

Cloudpermit application number
CA-3523001-P-2025-12

Applicant, Property owner, Payer

Last name Wimalasekera	First name Eric	Corporation or partnership
Street address 68 Jasper Heights	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
68 JASPER HEIGHTS PV (Primary)	PLAN 61M203 LOT 27	2301000006165470000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Eric Wimalasekera, 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]

Signature of Commissioner for taking affidavits

[REDACTED]

Municipality

Township of Puslinch

Day, month, year

06 / 03 / 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 Eric Wimalasekera, 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 2025-03-06, 2:20:04 p.m. EST by Eric Wimalasekera.

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		Lot	Registered Plan Number
Area in Hectares		Area in Acres	Depth in Meters
Depth in Feet	Frontage in Meters	Frontage in Feet	Width of road allowance (if known)

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? asking for a .4 meter setback review from the zoning bylaw	Why is it not possible to comply with the provisions of the by-law? stucture is completed and the foundation is anchored to the pre-existing concrete base

What is the current Official Plan and zoning status?	
Official Plan Designation Green Land	Zoning Designation Rural Residential Site Specific 86
What is the access to the subject property? ☐ Provincial Highway ☐ Continually maintained municipal road ☐ Seasonally maintained municipal road ☒ Other ☐ Continually maintained county road	If other please specify
What is the name of the road or street that provides access to the subject property? Jasper Heights is the road and it is accessed from the Gate 1 or 3 of the Mini Lakes Community	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	☒ Existing	☐ Proposed
Communal Water	☒ Existing	☐ Proposed
Provincial Water Taking Permit	☐ Existing	☐ Proposed
Private Septic	☒ Existing	☐ Proposed
Communal Septic	☒ Existing	☐ Proposed
Other Provincial Waste Water System	☐ Existing	☐ Proposed
How is storm drainage provided? * ☐ Storm Sewers ☐ Ditches ☐ Swales ☒ Other means		Other Means of Storm Drainage Storm drainage off the roads into the french drain system which drains into the main body of water

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 4.3434	Main Building Height in Feet 14.250	Percentage Lot Coverage in Meters 18.3
Percentage Lot Coverage in Feet 18.3	Number of Parking Spaces 3	Number of Loading Spaces 0
Number of Floors 1	Total Floor Area in Square Meters 104.05	Total Floor Area in Square Feet 1119.9
Ground Floor Area (Exclude Basement) in Square Meters 111.48	Ground Floor Area (Exclude Basement) in Square Feet 1200	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 4.572	Main Building Height in Feet 15	Percentage Lot Coverage in Meters 20.9
Percentage Lot Coverage in Feet 20.9	Number of Parking Spaces 0	Number of Loading Spaces 0
Number of Floors 1	Total Floor Area in Square Meters 14.79	Total Floor Area in Square Feet 159.2
Ground Floor Area (Exclude Basement) in Square Meters 14.79	Ground Floor Area (Exclude Basement) in Square Feet 159.2	

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 1.6	Front Yard in Feet n/a	Rear Yard in Meters >0.6
Rear Yard in Feet n/a	Side Yard (interior) in Meters 3.3	Side Yard (interior) in Feet n/a
Side Yard (Exterior) in Meters n/a	Side Yard (Exterior) in Feet n/a	

