

Cloudpermit application number
CA-3523001-P-2025-22

Applicant, Property owner, Payer

Last name Geier	First name Audrey	Corporation or partnership
Street address 4851 Townline Rd.	Unit number	Lot / Con.
Municipality Puslinch	Province Ontario	Postal code N3C2V3
Other phone [REDACTED]	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Agent

Last name Voss	First name Jennifer	Corporation or partnership JV Planning & Development Consulting
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Province Ontario	Postal code [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information

Address	Legal description	Roll number
4851 TOWNLINE RD (Primary)	CON 3 PT LOT 1	2301000002161000000

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 17.9	Front Yard in Feet 58.7	Rear Yard in Meters 135.1m (house) 18m(garage)
Rear Yard in Feet 443 (house) 59' (garage)	Side Yard (interior) in Meters 8.2 (left interior)	Side Yard (interior) in Feet 27 (left interior)
Side Yard (Exterior) in Meters 7.9 (right interior)	Side Yard (Exterior) in Feet 25.9 (right interior)	

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

Date of acquisition of subject property July 29, 2005	Date of construction of buildings property 1860	How long have the existing uses continued on the subject property? Over 100 + 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 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 B-143-22	Consent (Severance): Approval Authority County of Wellington	Consent (Severance): Subject Lands 4851 Townline Road (subject lands)
Consent (Severance): Purpose rural residential lot	Consent (Severance): Status Provisional Consent granted on February 13, 2025. No appeals	

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.

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? *

☐ Storm Sewers ☒ Ditches ☐ Swales

☐ Other means

Existing Subject and Abutting Property Land Uses, Buildings and their Locations

What is the existing use of the subject property?

Rural residential

What is the existing use of the abutting properties?

Rural residential and natural heritage features

Provide the following details for all existing buildings on the subject land

Main Building Height in Meters 7.62	Main Building Height in Feet 25	Percentage Lot Coverage in Meters 124sq m (house) 168sq m (garage & shipping containers) = 292m
Percentage Lot Coverage in Feet 3143	Number of Parking Spaces +4	Number of Loading Spaces
Number of Floors 11/2	Total Floor Area in Square Meters 167	Total Floor Area in Square Feet 1800
Ground Floor Area (Exclude Basement) in Square Meters 124	Ground Floor Area (Exclude Basement) in Square Feet 1335	

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	

Send correspondence to

Send correspondence to

☒ Owner(s) ☒ Agent ☐ Others

Who to send the Invoice to

☒ Owner ☐ Agent ☐ Other**Provide a description of the "entire" property**

Concession

3

Lot

1

Registered Plan Number

Area in Hectares

1.01

Area in Acres

2.5

Depth in Meters

79.6m & 168.4m

Depth in Feet

1261 & 552

Frontage in Meters

71.2

Frontage in Feet

233

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

☒ Section 45(1) relates to a change to a by-law standard (e.g. setbacks, frontage, height, etc.)☐ 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 minimum lot area of 0.26 ha for retained parcel;
Section 4.16.1(a) to permit future residential use on the
approved 0.76 ha severed parcel that does not comply with
MDS 1 setback; Section 4.24.4(a), (b) and (f) to permit two
existing shipping containers on the retained lands

Why is it not possible to comply with the provisions of the by-law?

Reduced lot size as a result of a consent application and
location of existing barns relative to the severed parcel

What is the current Official Plan and zoning status?

Official Plan Designation

Secondary Agricultural & Core Greenlands

Zoning Designation

Agricultural & Natural Environment

What is the access to the subject property?

☐ Provincial Highway ☒ Continually maintained municipal road ☐ Seasonally maintained municipal road

☐ Other ☐ Continually maintained county road

What is the name of the road or street that provides access to the subject property?

Townline Road

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.

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Audrey Geier, 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)

X

Signature of Commissioner for taking affidavits

Municipality
Township of
Puslinch

Day, month, year

09/05/2025

Place an imprint of your stamp below

Monika Alyse Famcombe, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Township of Puslinch.
Expires February 14, 2027.

