

Cloudpermit application number  
CA-3523001-P-2025-95

**Applicant, Property owner, Payer**

Last name Nadvornik	First name Milosh	Corporation or partnership
Street address 504 Arkell Road	Unit number	Lot / Con.
Municipality Puslinch	Province Ontario	Postal code N0B 2J0
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

**Subject Land Information**

Address	Legal description	Roll number
504 ARKELL RD (Primary)	PLAN 131 CON 9 EOBL PT LOT 5;RP 61R6567 PARTS 1 & 2	2301000008109500000

**Sworn Declaration of Applicant**

Complete in the presence of a Commissioner for taking affidavits

I, Milosh Nadvornik, 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]

*Affirmed before me*

Signature of Commissioner for taking affidavits

[REDACTED]

Municipality

*at the*

*Township of Puslinch*

Day, month, year

*12, September, 2025*

Place an imprint of your stamp below

*in the County of Wellington on September 12, 2025*

MARY HASAN  
Director of Finance/Treasurer  
Commissioner  
Township of Puslinch  
County of Wellington

## Affidavit and signatures

### Applicant

The Milosh Nadvornik, 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 2025-09-09, 8:11:58 p.m. EDT by Milosh Nadvornik.

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 CON 9		Lot LOT 5	Registered Plan Number RP 61R6567 PARTS 1&2
Area in Hectares .728		Area in Acres 1.80	Depth in Meters 199.27
Depth in Feet 653.8	Frontage in Meters 36.574	Frontage in Feet 120	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? ARU proposed will be approximately 80m from existing dwelling on property.	Why is it not possible to comply with the provisions of the by-law? Apartment to be located in new Steelway building located further away from existing dwelling due to property length.

What is the current Official Plan and zoning status?	
Official Plan Designation AGRICULTURAL	Zoning Designation RESIDENTIAL/ AGRICULTURAL
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? ARKELL 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.

Existing and Proposed Service		
<b>Indicate the applicable water supply and sewage disposal:</b>		
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 4.27	Main Building Height in Feet 14	Percentage Lot Coverage in Meters 3
Percentage Lot Coverage in Feet 3	Number of Parking Spaces 12	Number of Loading Spaces
Number of Floors 1	Total Floor Area in Square Meters 217.37	Total Floor Area in Square Feet 2340
Ground Floor Area (Exclude Basement) in Square Meters 217.37		Ground Floor Area (Exclude Basement) in Square Feet 2340

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 4.877	Main Building Height in Feet 16	Percentage Lot Coverage in Meters 2.3
Percentage Lot Coverage in Feet 2.3	Number of Parking Spaces 2	Number of Loading Spaces 2
Number of Floors 2	Total Floor Area in Square Meters 110	Total Floor Area in Square Feet 1100
Ground Floor Area (Exclude Basement) in Square Meters 60		Ground Floor Area (Exclude Basement) in Square Feet 600

**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 38.4	Front Yard in Feet 126	Rear Yard in Meters 53.7
Rear Yard in Feet 176.3	Side Yard (interior) in Meters 7.4	Side Yard (interior) in Feet 24.3
Side Yard (Exterior) in Meters 8.85	Side Yard (Exterior) in Feet 29.5	

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

Date of acquisition of subject property JULY 31 1997	Date of construction of buildings property MARCH 31 1994	How long have the existing uses continued on the subject property? SINCE PURCHASE
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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Minor Variance: File Number #D13/NAD		Minor Variance: Approval Authority COA OF PUSLINCH	
Minor Variance: Purpose AUX BUILDING ALLOWANCE LIMIT REQUIRED INCREASE OF 50M2.		Minor Variance: Status APPROVED	

**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.	

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Minor Variance: File Number #D13/NAD	Minor Variance: Approval Authority COA OF PUSLINCH	Minor Variance: Subject Lands
Minor Variance: Purpose AUX BUILDING ALLOWANCE LIMIT REQUIRED INCREASE OF 50M2.		Minor Variance: Status APPROVED



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Please confirm the following



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NOTE: DIMENSIONS SHOWN ARE APPROXIMATE  
BASED ON VANHARTEN SURVEY DRAWING (=/- .2')

