



Affidavit

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

Cloudpermit application number
CA-3523001-P-2026-2

Applicant, Payer

Last name Heffernan	First name Jeff	Corporation or partnership
Street address 20 Butler Avenue	Unit number	Lot / Con.
Municipality Puslinch	Province Ontario	Postal code N3C 2V4
Other phone	Mobile phone +1 519-496-4611	
Fax	Email jeff.heffernan@perfexia.ca	

Agent

Last name Babalola	First name Jide	Corporation or partnership Sorbara, Schumacher, McCann LLP
Street address 31 Union Street East	Unit number 31	Lot / Con.
Municipality Waterloo	Province Ontario	Postal code N2J 1B8
Other phone +1 519-576-32344	Mobile phone +1 519-741-8010	
Fax	Email jbabalola@sorbaralaw.com	

Property owner

Last name McClintock	First name Sheron	Corporation or partnership Puslinch Beach & Marine Limited (Owner)
Street address 43 McClintock Drive	Unit number	Lot / Con.
Municipality Puslinch	Province Ontario	Postal code N3C 2V4
Other phone	Mobile phone [REDACTED]	
Fax	Email	

Subject Land Information		
Address	Legal description	Roll number
[ADDRESS MISSING] (Primary)	PUSLINCH CON 1 PT LOT 4 PLAN;373 LOTS 1 2 26 TO 36 PT BLK;A PT LAKE AVE PT RDS PT BLVD;RP 61R166 PARTS 2 TO 6 8 TO;14 PT PARTS 1 AND 7	2301000003168000000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Sorbara, Schumacher, McCann LLP (Jide Babalola), 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)

Agent



Signature of Commissioner for taking affidavits



Municipality

City of Waterloo

Day, month, year

10, April 2020

Place an imprint of your stamp below

James Lincoln Bruce, a Commissioner, etc.,
Province of Ontario, for
Sorbara, Schumacher, McCann LLP, Barristers and Solicitors,
Expires August 3, 2026

Initial
JLB

Affidavit and signatures

Applicant

The Jeff Heffernan, 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

Signed by:

A black rectangular redaction box covering the signature of the applicant.

10 April 2026

DAA6977A7B9E435...

Jeff Heffernan

Send correspondence to	
Send correspondence to <input checked="" type="checkbox"/> Owner(s) <input checked="" type="checkbox"/> Agent <input checked="" type="checkbox"/> Others	Please provide the name of Other Jeff Heffernan
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	Lot Part of Block A	Registered Plan Number Plan 373	
Area in Hectares 0.179	Area in Acres 0.487	Depth in Meters 87.86	
Depth in Feet 288.25	Frontage in Meters 7.48	Frontage in Feet 24.54	Width of road allowance (if known) 49.2 feet (Butler Ave)

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? Our client, Jeff Heffernan, proposes to acquire a portion of Block A, Plan 373 from Puslinch Beach & Marine Limited as a lot addition to his existing property located at 20 Butler Avenue, legally described as PIN 71207-0093 (LT). The Township has advised that a minor variance will be required to enable the Township clear conditions 7, 8 & 9 of committee of adjustments decision for File File B51-25. The required variances include the following: 1. Reduced Lot Frontage: The proposed frontage is 7.4 metres, whereas 20 metres is required under the RR Zone. This variance is necessary due to the frontage along Butler Avenue that results from the merging of the parcels. 2. Reduced Lot Area: The proposed lot area is approximately 0.17 hectares, compared to the required 0.4 hectares.	Why is it not possible to comply with the provisions of the by-law? The requested variances arise from the long-standing size, shape, and frontage characteristics of the property, which are historical in nature and were not created by the applicant. The lot frontage and area limitations result from the required consolidation of lands as outlined in Decision File B51-25, and there is no practical way to alter the parcel boundaries or frontage to achieve full compliance with the zoning by-law. No new development is proposed, and the variances are necessary to implement the severance Decision File B51-25 and recognize existing conditions without introducing new impacts.

