

Cloudpermit application number  
CA-3523001-P-2025-19**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	


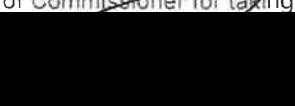
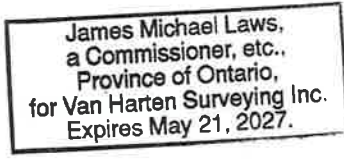
**Agent**


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 Brenchley	First name Elizabeth	Corporation or partnership
Street address 603 Arkell Road	Unit number	Lot / Con.
Municipality Arkell	Province Ontario	Postal code N0B 1C0
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information		
Address	Legal description	Roll number
603 ARKELL RD (Primary)	CON 10 PT LOT 7 RP 61R5608;PART 1	2301000008034500000

Sworn Declaration of Applicant		
<p>Complete in the presence of a Commissioner for taking affidavits</p> <p>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.</p>		
<p>Signature  (presence of a Commissioner for taking affidavits)</p>		
<p>Signature of Commissioner for taking affidavits </p>	<p>Municipality <i>City of Guelph</i></p>	<p>Day, month, year <i>11/03/2025</i></p>
<p>Place an imprint of your stamp below</p> <div style="text-align: center;">  </div>		

Affidavit and signatures
<p><b>Applicant</b></p> <p>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.</p> <p><b>Notice with respect to collection of personal information</b></p> <p>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.</p> <p>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.</p> <p> Digitally signed on 2025-03-11, 12:56:23 p.m. EDT by Hailey Keast.</p>

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 10		Lot 7	Registered Plan Number Part 1, 61R-5608 & S/T Easement over Part 1, 61R-9973
Area in Hectares 0.36		Area in Acres 0.88	Depth in Meters 125.8
Depth in Feet 412.7	Frontage in Meters 20.4	Frontage in Feet 66.9	Width of road allowance (if known) 25.29

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) To permit a reduced lot area of the Retained Parcel to be 0.36ha instead of 0.4ha as required in Table 11.3 of the Zoning By-law. B) To permit a reduced lot frontage of the Retained Parcel to be 20.4m instead of 25.0m as required in Table 11.3 of the Zoning By-law.	Why is it not possible to comply with the provisions of the by-law?  Minor Variance Requests are being made for the Severed and Retained Parcels for Severance Application B97-24 that has been approved subject to conditions at the December 2024 Land Division Committee Meeting. The variances are required to satisfy Condition 6 of the approved application. Please see the Covering Letter for more details on the justification of the variances.

What is the current Official Plan and zoning status?	
Official Plan Designation Hamlet Area	Zoning Designation Agricultural
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? Retained Parcel - Arkell Road (Wellington Road 37)	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		
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 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 1-2 storey	Main Building Height in Feet 1-2 storey	Percentage Lot Coverage in Meters 10%
Percentage Lot Coverage in Feet 10%	Number of Parking Spaces 2	Number of Loading Spaces 0
Number of Floors 1-2	Total Floor Area in Square Meters 302	Total Floor Area in Square Feet 3250
Ground Floor Area (Exclude Basement) in Square Meters 302	Ground Floor Area (Exclude Basement) in Square Feet 3250	