PROJECT NORTH

504 ARKELL ROAD  
PUSLINCH, ON

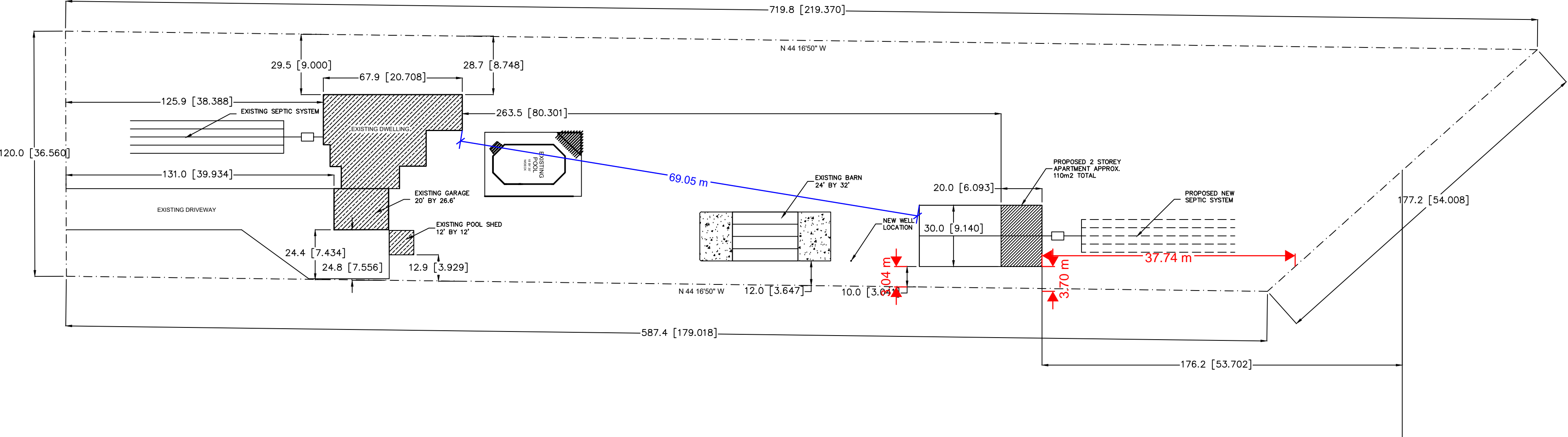
PLAN 61R-6559

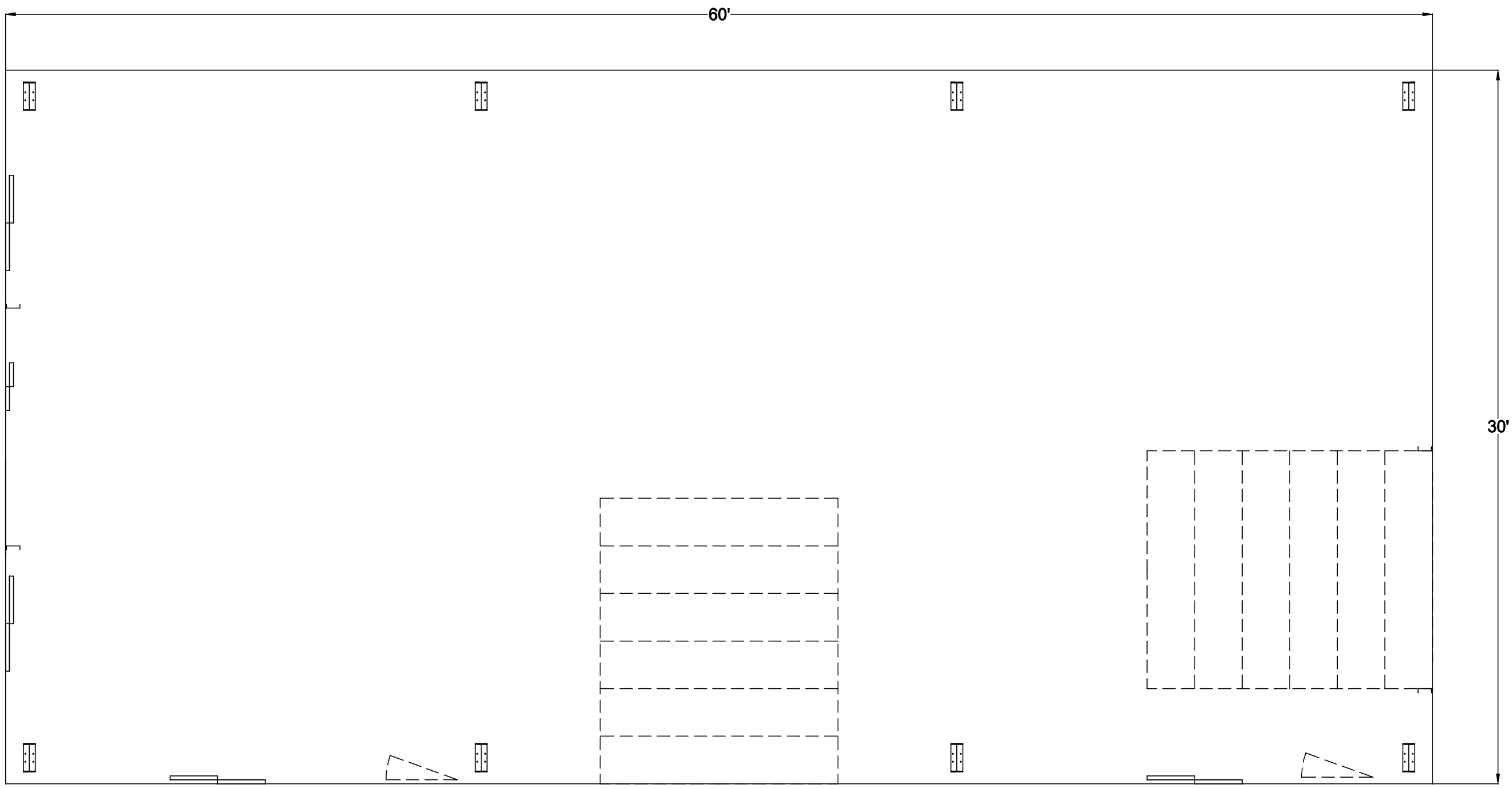
PART 1 & 2

DATE: 08/20/2025

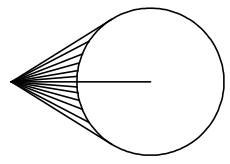
PROPOSED APARTMENT  
SITE PLAN

SCALE: N.T.S.





