

Cloudpermit application number

CA-3523001-P-2025-110

Applicant

Last name Syed	First name Nasar	Corporation or partnership Landmark Hiomes Inc.
Street address 6565 Ellis Road	Unit number	Lot / Con.
Municipality Cambridge	Province ON	Postal code N3C 2V4
Other phone	Mobile phone [REDACTED]	
Fax	Email [REDACTED]	

Subject Land Information

Address	Legal description	Roll number
6551 ELLIS RD (Primary)	CON 2 FRONT PT LOT 3	2301000002024000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Landmark Hiomes Inc. (Nasar Syed), 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)

Signature of Commissioner for taking affidavits

Municipality

Township of
Puslinch.

Day, month, year

Oct. 20. 2025

Place an imprint of your stamp below

Laura Elizabeth Emery, a Commissioner, etc.,
Province of Ontario, for the Corporation of the
Township of Puslinch.
Expires August 31, 2026.

Affidavit and signatures

Applicant

The Nasar Syed, 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.

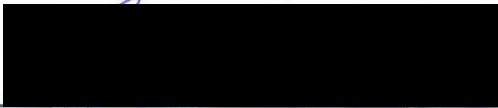
Notice with respect to collection of personal information

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



10/20/2025

Nasar Syed

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?

The zoning by-law has set the limit for the height of the building to 10m from the ground to the mid-point of the roof. We are asking for a minor variance for the height of this building to be 14.4m as defined by the zoning by-law.

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

To comply with the zoning by-law would require an entire floor to be removed. This would require a complete design of the project.

What is the current Official Plan and zoning status?

Official Plan Designation

Rural

Zoning Designation

Rural

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?

Ellis Rd.

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 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 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 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? Never built on. Rural.	What is the existing use of the abutting properties? Residential, Golf Course

Provide the following details for all existing buildings on 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	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 14.4m	Main Building Height in Feet 47.2'	Percentage Lot Coverage in Meters 1.35%
Percentage Lot Coverage in Feet 1.35%	Number of Parking Spaces 5	Number of Loading Spaces n/a
Number of Floors 3	Total Floor Area in Square Meters 1757 sq-m	Total Floor Area in Square Feet 18912.19 sq-ft
Ground Floor Area (Exclude Basement) in Square Meters 1357 sq-m	Ground Floor Area (Exclude Basement) in Square Feet 14606.6 sq-ft	

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 486.61m	Front Yard in Feet 1596.49'	Rear Yard in Meters 151.99m
Rear Yard in Feet 498.65'	Side Yard (interior) in Meters 77.14m	Side Yard (interior) in Feet 253.08'
Side Yard (Exterior) in Meters 97.38m	Side Yard (Exterior) in Feet 319.49'	

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

Date of acquisition of subject property 01/20/2025	Date of construction of buildings property Not Determined	How long have the existing uses continued on the subject property? Not known
Has the owner previously applied for relief in respect of the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