What is the current Official Plan and zoning status?	
Official Plan Designation Recreation	Zoning Designation Resort Residential & Natural Environment
What is the access to the subject property? <input type="checkbox"/> Provincial Highway <input type="checkbox"/> Continually maintained municipal road <input type="checkbox"/> Seasonally maintained municipal road <input checked="" type="checkbox"/> Other <input type="checkbox"/> Continually maintained county road	If other please specify Private Road
What is the name of the road or street that provides access to the subject property? Property is accessible from Wellington Road 32 at McClintock Drive and off of Butler Avenue	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? *	Other Means of Storm Drainage	
<input type="checkbox"/> Storm Sewers <input type="checkbox"/> Ditches <input type="checkbox"/> Swales <input checked="" type="checkbox"/> Other means	Surface drainage	

Existing Subject and Abutting Property Land Uses, Buildings and their Locations	
What is the existing use of the subject property? The severed parcel is used as a laneway for our client to access their property located at 20 Butler Avenue. Our client is acquiring these lands as a lot addition to PIN 71207-0093.	What is the existing use of the abutting properties? Residential - Part of the subject lands are being conveyed to the owners (Jeff & Lauri Heffernan) of 20 Butler Avenue, Puslinch

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters 5.27	Main Building Height in Feet 17.29	Percentage Total Lot Coverage 23.5% (existing lot); 12.7% (existing lot plus laneway)
Percentage Accessory Lot Coverage 5.9% (existing lot); 3.35% (existing lot plus laneway)	Number of Parking Spaces 2	Number of Loading Spaces 0
Number of Floors 2	Total Floor Area in Square Meters 166.95	Total Floor Area in Square Feet 1797.03
Ground Floor Area (Exclude Basement) in Square Meters approximately 139.35	Ground Floor Area (Exclude Basement) in Square Feet approximately 1500	

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 No frontage on a road but 17.47 to lakefront (see survey)	Front Yard in Feet No frontage on a road but 57.32 to lakefront (see survey)	Rear Yard in Meters .08 (see survey. As there is no frontage on a road, measured towards the rear opposite the lake)
Rear Yard in Feet .26 (see survey. As there is no frontage on a road, measured towards the rear opposite the lake)	Side Yard (interior) in Meters 3.57 (toward laneway) & 11.07 (laneway added)	Side Yard (interior) in Feet 11.71 (toward laneway) & 36.32 (laneway added)
Side Yard (Exterior) in Meters 10.34 (toward neighbours and opposite the lane)	Side Yard (Exterior) in Feet 33.92 (toward neighbours and opposite the lane)	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property 2013/05/24	Date of construction of buildings property circa 1990	How long have the existing uses continued on the subject property? 30+ 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 checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Are there any easements on the subject property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Consent (Severance): File Number B51/25	Consent (Severance): Approval Authority County of Wellington	Consent (Severance): Subject Lands Part of Block A, Plan 373; Puslinch
Consent (Severance): Purpose Sale to Heffernan for Lot addition		Consent (Severance): Status In progress
Minor Variance: File Number	Minor Variance: Approval Authority Township of Puslinch	Minor Variance: Subject Lands
Minor Variance: Purpose		Minor Variance: Status

Minor Variance Application must be commissioned		
I understand that the required sketch must include the following information:		
<input checked="" type="checkbox"/> The boundaries and dimensions of the subject land.	<input checked="" type="checkbox"/> 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.	<input checked="" type="checkbox"/> 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.
<input checked="" type="checkbox"/> The current uses on land that is adjacent to the subject land.	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> If access to the subject land is by water only, the location of the parking and docking facilities to be used.
<input checked="" type="checkbox"/> The location and nature of any easement affecting the subject land.		
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.		