PLAN VIEW



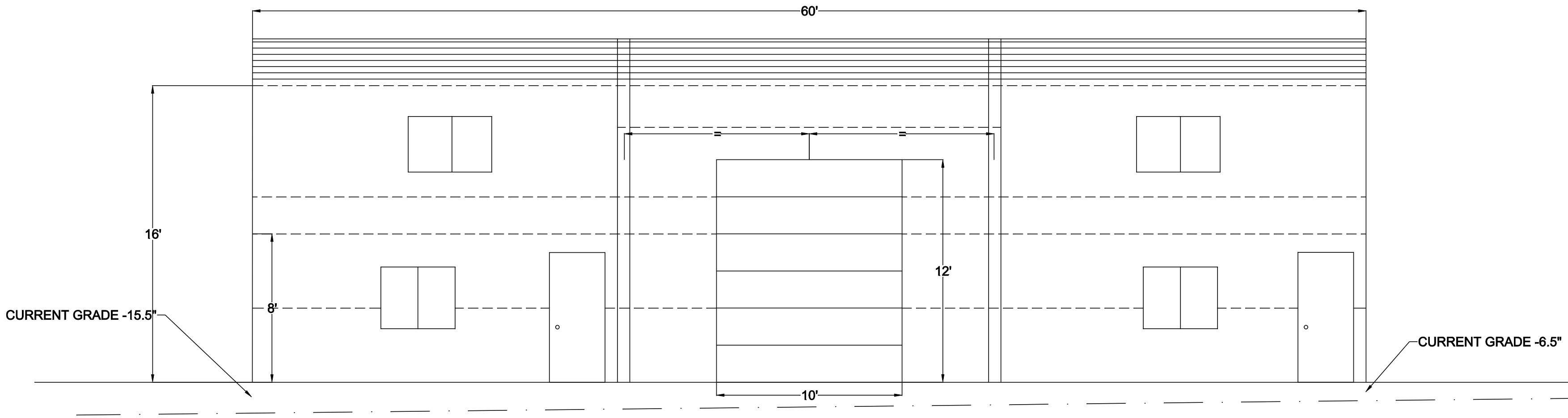
PROJECT NORTH

504 ARKELL ROAD  
PUSLINCH, ON