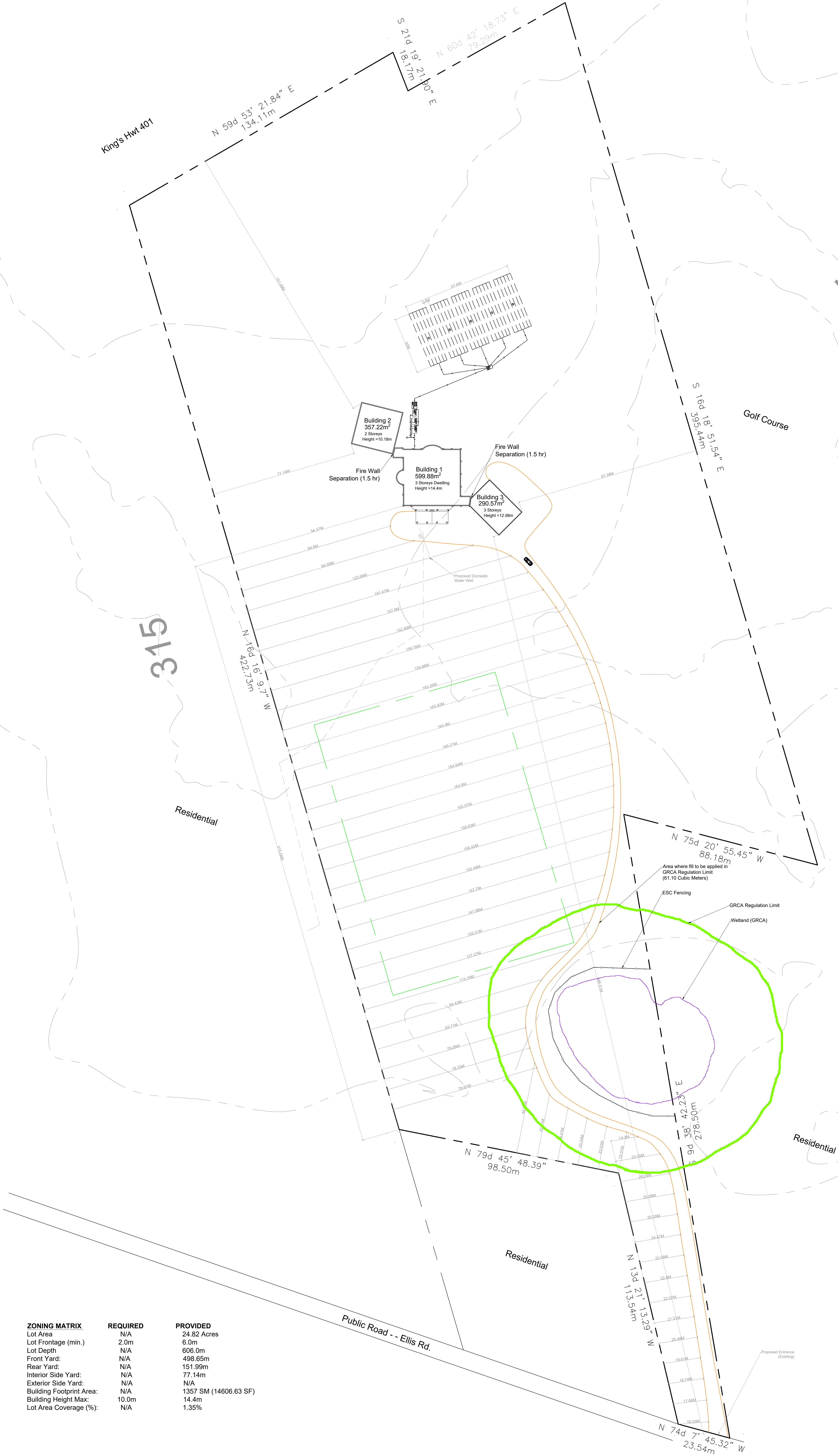
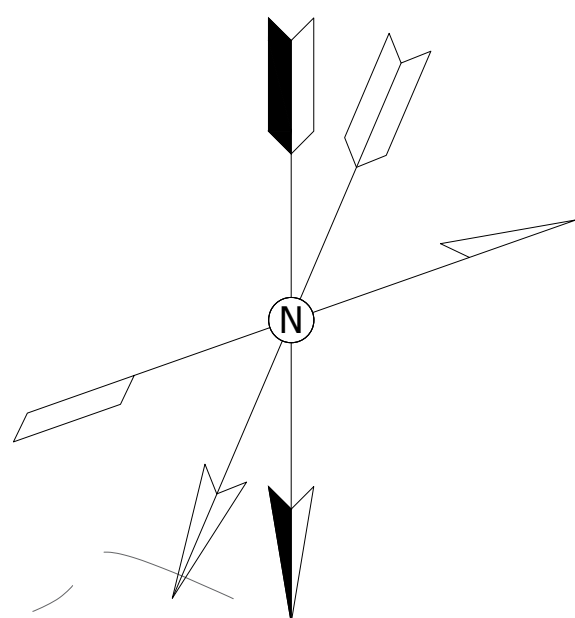
Other Related Planning Applications

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		Minor Variance: Approval Authority	Minor Variance: Subject Lands
Minor Variance: Purpose		Minor Variance: Status	

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.



ZONING MATRIX		REQUIRED	PROVIDED
Lot Area	N/A	24.82 Acres	
Lot Frontage (min.)	2.0m	6.0m	
Lot Depth	N/A	606.0m	
Front Yard:	N/A	498.65m	
Rear Yard:	N/A	151.99m	
Interior Side Yard:	N/A	77.14m	
Exterior Side Yard:	N/A	N/A	
Building Footprint Area:	N/A	1357 SM (14606.63 SF)	
Building Height Max:	10.0m	14.4m	
Lot Area Coverage (%):	N/A	1.35%	

Notes:

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REV.	DESCRIPTION	BY	DATE
1	Planning		



CLIENT:	Nasir M. Syed 6551 Ellis Rd. Cambridge, Ontario, N3C 2V4 P: (519) 841-0439 E: Nasir.Syed@gmail.com
ARCHITECT:	Omega Design Studios 6551 Ellis Rd. Cambridge, Ontario, N3C 2V4

SITE:	Fuslinch (CON 2 FRONT PT LOT 3) Ontario
TITLE:	Residence 6551 Ellis Rd. Syed Family Home
SCALE AT A0:	1:600
DATE:	04-03-2023
DRAWN:	N.Syed
CHECKED:	A.M. Syed
PROJECT NO:	100-1000
DRAWING NO:	A1.00
REVISION:	0

