet 2.5	

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

Date of acquisition of subject property Sept 25/2017	Date of construction of buildings property May 15/2019	How long have the existing uses continued on the subject property? 7 1/2 years
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Has the owner previously applied for relief in respect of the subject property?

Yes  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

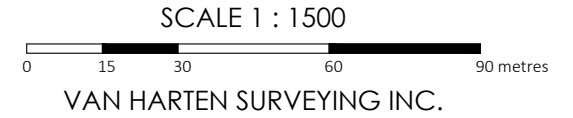
**Minor Variance Application must be commissioned**

Please confirm the following

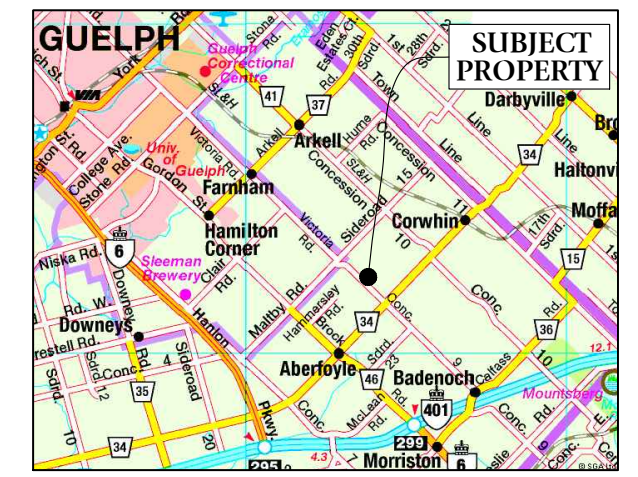
I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.



**SITE SKETCH**  
**PART OF LOT 19, CONCESSION 9**  
**TOWNSHIP OF PUSLINCH**  
**COUNTY OF WELLINGTON**



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 AGRIDULTURAL, ENVIRONMENTAL PROTECTION OVERLAY & 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. DIMENSIONS ON THIS SKETCH ARE APPROXIMATE AND HAVE NOT BEEN VERIFIED BY SURVEY.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED  
 ON THE 31st DAY OF MAY, 2024

**JEFFREY E. BUISMAN**  
 ONTARIO LAND SURVEYOR



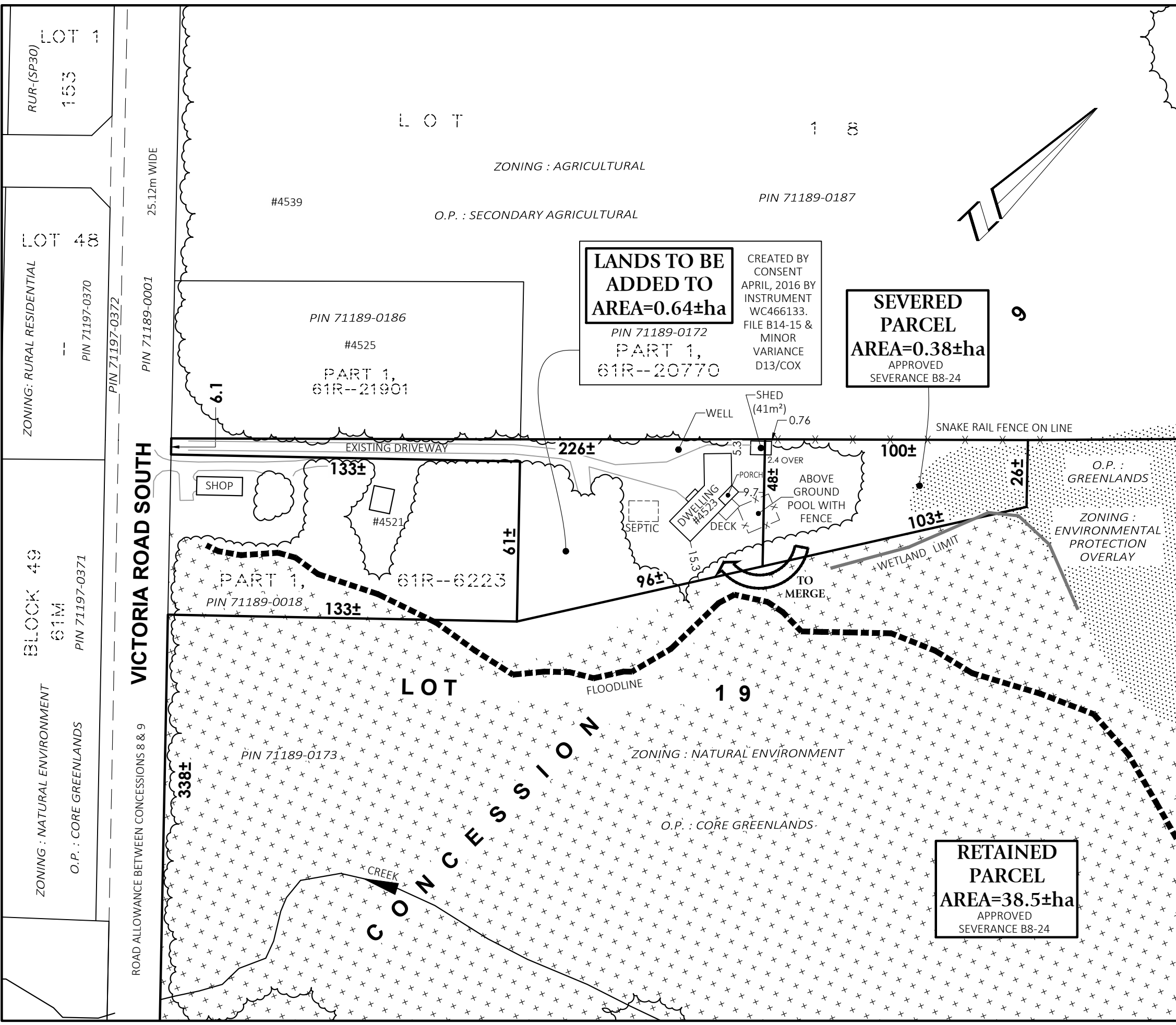
Kitchener/Waterloo Ph: 519-742-8371      Guelph Ph: 519-821-2763      Orangeville Ph: 519-940-4110