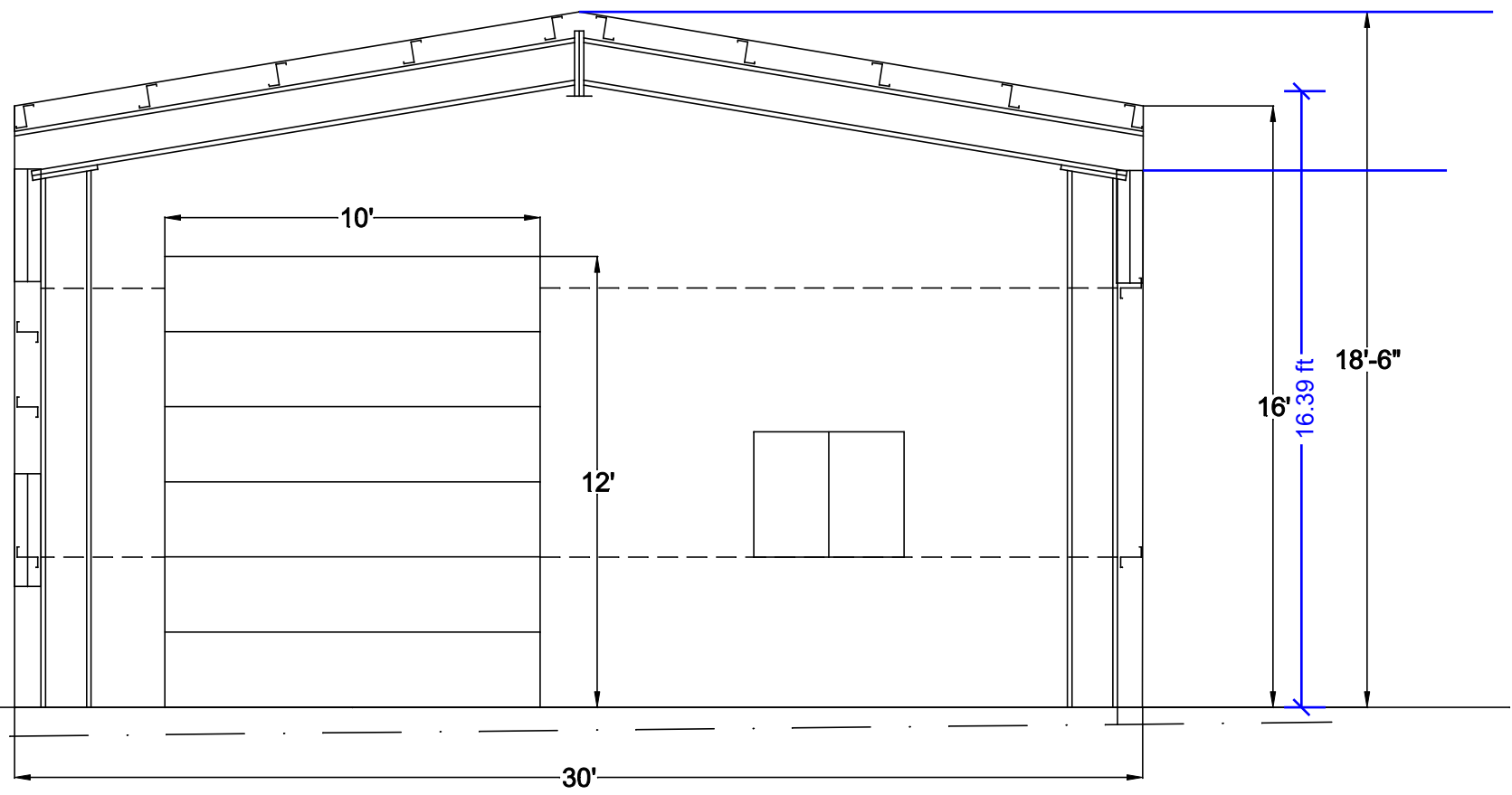
12/16/2024

PLAN AND ELEVATIONS

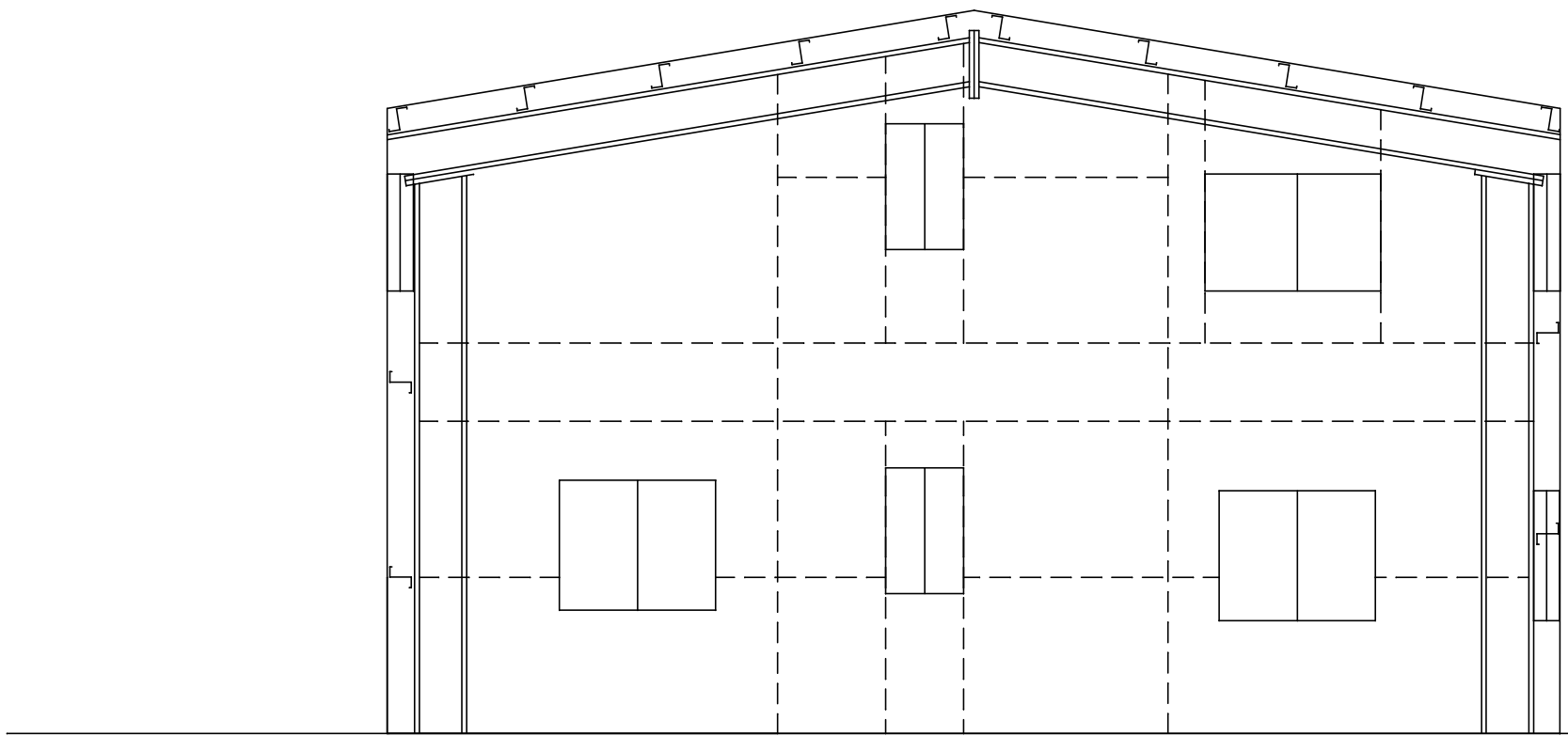