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

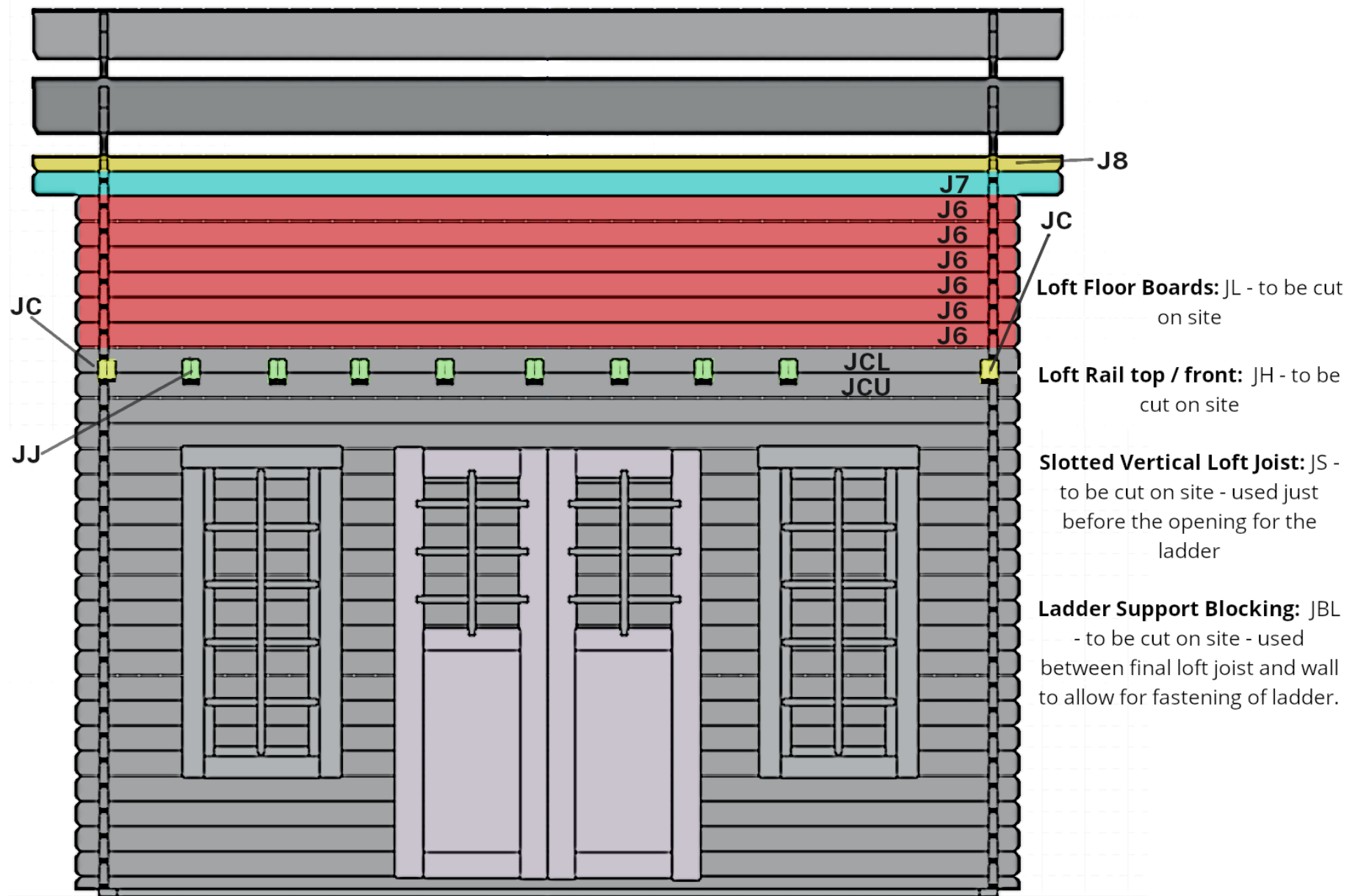
Date of acquisition of subject property november 2020	Date of construction of buildings property september 9th 2023	How long have the existing uses continued on the subject property? 2 years
Has the owner previously applied for relief in respect of the subject property? ☐ Yes ☒ No		

