TOWNSHIP OF PUSLINCH EST. 1850

Affidavit

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

Cloudpermit application number
CA-3523001-P-2026-78

Applicant, Agent, Property owner, Payer

Last name	First name	Corporation or partnership
Speers	Johanna	
Street address [redacted]	Unit number	Lot / Con.
Municipality Guelph	Province Ontario	Postal code N0B2J0
Other phone +1 5198277997	Mobile phone +1 5197663555	
Fax	Email jspeers@royallepage.ca	

Subject Land Information

Address	Legal description	Roll number
15 FARNHAM RD (Primary)	PLAN 131 PT LOTS 2 AND 3 RP;61R22177 PART 2	2301000008161020000

Sworn Declaration of Applicant

Complete in the presence of a Commissioner for taking affidavits

I, Johanna Speers, 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 affi[redacted]	Municipality	Day, month, year
	Guelph	3 / 09 / 2026

Place an imprint of your stamp below

PATRICK GERARD MCSEVEN NOTARY PUBLIC ONTARIO

Affidavit and signatures

Applicant

The Johanna Speers, 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 2026-10-06, 5:06:02 p.m. EDT by Johanna Speers.

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 lean to is situated at the rear of the detatched garage. The lean to is located 2.438 (5 feet) from the interior side property line and does not comply with the 2.0 metre setback.	Why is it not possible to comply with the provisions of the by-law? it is already built

What is the current Official Plan and zoning status?	
Official Plan Designation Secondary Agricultural	Zoning Designation Agricultural (A) Zone
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? Farnham 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	☑ 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

Existing Subject and Abutting Property Land Uses, Buildings and their Locations	
What is the existing use of the subject property? residential detatched garage	What is the existing use of the abutting properties? single detatched residential homes

Provide the following details for all existing buildings on the subject land		
Main Building Height in Meters 3.0	Main Building Height in Feet 10	Percentage Total Lot Coverage 3
Percentage Accessory Lot Coverage 3	Number of Parking Spaces 0	Number of Loading Spaces
Number of Floors 1	Total Floor Area in Square Meters 121.92	Total Floor Area in Square Feet 400
Ground Floor Area (Exclude Basement) in Square Meters 121	Ground Floor Area (Exclude Basement) in Square Fee 400	

Provide the following details for all buildings proposed for the subject land		
Main Building Height in Meters 6.4	Main Building Height in Feet 21	Percentage Total Lot Coverage 30
Percentage Accessory Lot Coverage 30	Number of Parking Spaces 10	Number of Loading Spaces 0
Number of Floors 1	Total Floor Area in Square Meters 929	Total Floor Area in Square Feet 3048
Ground Floor Area (Exclude Basement) in Square Meters 929	Ground Floor Area (Exclude Basement) in Square Fee 3048	

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 11	Front Yard in Feet 36.089	Rear Yard in Meters 62.484
Rear Yard in Feet 205	Side Yard (interior) in Meters 130.93	Side Yard (interior) in Feet 429.56
Side Yard (Exterior) in Meters 49.60	Side Yard (Exterior) in Feet 162.7	

What are the dates of acquisition and construction of subject property and building property		
Date of acquisition of subject property November 2025	Date of construction of buildings property aug 2023	How long have the existing uses continued on the subject property? 3
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
Are there any easements on the subject property? ☐ Yes ☑ No	

Consent (Severance): File Number	Consent (Severance): Approval Authority	Consent (Severance): Subject Lands
Consent (Severance): Purpose	Consent (Severance): Status	
Minor Variance: File Number	Minor Variance: Approval Authority	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:

- [x] The boundaries and dimensions of the subject land.
- [x] 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.
- [x] 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.
- [x] The current uses on land that is adjacent to the subject land.
- [x] 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.
- [x] The location and nature of any easement affecting the subject land.

Please confirm the following

- [x] 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.

ELEVATIONS IN RED ARE "AS BUILT" ELEVATIONS RECORDED ON MARCH 25, 2024 BY VAN HARTEN SURVEYING INC.

ELEVATIONS IN RED ARE "AS BUILT" ELEVATIONS RECORDED ON MARCH 25, 2024 BY VAN HARTEN SURVEYING INC.

distance from fence line to posts = 4 feet 9 inches

Lean-To Length: 12.19 m (40')
Lean-To Width
3.66 m (12')
Total Footprint Area: 44.59 m² (480 sq. ft.)

SEWAGE SYS
(Refer to Van Har
other details)
Q = 3,650 L/Day
T = 10 min/cm
Septic Tank Size =
Filter Bed Area =
Distribution Pipe

FARNHAM ROAD (ESTABLISHED BY REGISTERED PLAN 131) (20.1m WIDE)

ROAD ALLOWANCE SHOWN ON PLAN 131 (CLOSED BY BY-LAW No. 6-1953, REGISTERED AS INSTRUMENT IS-14684)

CALL BEFORE YOU DIG
THE LOCATION OF SERVICES ON THIS DRAWING ARE ONLY APPROXIMATE AND BASED ON INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR/BUILDER TO ENSURE THE EXACT LOCATION OF ALL UTILITIES.

NOTE:
TO IMPROVE INFILTRATION, SUBSOIL SHOULD BE RIPPED WHEN TO REMOVING TOPSOIL AND BE TO EXPOSE UNDERLYING NATIVE SAND AND GRAVEL. STONE COULD THEN BE PLACED DIRECTLY ON SUBSOIL AND COVERED WITH 150mm OF TOPSOIL AND GRASS. ALTERNATIVELY, STONE COULD BE COVERED WITH FILTER FABRIC AND RIVER ROCK.

November 30, 2021
25389-17

DRAINAGE CERTIFICATE

15 Farnham Road,
Part 2, Deposit Plan 61R-22177
Being Part of Lots 2 & 3,
Registered Plan 131

TOWNSHIP OF PUSLINCH

I hereby certify that a survey for the purpose of recording the drainage pattern for the above-mentioned property was carried out on March 25th, 2024.

Our field investigation indicates that the grading results in a drainage pattern that is in reasonable compliance with that shown on the approved grading plan for this property.

In our opinion the builder has provided positive drainage in the front, rear and side yards of this lot.



John Duffy, P.Eng.
Consulting Engineer

572 Weber Street North, Unit 7
Waterloo, ON, N2L 5C6
519-742-8371

2106 Gordon Street
Guelph, ON, N1L 1G6
519-821-2763

660 Riddell Road, Unit 1
Orangeville, ON, L9W 5G5
519-940-4110

www.vanharten.com