REVISIONS:



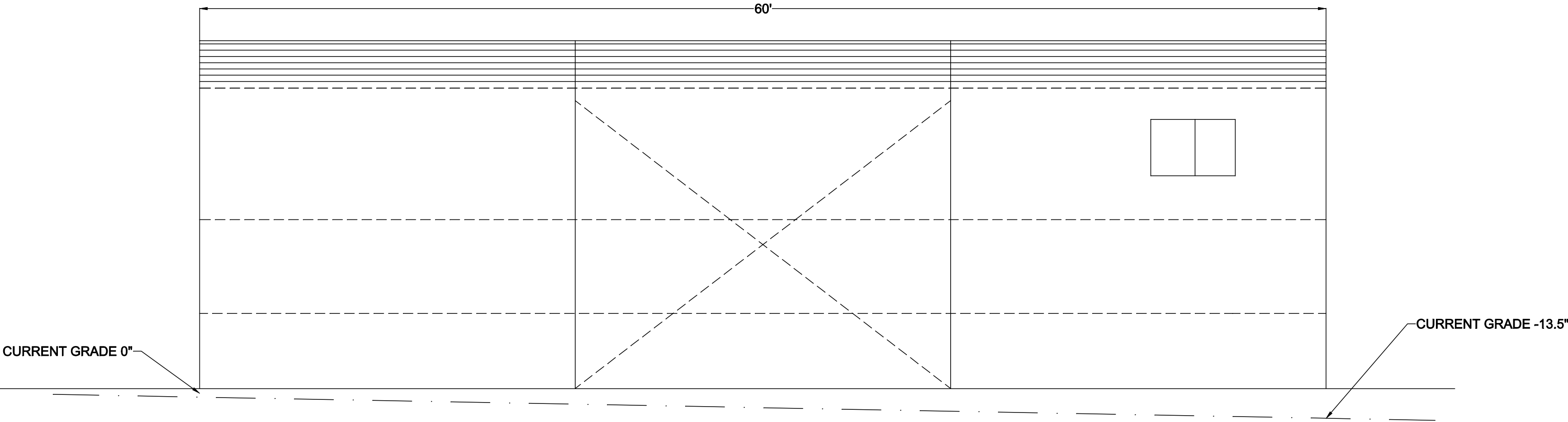
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

