



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
JULY 8, 2025 COMMITTEE OF ADJUSTMENT MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION & IN PERSON
AT 7404 WELLINGTON RD. 34

MINUTES

DATE: July 8, 2025

MEETING: 7:00 p.m.

The July 8, 2025 Committee of Adjustment Meeting was held on the above date and called to order at 7:00 p.m. via electronic participation and in-person at 7404 Wellington Road 34, Puslinch.

1. CALL THE MEETING TO ORDER

2. ROLL CALL

ATTENDANCE:

PRESENT:

Councilor John Sepulis, Chair
Kim McCarthy
Chris Pickard
Amanda Knight

ABSENT:

Paul Sadhra

STAFF IN ATTENDANCE:

Lynne Banks, Secretary/Treasurer
Mehul Safiwala, Jr. Planner

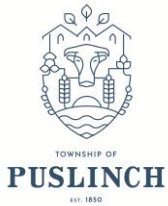
3. MOMENT OF REFLECTION

4. CONFIRMATION OF THE AGENDA

Resolution No. 2025-027:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Kim McCarthy

1. That the Committee approves the July 8, 2025 Agenda as circulated; and



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2. That the Committee approves the addition to the agenda as follows:

Consent Item 6.2 Questions received from the Committee Members seeking additional information and the corresponding responses provided by staff regarding the July 8, 2025 Committee of Adjustment Agenda.

CARRIED.

5. DISCLOSURE OF CONFLICT OF INTEREST:

None

6. CONSENT AGENDA

6.1 Approval of the Minutes

6.1. June 10, 2025, Committee of Adjustment Meeting Minutes.

Resolution No. 2025-028:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

That the Committee of Adjustment approves the Minutes from the meeting held on June 10, 2025.

CARRIED.

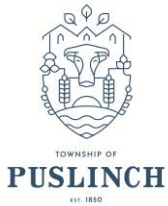
7. APPLICATIONS FOR MINOR VARIANCE OR PERMISSION under section 45 of the Planning Act to be heard by the Committee this date:

7.1 D13-SAI – Saini, Amit - 4430 Wellington Rd 35

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to allow a maximum lot coverage for accessory buildings and structures of 347.55 m² instead of 200 m² as required.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to permit an accessory building to have a height of 7.2 m to the midpoint of the roof instead of the 5 m in height as required.

- Amit Saini, owner of the property provided an overview of the application.
- There were no questions or comments from the public.



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- Amanda Knight asked if the enclosure is only for recreational use.
- Chris Pickard asked if it is only for personal use and not for a gym business.
- Mr. Saini confirmed that it is only for person use.
- There were no further questions or comments from the Committee.

Resolution No. 2025-029:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Chris Pickard

That Report D13-2025-014 entitled Minor Variance Application D13/SAI be received; and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission to allow a maximum lot coverage for accessory buildings and structures of 347.55 m² instead of 200 m² as required; and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of the Zoning By-law, requesting permission for to allow a maximum height for accessory buildings of 7.2 meters instead of 5 meters as required; and

Whereas the minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law and is desirable and appropriate for the development of the subject property.

Therefore that the Committee approves the application with no conditions.

CARRIED.

7.2 Minor Variance Application D13-SCH – Schram, Nadine - 19 Water Rd PV

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 14, Site-specific number 86 to allow interior side yard for the proposed shed to be 0.09 meters instead of 0.6 meters as required in the Zoning By-law.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 14, Site-specific number 86 to allow maximum lot coverage of 37.26% instead of 35% as required in the Zoning By-law.



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Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2.c.iii) to allow the proposed shed to be located 0.87 meters from the principal building instead of 1 meter as required in the Zoning By-law.

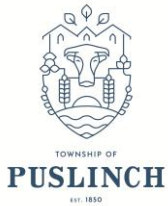
- Nadine Schram, owner/applicant of the property provided an overview of the application.
- Judy Dawson-Kiez, of 15 Water St. stated they don't have an issue with the shed but have issues with the location of the shed located too close to their property and their concern for fire.
- Elias Andre, a Director of the Mini Lakes Board and advise the Judy Kiez is the President of the Board and advised the Committee that she did recuse herself from the Board with respect to the minor variance application.
- Brian Fancy, resident, noted that there are many sheds in the Mini Lakes community and that a new shed has been erected on other properties, and noted that he has no concerns with the shed.
- Amanda Knight asked if the footprint has changed with respect to the new shed.
- Nadine Schram advised that the new shed is the same
- Amanda Knight asked if building permit submission triggered the requirement for a minor variance.
- Nadine Schram advised that was correct.
- Amanda Knight asked the resident if the shed was existing at the time she purchased the property.
- Chris Pickard asked if there was a full concrete pad under the shed.
- Nadine Schram advised that no, there isn't a full concrete pad.
- There were no further questions or comments from the Committee.

Resolution No. 2025-030:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Kim McCarthy

That Report D13-2025-015 entitled Minor Variance Application D13/SCH be received;
and

Whereas the variance requested would provide relief from Section 14, Site-specific
number 86 and of Township Comprehensive Zoning By-law 2018-023, as amended



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(Zoning By-law), to allow an interior side yard setback for an accessory building and structure of to be 0.09 meters instead of 0.6 meters, as required; and

Whereas the variance requested would provide relief from Section 14, Site-specific number 86 of the Zoning By-law, to allow a maximum lot coverage of 37.26% instead of 35%, as required; and

Whereas the variance requested would provide relief from Section 4.4.2.c.iii) of the Zoning By-law, to allow the proposed shed to be located 0.87 meters from the principal building instead of 1 meter as required; and

Whereas the minor variance application is minor, would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property.