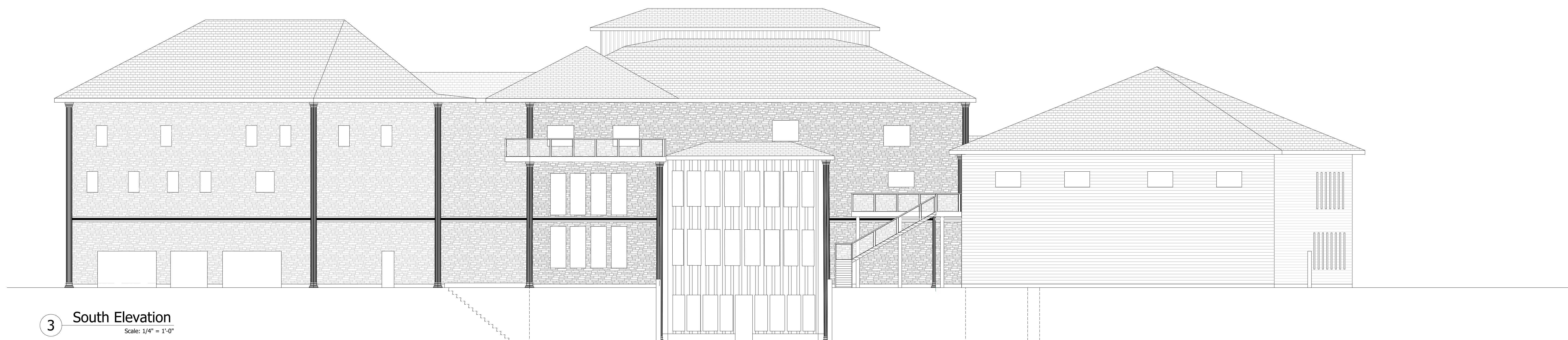


1 North Elevation
Scale: 1/4" = 1'-0"

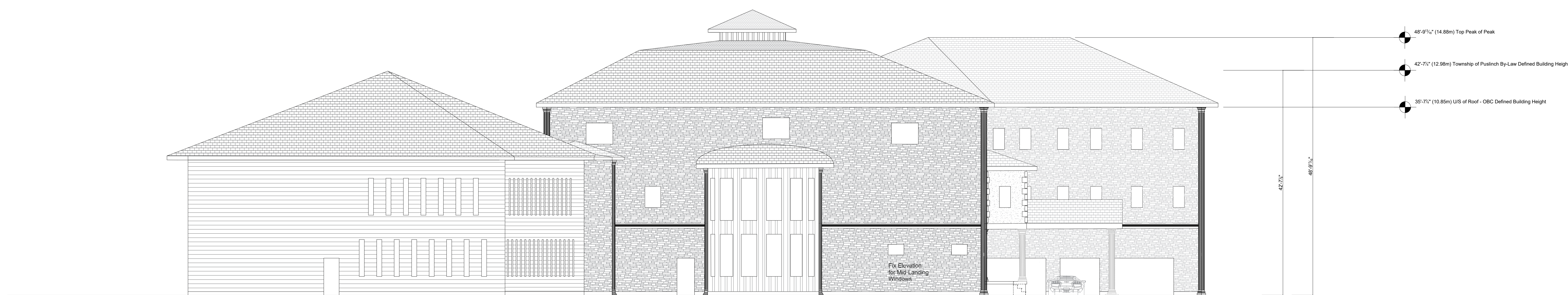


2 West Elevation
Scale: 1/4" = 1'-0"

Santerra Split Rock Brick
Colour: Cloud White



3 South Elevation
Scale: 1/4" = 1'-0"



4 East Elevation
Scale: 1/4" = 1'-0"

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REV.	DESCRIPTION	BY	DATE
STATUS:	Planning and Reviews		
ARCHITECT STAMP:	ENGINEER STAMP:		

 Omega Design Studios 6551 Ellis Rd. Cambridge, Ontario, N3C 2V4 Ph: (519) 841-0639 Em: Nasar.Syed@gmail.com	
CLIENT:	Landmark Homes Inc. 130 Joseph Ave. Cambridge, Ontario, N3C 1A4 (519) 241-0411
ARCHITECT:	Omega Design Studios 6551 Ellis Rd. Cambridge, Ontario, N3C 2V4 (519) 841-0639
SITE:	6551 Ellis Rd. Cambridge, Ontario
TITLE:	N3C 2V4 Architectural Elevations Review Set
SCALE AT A4:	1/4" = 1'-0"
DATE:	05-14-2024
DRAWN:	N.Syed
CHECKED:	A.M. Syed
PROJECT NO:	100-1001
DRAWING NO:	A3.00
REVISION:	1