



Affidavit

Township of Puslinch
7404 Wellington County Rd 34, Puslinch, ON N0B 2J0
(519) 763-1226

Cloudpermit application number
CA-3523001-P-2026-20

Applicant, Payer		
Last name Gignac	First name Victoria	Corporation or partnership MHBC Planning
Street address 540 Bingemans Centre Drive	Unit number 200	Lot / Con.
Municipality Kitchener	Province Ontario	Postal code N2B 3X9
Other phone +1 519-576-3650	Mobile phone +1 519-590-8401	
Fax	Email vgignac@mhbcplan.com	

Property owner		
Last name Cross	First name Larry	Corporation or partnership
Street address [REDACTED]	Unit number	Lot / Con.
Municipality [REDACTED]	Province [REDACTED]	Postal code [REDACTED]
Other phone	Mobile phone [REDACTED]	
Fax	Email	

Subject Land Information		
Address	Legal description	Roll number
PT LOTS 18, 19 & 20, CON 9, TOWNSHIP OF PUSLINCH AS IN ROS224297 SAVE AND EXCEPT PARTS 2 & 4 WGR38 & PTS 1 & 2, 61R11843; S/T ROS224297 (Primary)	CON 9 REAR PT LOT 18	230100000707400000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, MHBC Planning (Victoria Gignac), 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]

Signature of Commissioner for taking affidavits

[Redacted Signature]

Municipality

CITY OF KITCHENER

Day, month, year

02/03/26

Place an imprint of your stamp below

David William Aston, a Commissioner, etc.,
Province of Ontario, for MacNaughton Hermsen
Britton Clarkson Planning Limited.
Expires January 9, 2036.

Affidavit and signatures


Applicant

The Victoria Gignac, 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 2026-03-02, 11:58:12 a.m. EST by Victoria Gignac.

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 type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Other	

Provide a description of the "entire" property			
Concession 9	Lot PT LOTS 18	Registered Plan Number 61R-8242	
Area in Hectares 19.23	Area in Acres 47.51	Depth in Meters 910	
Depth in Feet 2985.56	Frontage in Meters 57.2	Frontage in Feet 187.66	Width of road allowance (if known) Unknown

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? For a reduced lot frontage of 57 metres, whereas 120 metres is required (Agricultural Zone Standards - Section 11.3).	Why is it not possible to comply with the provisions of the by-law? As a result of a severance (B37-25) that was approved by the Land Division Committee on October 15, 2025. The approved consent facilitates the future development of a single detached dwelling on the severed lands. No building are proposed on the retained lands or the 'subject lands' for the purposes of this application.

What is the current Official Plan and zoning status?	
Official Plan Designation Secondary Agricultural, Core Greenlands, and Greenlands	Zoning Designation Agricultural & Natural Environment
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? Watson 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		
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? * <input type="checkbox"/> Storm Sewers <input checked="" 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? Vacant agricultural lands.	What is the existing use of the abutting properties? Agricultural and Residential.

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 Total Lot Coverage N/A
Percentage Accessory Lot Coverage 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 N/A	Main Building Height in Feet N/A	Percentage Total Lot Coverage N/A
Percentage Accessory Lot Coverage 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 N/A	Front Yard in Feet N/A	Rear Yard in Meters N/A
Rear Yard in Feet N/A	Side Yard (interior) in Meters N/A	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 1999	Date of construction of buildings property N/A	How long have the existing uses continued on the subject property? In perpetuity
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	
Are there any easements on the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Consent (Severance): File Number B37-25	Consent (Severance): Approval Authority County of Wellington	Consent (Severance): Subject Lands Part 1 & 2 on Part Lt 18, Concession 9, 61R-23124
Consent (Severance): Purpose The proposed consent facilitates the future development of a single detached dwelling on the severed lands.		Consent (Severance): Status Approved

Minor Variance Application must be commissioned

I understand that the required sketch must include the following information:

The boundaries and dimensions of the subject land.

The location, size and type of all existing and proposed buildings and structures on the subject land, indicating the distance of the buildings or structures from the front yard lot line, rear yard lot line and the side yard lot lines.