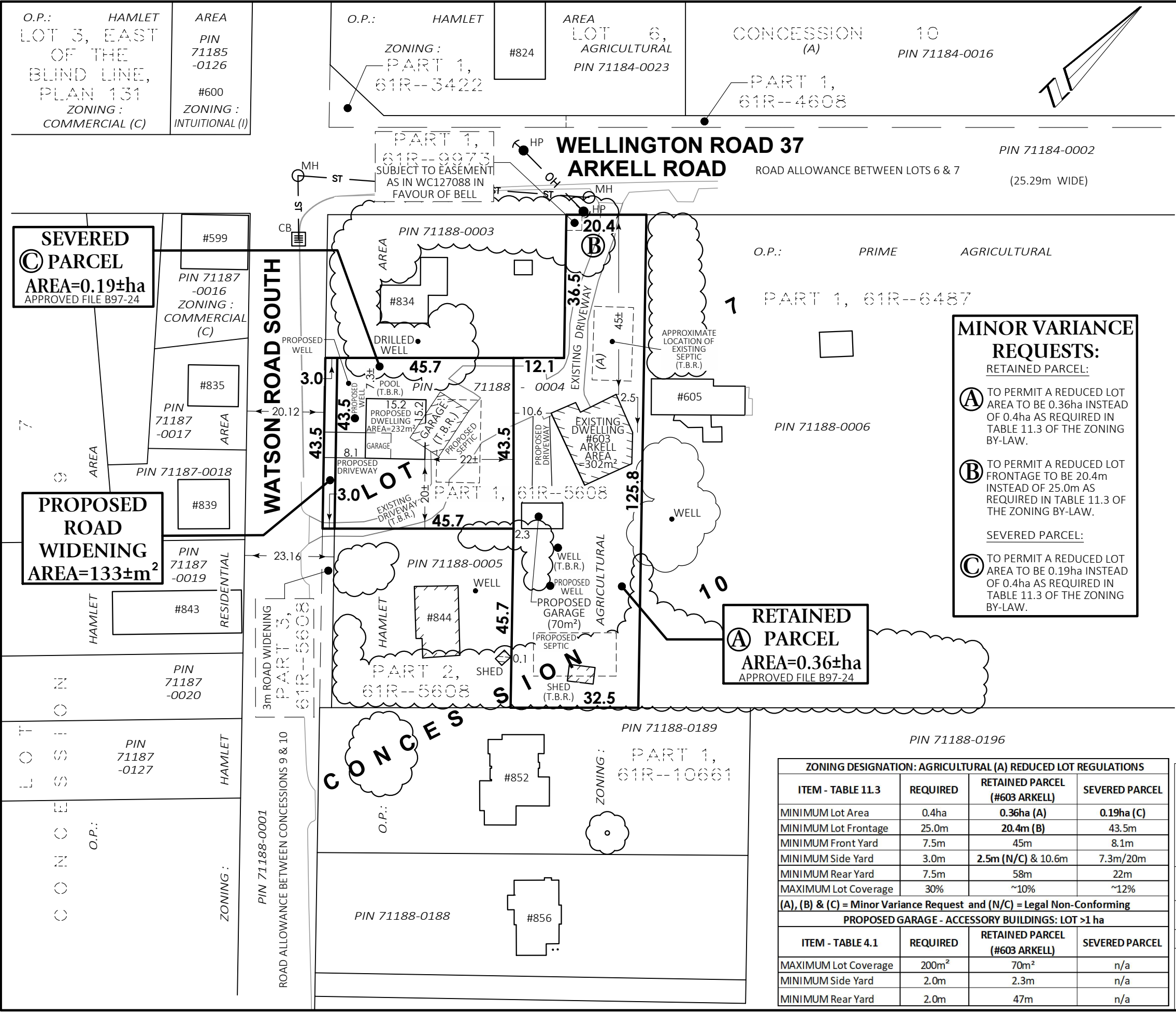
Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters N/A	Main Building Height in Feet N/A	Percentage Lot Coverage in Meters N/A
Percentage Lot Coverage in Feet N/A	Number of Parking Spaces N/A	Number of Loading Spaces N/A
Number of Floors N/A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

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 45	Front Yard in Feet 147	Rear Yard in Meters 58
Rear Yard in Feet 190	Side Yard (interior) in Meters 10.6	Side Yard (interior) in Feet 34.7
Side Yard (Exterior) in Meters 2.5	Side Yard (Exterior) in Feet 8.2	

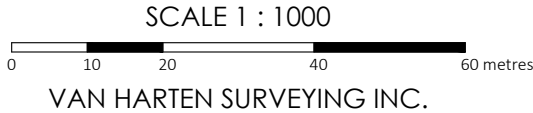
What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property May 25, 2018	Date of construction of buildings property Pending minor variance approval and when consent gets finalized	How long have the existing uses continued on the subject property? Decades
Has the owner previously applied for relief in respect of the subject property? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Please indicate the file number and describe briefly Minor variance for severed parcel being submitted simultaneously

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 B97-24	Consent (Severance): Approval Authority County of Wellington	Consent (Severance): Subject Lands Part of Lot 7, Concession 10
Consent (Severance): Purpose Rural Residential Severance		Consent (Severance): Status Approved subject to conditions

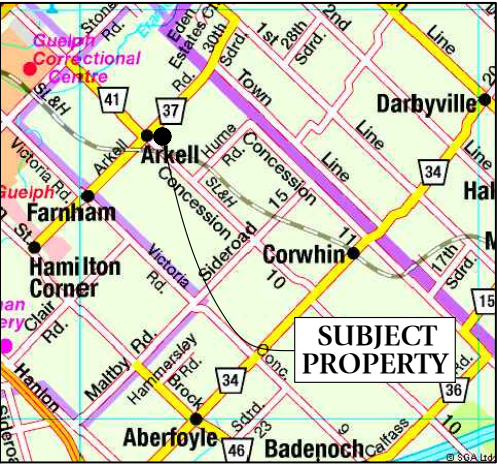
Minor Variance Application must be commissioned
Please confirm the following  <input checked="" type="checkbox"/> I understand that prior to the Minor Variance Application being deemed complete it must be commissioned by all registered owners or the agent responsible for the application.



MINOR VARIANCE SKETCH  
PART OF LOT 7, CONCESSION 10  
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 AGRICULTURAL (A).
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF HAMLET AREA.
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.
6. T.B.R. DENOTES TO BE REMOVED.

SURVEYOR'S CERTIFICATE:

THIS SKETCH WAS PREPARED ON  
THE 4th DAY OF MARCH, 2025

JEFFREY E. BUISMAN  
ONTARIO LAND SURVEYOR



Van Harten  
LAND SURVEYORS - ENGINEERS

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Guelph  
Ph: 519-821-2763

Orangeville  
Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: AN

CHECKED BY: BM/JB

PROJECT No. 32928-23

Mar 4, 2025-10:58:06 AM  
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