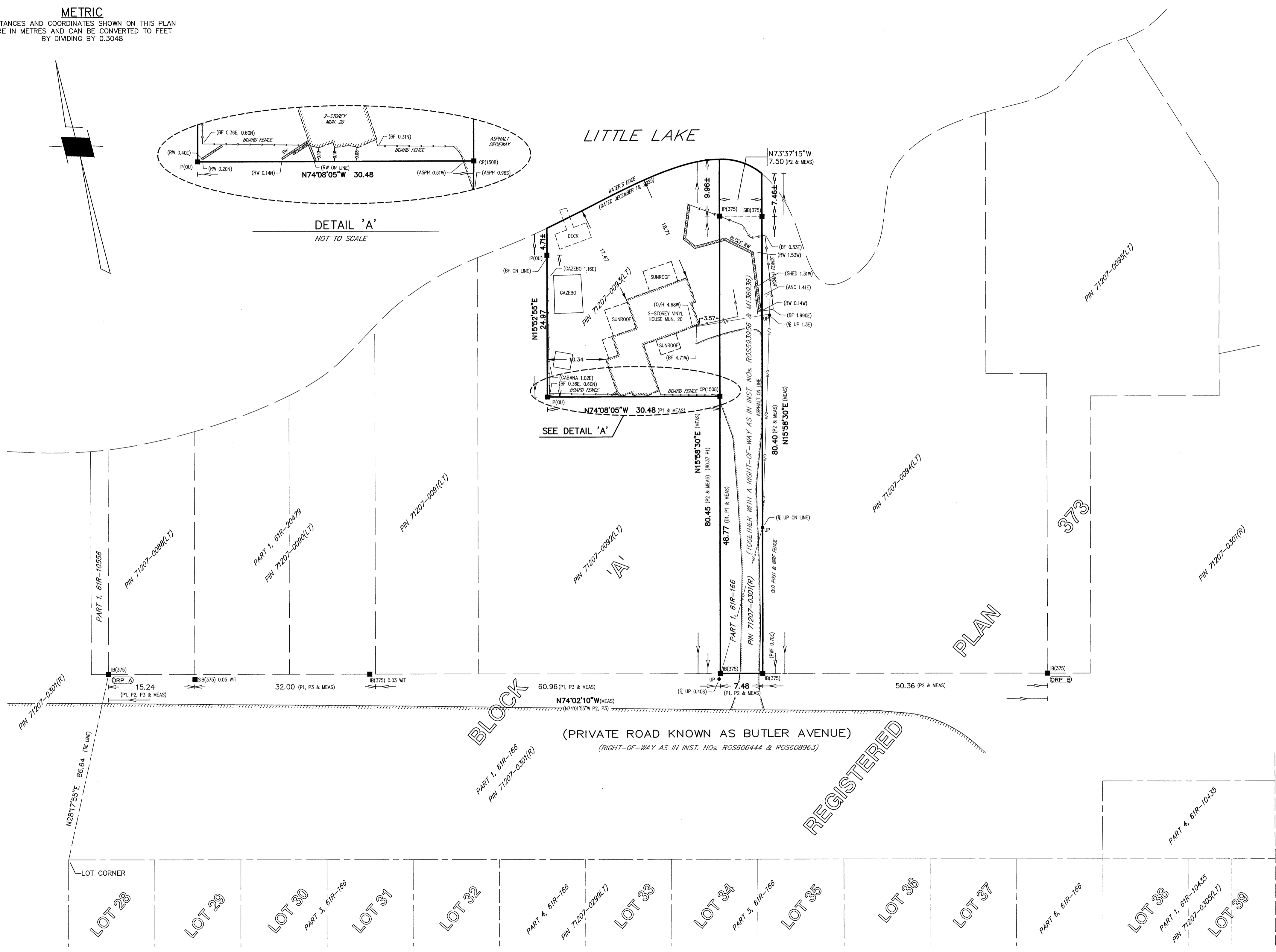
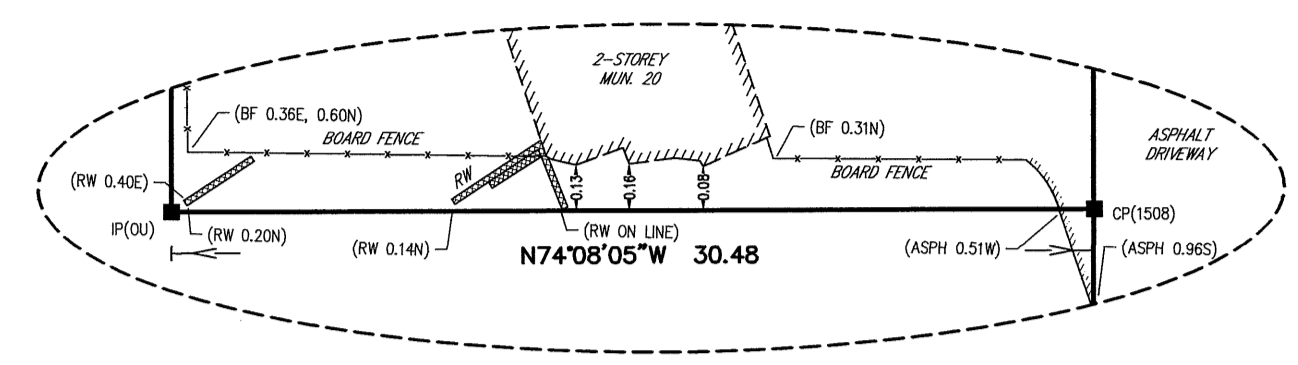
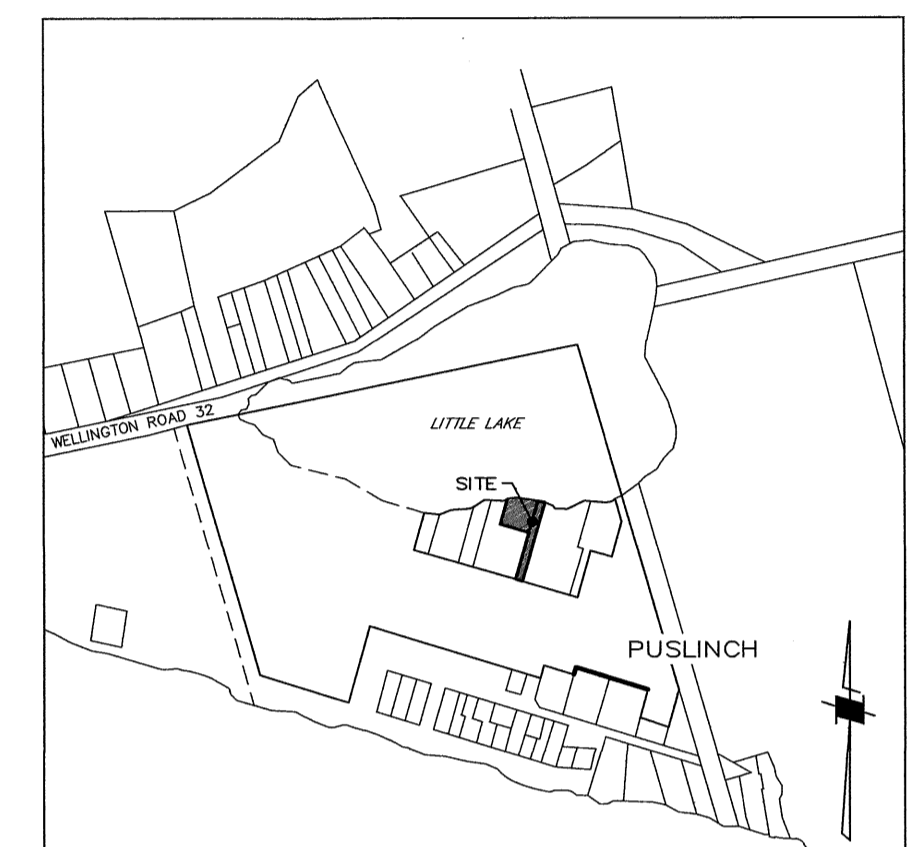
METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN
 ARE IN METRES AND CAN BE CONVERTED TO FEET
 BY DIVIDING BY 0.3048