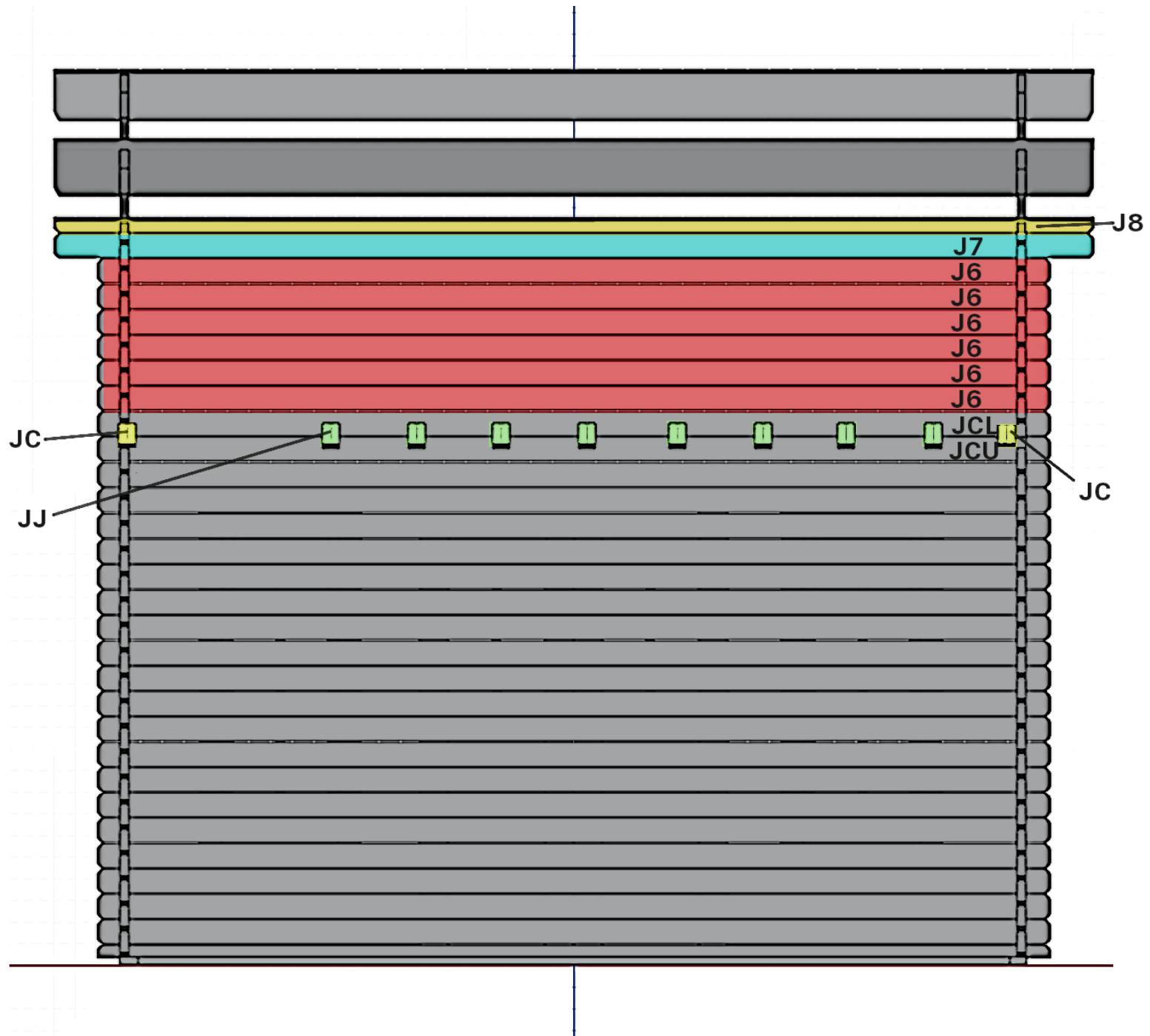
Other Related Planning Applications

Planning Application: Official Plan Amendment ☐ Yes ☒ No		Planning Application: Zoning By-Law Amendment ☐ Yes ☒ No	
Planning Application: Plan of Subdivision ☐ Yes ☒ No		Planning Application: Consent (Severance) ☐ Yes ☒ No	
Planning Application: Site Plan ☐ Yes ☒ No		Planning Application: Minor Variance ☒ Yes ☐ No	
Minor Variance: File Number		Minor Variance: Approval Authority	Minor Variance: Subject Lands
Minor Variance: Purpose relief from minimum 2.0m front property line setback		Minor Variance: Status pending	