www.vanharten.com      info@vanharten.com

DRAWN BY: AN      CHECKED BY: JB      PROJECT No. 31961-22

May 31, 2024-3:27:45 PM  
 G:\PUSLINCH\CON9\Lot 19\ACAD\SITE SKETCH LOT 19 (COX) UTM.dwg

© 2024 THIS SKETCH IS PROTECTED BY COPYRIGHT



**LANDS TO BE ADDED TO AREA=0.64±ha**  
 PIN 71189-0172 PART 1, 61R--20770  
 CREATED BY CONSENT APRIL, 2016 BY INSTRUMENT WC466133. FILE B14-15 & MINOR VARIANCE D13/COX

**SEVERED PARCEL AREA=0.38±ha**  
 APPROVED SEVERANCE B8-24

**RETAINED PARCEL AREA=38.5±ha**  
 APPROVED SEVERANCE B8-24

LOT 1  
 RUR-(SP30)  
 153

LOT 48  
 ZONING: RURAL RESIDENTIAL  
 PIN 71197-0370

BLOCK 49  
 61M  
 PIN 71197-0371

ZONING: NATURAL ENVIRONMENT  
 O.P.: CORE GREENLANDS

25.12m WIDE

PIN 71189-0001

VICTORIA ROAD SOUTH

ROAD ALLOWANCE BETWEEN CONCESSIONS 8 & 9

LOT 18

ZONING : AGRICULTURAL  
 O.P. : SECONDARY AGRICULTURAL  
 PIN 71189-0187

PIN 71189-0186  
 #4525  
 PART 1,  
 61R--21901

SHOP

PART 1,  
 PIN 71189-0018

PIN 71189-0173

CREEK

ZONING : NATURAL ENVIRONMENT  
 O.P. : CORE GREENLANDS

SHED (41m²)  
 WELL  
 0.76

SEPTIC  
 DWELLING #4523  
 DECK  
 9.7

ABOVE GROUND POOL WITH FENCE  
 2.4 OVER

SNAKE RAIL FENCE ON LINE

O.P. : GREENLANDS  
 ZONING : ENVIRONMENTAL PROTECTION OVERLAY

WETLAND LIMIT

TO MERGE

LOT 19

LOT 19

CONCESSION 9