**SKETCH ILLUSTRATING EXISTING FEATURES OF
 20 BUTLER AVENUE**

PART OF
BLOCK 'A'
 REGISTERED PLAN 373
 IN THE
 TOWNSHIP OF PUSLINCH
 COUNTY OF WELLINGTON

SCALE: 1 : 400 METRIC

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 ONTARIO LAND SURVEYORS
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LEGEND

	denotes SET
	denotes FOUND
	denotes IRON BAR
	denotes STANDARD IRON BAR
	denotes IRON PIPE
	denotes CONCRETE PIN
	denotes BOARD FENCE
	denotes ASPHALT
	denotes RETAINING WALL
	denotes UTILITY POLE
	denotes ANCHOR
	denotes ANCHOR
	denotes FENCE LINE
	denotes OVERHEAD WIRE
	denotes RETAINING WALL
	denotes EDGE OF ASPHALT

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :

1. THE SURVEY WAS COMPLETED ON APRIL 08, 2026

DATE APR 8/26

DAVID J. RAITHBY, OLS
 M'KECHNIE SURVEYING LTD.

DRAWN BY S.R. CHECKED BY D.J.R. FILE NO. 26-017

CADD: 2026\26-017 SKETCH Ba

FOR: SORBARA LAW

DATE: 08/04/2026

85 MCINTYRE DRIVE
 KITCHENER, ONTARIO
 N2R 1H6

TEL : (519) 578-5570
 email : plans@kwsurveys.ca

26-017