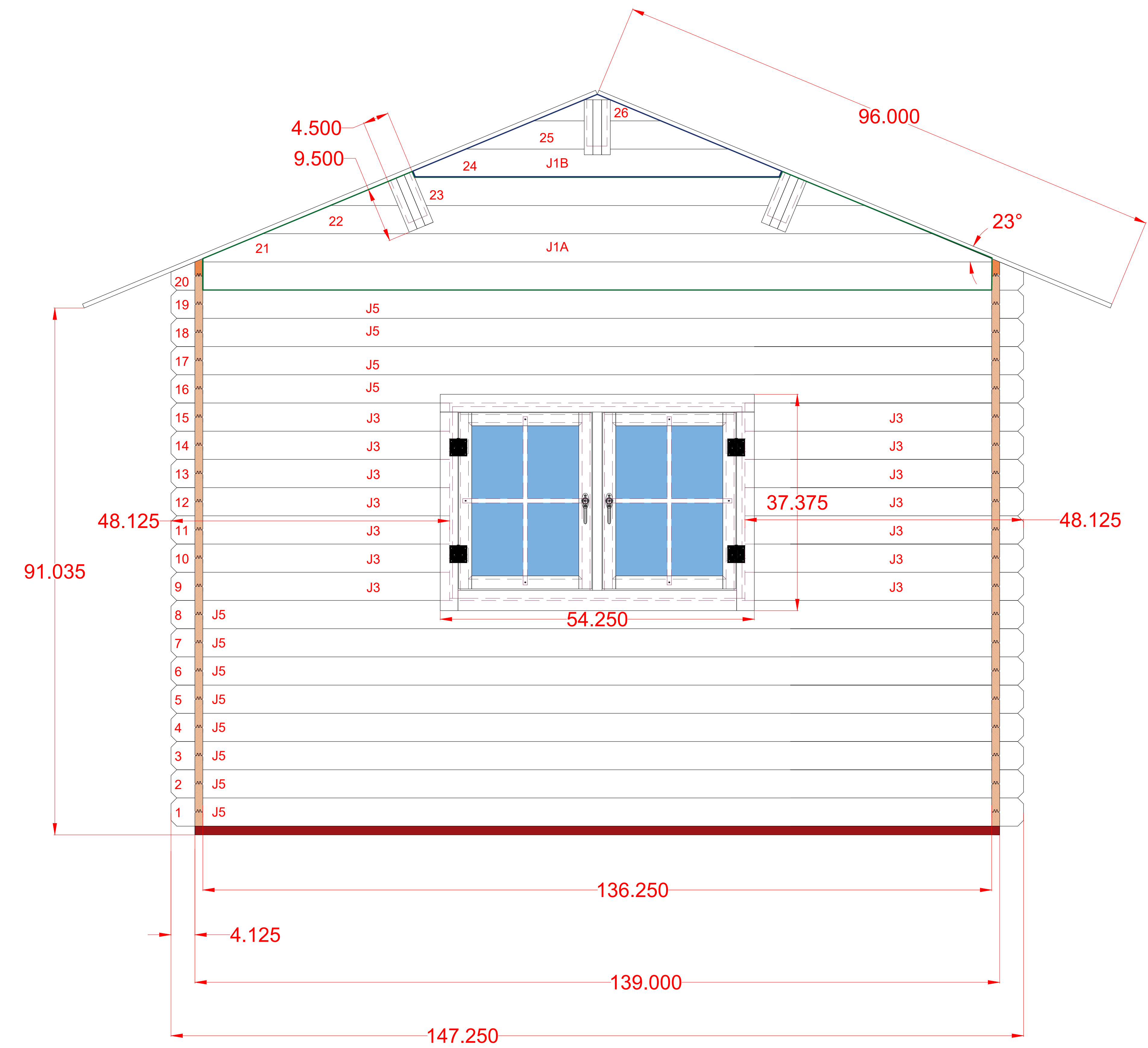
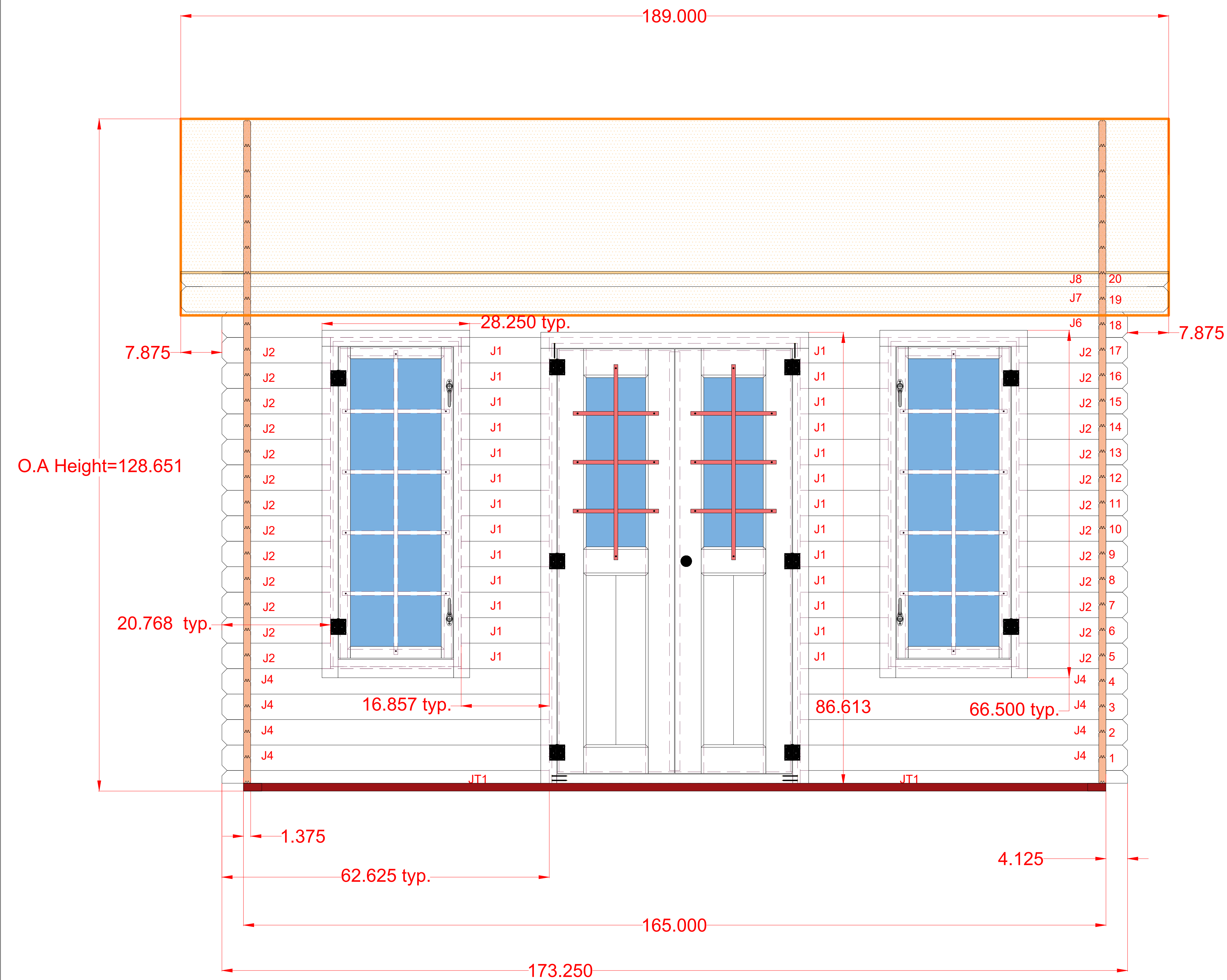
Minor Variance Application must be commissioned