The approximate location of all natural and artificial features on the subject land and on land that is adjacent to the subject land that, in the opinion of the applicant, may affect the application. Examples include buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks.

The current uses on land that is adjacent to the subject land.

The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way.

If access to the subject land is by water only, the location of the parking and docking facilities to be used.

The location and nature of any easement affecting the subject land.

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.



March 2, 2026

Aldo Salis
Director of Planning & Development
7404 Wellington Road 34
Puslinch, Ontario N0B 2J0

Dear Mr. Salis:

RE: Request for Minor Variance – PT LT 18, Concession 9, Plan 61R-8242, Township of Puslinch
OUR FILE: 24398A

On behalf of our client, Larry Cross, please accept this letter as a request to consider a Minor Variance Application for the lands legally known as Part of Lot 18, Concession 9 on Plan 61R-8242 in Puslinch (the 'subject lands'). The minor variance request is a result of the associated Consent Application (B37-25) that was approved by the County of Wellington on October 15, 2025.

The subject lands are located on the west side of Watson Road South, south of Maltby Road East, north of Wellington Road 34, and east of Victoria Road South. The subject lands have a land area of 19.23 hectares (post-severance) and have 57.2 metres of frontage on Watson Road South. There are currently no dwellings located on the subject lands and the lands will remain with their existing use for agricultural purposes. The purpose of the associated Consent Application (B37-25) is to sever the lands to create a new lot for residential purposes, as shown on the Concept Plan submitted as part of this application.

Policy Context

The subject lands are currently designated 'Secondary Agricultural', 'Core Greenlands', and 'Greenlands' in the County of Wellington Official Plan. The lands are not identified as Prime Agricultural. A portion of the subject lands are identified as 'Provincially Significant Wetlands' and 'Floodplain'. There are no implications on adjacent natural heritage features as a result of the proposed applications.

The subject lands are zoned Agricultural (A) and Natural Environment (NE) by the Township Zoning By-law 023-18. In correspondence from the Township dated February 11, 2026, it was noted that Section 11.3 – Zone Requirements for Agricultural Zone applies to the subject lands, which requires a minimum lot frontage of 120 metres.

Minor Variance Application Analysis

The recently approved severance (B37-25) resulted in the proposed minor variance for a reduced lot frontage along Watson Road. As per Section 11.3 of the Township Zoning By-law 023-18, a minimum lot frontage of 120 metres is required for agricultural lands, whereas 57.2 metres is proposed.

It is our opinion that the requested variance meets the tests under the *Planning Act 45(1)* and should be considered for approval based on the following rationale:

- The variance meets the general intent of the 'Secondary Agricultural' designation in the County of Wellington Official Plan, as agriculture will continue as the dominant use of the lands.
- The variance meets the general intent of the Agricultural zone in the Township Zoning By-law 023-18. The proposed minor variance is a result of the associated severance and was identified by Township staff for the retained lot. Township staff's opinion is that Section 11.4 does not apply to the retained lot. The reduced lot frontage does not impede on the overall function of the subject lands for agricultural use and maintains the intent of the Planning and Land Division Committee decision.
- The variance is desirable for the appropriate use of the land. The proposed lot frontage is sufficient for use of the lands for agricultural purposes and facilitates the associated severance for development into a residential lot.
- The variance is considered minor in nature and in discussions with the Township, staff have been supportive of the proposed lot frontage.

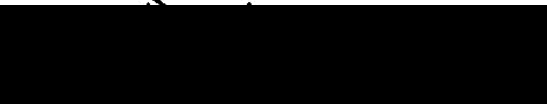
In support of the application, the following materials have been submitted through the Township's online portal:

1. Signed Application Form;
2. Concept Plan, prepared by MHBC Planning, dated December 16, 2024; and,
3. The Minor Variance Application Fee.

Kindly confirm receipt of the Minor Variance application from the Township's online portal. We trust that this is sufficient and request to be added to the April 13, 2026 Committee of Adjustment hearing. Should you require anything additional, please do not hesitate to reach out.

Yours truly,

MHBC



Dave Aston, MCIP, RPP
Vice-President, Partner

cc. Tony Schmidt, Howie Schmidt Realty