PROJECT NORTH

504 ARKELL ROAD  
PUSLINCH, ON

PLAN 61R-6559

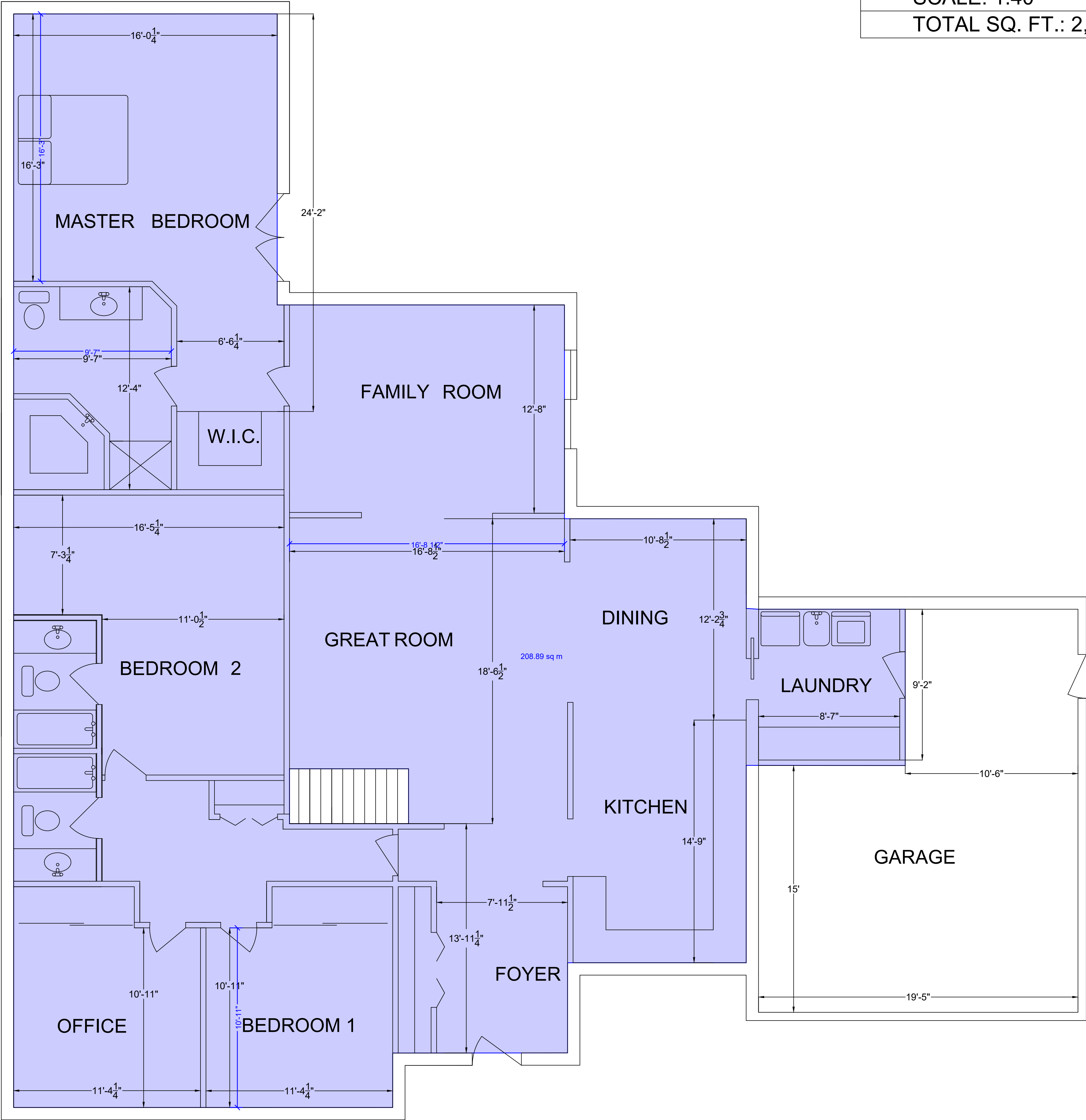
PART 1 & 2

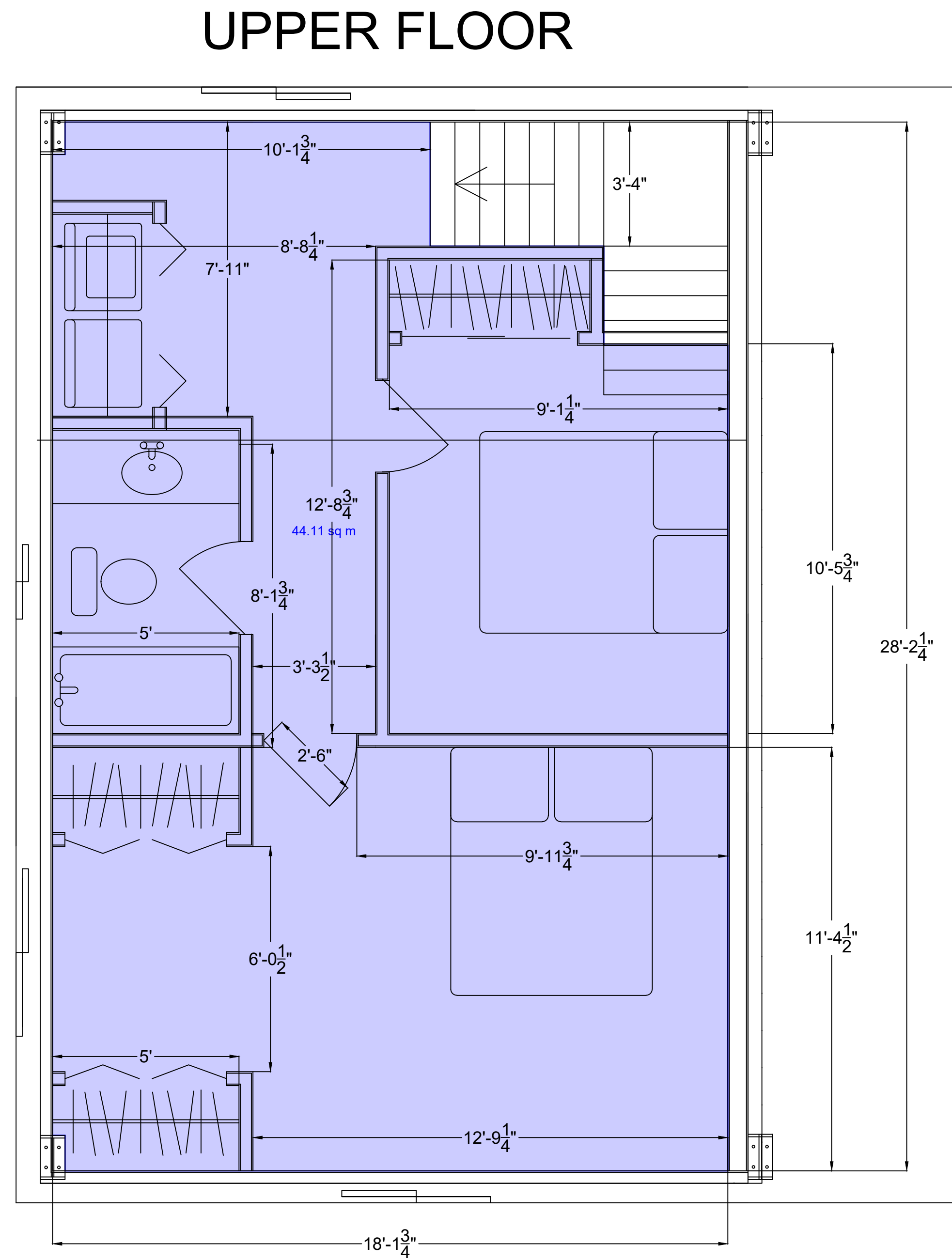