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.
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Note:
O.A=Overall
typ.=Typical
*All Dimensions in inches.

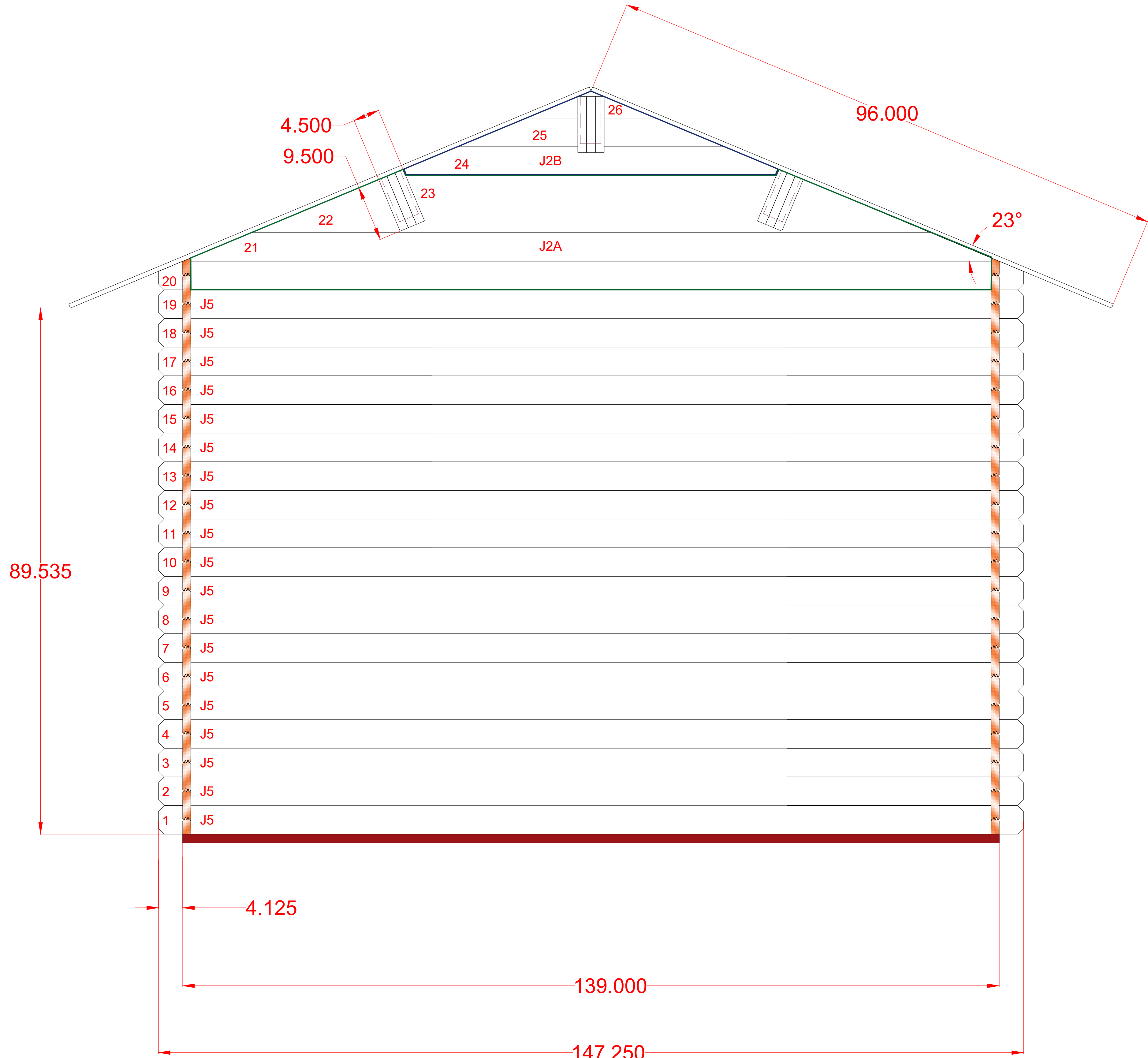
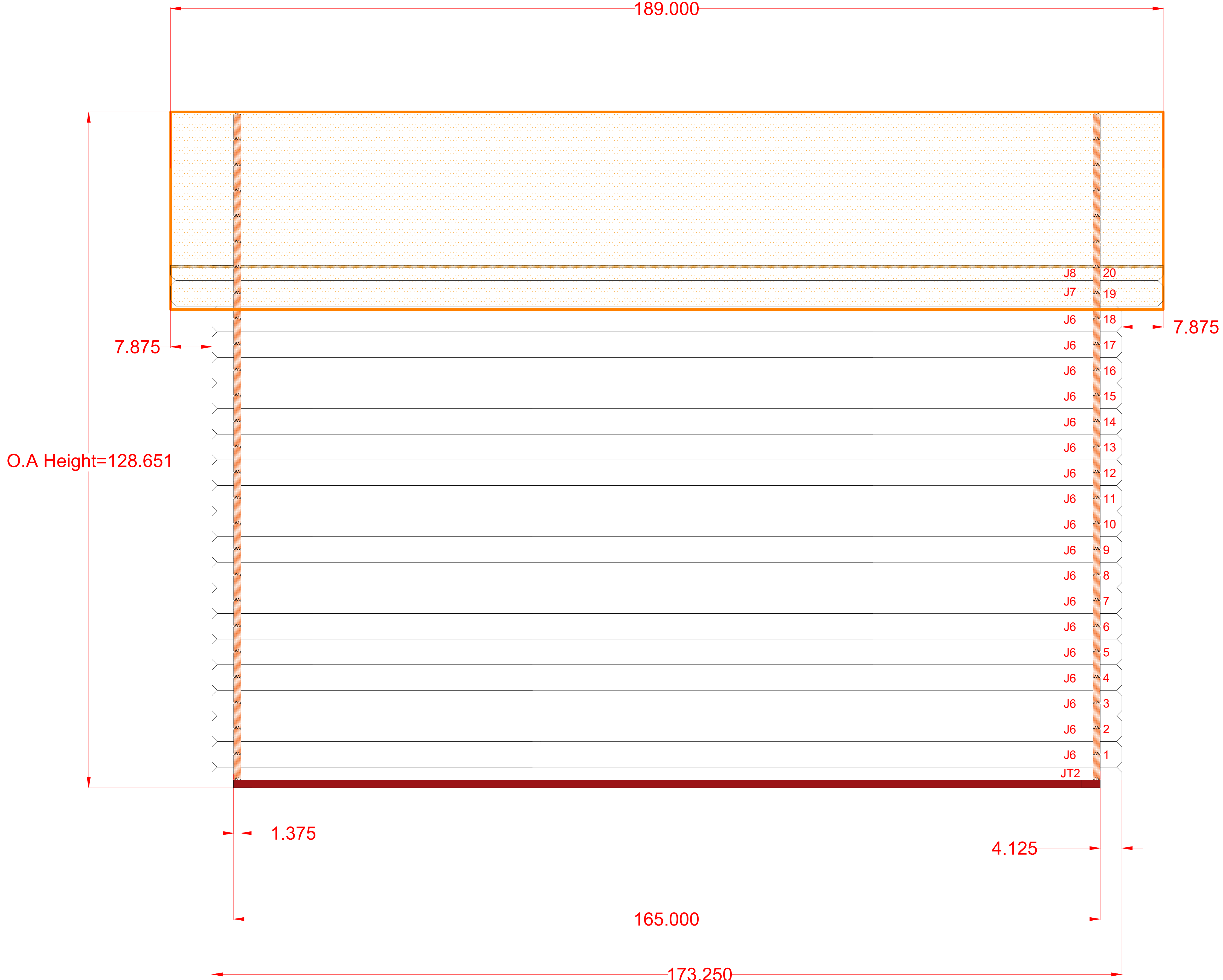


FRONT / SIDE VIEWS



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Note:
O.A=Overall
typ.=Typical
*All Dimensions in inches.



REAR / NON-WIN. SIDE VIEWS

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