Affidavit and signatures

Applicant

The Audrey Geier, 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

X

Audrey Geier

X

May 9, 2025

PIN 22739-0098
BLACKBRIDGE ROAD

(16.8m WIDE)

ROSZELL ROAD

PIN 71212-0002

BEASLEY'S LOWER BLOCK
TOWNSHIP OF WATERLOO

GEOGRAPHIC

CITY OF CAMBRIDGE

PIN 71211-0201

TOWNLINE ROAD

ROAD ALLOWANCE BETWEEN TOWNSHIPS
PUSLINCH AND WATERLOO

(20.12m WIDE)

ROAD WIDENING

BLOCK 5, 61M--75

PIN 71211-0156

PIN 71211-0154

LOT 3

PIN 71211-0153

LOT 2

PIN 71211-0152

LOT 1

#6501

PIN 71211-0025

PIN 71211-0155

LOT 4

ZONING :

#4871

GARAGE

LANDS TO BE
RETAINED
AREA=0.26±ha

SECONDARY

AGRICULTURAL

AGRICULTURAL

61M--75

79.6

33.7

13.3

3.3

12.0

17.9

7.9

3.9

7.0

10.0

37.5

HP

overhead

hydro lines

PROPOSED WELL

15.0

30m WETLAND BUFFER

GRCA WETLAND LIMIT

LIMIT OF POND

MILL POND

CONCESSION PART 1, 61R--9106

WITH

ENVIRONMENTAL

PROTECTION

OVERLAY

GREENLANDS

ENVIRONMENTAL

PROTECTION

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GREENLANDS

LANDS TO BE
SEVERED
AREA=0.76±ha

45.0

45.0

#5742

PIN 71211-0207

PART 1, 61R--7412

45.6

32.4

71.7

33.7

17.9

7.9m

135.1m

11%

SEVERANCE SKETCH

PART OF LOT 1, CONCESSION 3

TOWNSHIP OF PUSLINCH

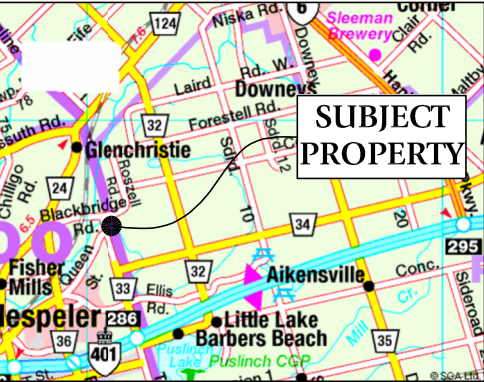
COUNTY OF WELLINGTON

SCALE 1 : 1000

0 10 20 40 60 meters

VAN HARTEN SURVEYING INC.

KEYMAP



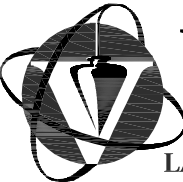
NOTES:

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 & NATURAL ENVIRONMENT & ENVIRONMENTAL PROTECTION OVERLAY.
3. SUBJECT LANDS HAVE AN OFFICIAL PLAN DESIGNATION OF SECONDARY AGRICULTURAL & CORE GREENLANDS.
4. DISTANCES ON THIS PLAN ARE SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
5. N.T.S. DENOTES NOT TO SCALE.
6. SUBJECT LANDS ARE SUBJECT TO EASEMENT IN FAVOUR OF LOTS 1 & 2, 61M-75 FOR DRAINAGE OF RAIN WATER.

O.P. : CORE GREENLANDS
ZONING: NATURAL ENVIRONMENT

THIS SKETCH WAS PREPARED ON THE
13th DAY OF NOVEMBER, 2024

COLIN VANDERWOERD
ONTARIO LAND SURVEYOR



Van Harten
SURVEYING INC.
LAND SURVEYORS and ENGINEERS

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Ph: 519-742-8371

Guelph
Ph: 519-821-2763

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Ph: 519-940-4110

www.vanharten.com

info@vanharten.com

DRAWN BY: ARN

CHECKED BY: CJV

PROJECT No. 31440-22

Nov 13, 2024-9:46:44 AM

G:\PUSLINCH\Con3\ACAD\SEV LOT 1 (GEIER) UTM.dwg

ZONING DESIGNATION: AGRICULTURAL ZONE (A) Reduced Lot Requirements

ITEM	REQUIRED	SEVERED PARCEL (PROPOSED)	RETAINED PARCEL (EXISTING #4851)
MINIMUM Lot Area	4.0ha	0.76ha	0.25ha
MINIMUM Lot Frontage	25m	37.5m	33.7m
MINIMUM Front Yard	7.5m	10.0m	17.9m
MINIMUM Interior Side Yard	3m	7.0m	7.9m
MINIMUM Rear Yard	7.5m	18.0m	135.1m
MAXIMUM Lot Coverage	30%	4%	11%