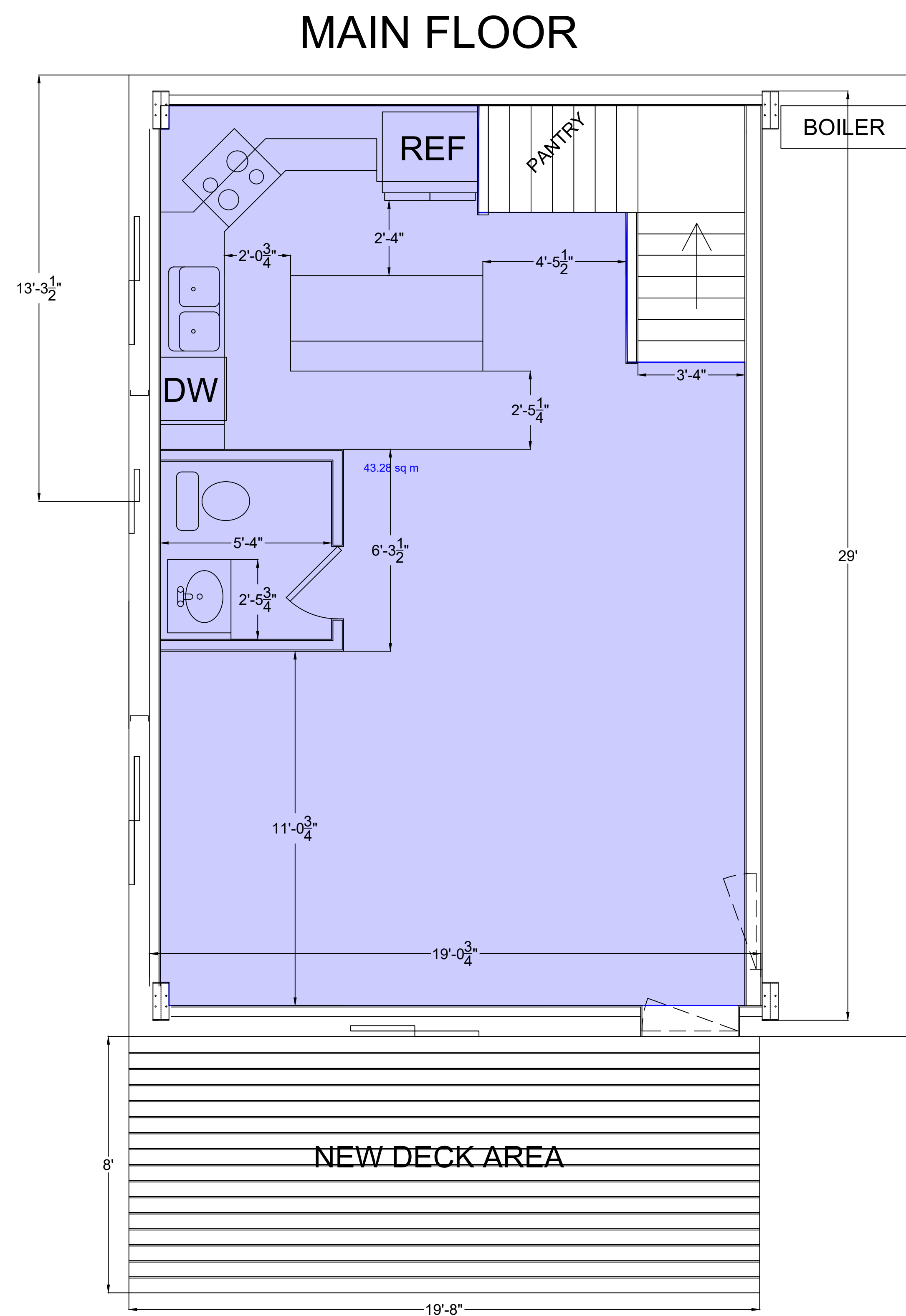
DATE: 09/15/2025

EXISTING DWELLING  
FLOOR PLAN

SCALE: 1:40

TOTAL SQ. FT.: 2,441





PROJECT NORTH

504 ARKELL ROAD  
PUSLINCH, ON

PLAN 61R-6559

PART 1 & 2

DATE: 09/02/2025

PROPOSED APARTMENT  
FLOOR PLAN

SCALE: 1CM = 10 FT