Therefore that the Committee approves the application with the following conditions:

1. That the wall on the property line be fire-rated to 45 minutes with no openings.
2. That the soffit/fascia that is projecting onto the neighboring property should be addressed/removed to the satisfaction of the Township's Chief Building Official.

CARRIED.

7.3 Minor Variance Application D13-CIM – Cimino, Massimo - 6547 Concession 1

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to permit an accessory building to have a height of 6.15 meters to the midpoint of the roof instead of 5 meters as required.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to allow a maximum lot coverage for accessory buildings and structures of 300 m² instead of 200 m² as required.

Requesting relief of New Comprehensive Zoning By-law # 23-2018, as amended, from Section 4.4.2, Table 4.1 to allow a minimum interior side yard of 1.88 metres for a pool cabana/shed instead of 2 meters as required.

- Massimo Cimino, owner/applicant, provided an overview of the property.



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- Dino Angelino, agent for the applicant, provided additional information regarding the minor variance requests.
- There were no questions or comments from the public.
- Amanda Knight asked if the new proposed garage is only for personal use.
- Massimo Cimino advise only for personal use, and that there is no water running to the building.
- There were no further questions or comments from the Committee.

Resolution No. 2025-031:

Moved by Committee Member Kim McCarthy and
Seconded by Committee Member Amanda Knight

That Report D13-2025-016 entitled Minor Variance Application D13/CIM be received;
and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law), requesting permission to allow a maximum lot coverage for accessory buildings and structures of 300 m² instead of 200 m² as required; and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of the Zoning By-law, requesting permission for to permit an accessory building to have a height of 6.15 meters to the midpoint of the roof instead of 5 meters as required; and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of the Zoning By-law, requesting permission for to allow a minimum interior side yard of 1.88 meters for a pool cabana/shed instead of 2 meters as required; and

Whereas, the minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property.

Therefore, that the Committee approves the application with no conditions.

CARRIED.



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7.4 Minor Variance Application D13-SEY(CAM) – Campbell Seymore, Cailey - 4424 Victoria Rd S

Requesting relief of New Comprehensive Zoning By-law # 23- 2018, as amended, from Section 4.4.2, Table 4.1 to allow a maximum lot coverage for accessory buildings and structures to permit a proposed detached garage of 827 m² instead of 684 m² as required.

Requesting relief of New Comprehensive Zoning By-law # 23- 2018, as amended, from Section 14, Site-specific special provision 19 to allow a minimum front yard of 71 meters for kennel use, limited to one (1) existing accessory building and structure, instead of 75 meters as required.

- Cailey Seymour, owner/applicant and Kevin Waugh, agent for the applicant provided an overview of the application.
- There were no questions or comments from the public.
- Amanda Knight asked if the applicant
- Are there any plans to remove the sheds eventually
- Cailey Seymour advised that the sea cans will be removed in the future and that she has entered into an agreement with the Township to allow them temporarily.
- Chris Pickard asked if there are plans to build a permanent, larger enclosure for the animals in the future.
- Kevin Waugh confirmed that there are plans in the future to expand the kennels in order to rescue more animals.
- There were no further questions or comments from the Committee.

Resolution No. 2025-032:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Kim McCarthy

That Report D13-2025-017 entitled Minor Variance Application D13/CAM be received;
and

Whereas the variance requested would provide relief from Section 4.4.2, Table 4.1 of Township Comprehensive Zoning By-law 2018-023, as amended (Zoning By-law),



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requesting permission to allow a maximum lot coverage for accessory buildings and structures of 827 m² instead of 684 m² as required by Minor Variance D13-CAM approved on May 13, 2025; and

Whereas the variance requested would provide relief from Section 14, Site-specific special provision no. 19 of the Zoning By-law, to allow a minimum front yard of 71 meters for the accessory kennel use, limited to one (1) existing accessory building and structure, instead of 75 meters as required; and

Whereas the minor variance application would maintain the general intent and purpose of the Official Plan and Zoning By-law, and is desirable and appropriate for the development of the subject property, and planning staff consider the request to be minor and have no concerns with the application; and

Therefore, that the Committee approves the application with the following conditions:

1. That the existing accessory kennel structure located 71 metres from the front property line prohibit the housing, boarding, breeding, training, selling or keeping of dogs.
2. That the owner applies for and receives an approval for the outdoor swimming pool enclosure according to permit requirements outlined in the Township's Swimming Pool Enclosures By-law, 2018-018, as amended.

CARRIED.

8. NEW BUSINESS

None

9. Staff Reports

9.1 Report CofA-2025-004 – 2026 Committee of Adjustment Meeting Dates

. Resolution No. 2025-033:

Moved by Committee Member Amanda Knight and
Seconded by Committee Member Kim McCarthy

That report CofA-2025-004 Proposed 2026 Committee of Adjustment Meeting Schedule be received for information; and further,

That the 2026 Committee of Adjustment Meeting Schedule be approved as presented.



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9. ADJOURNMENT

Resolution No. 2025-034:

Moved by Committee Member Chris Pickard and
Seconded by Committee Member Amanda Knight

That the Committee of Adjustment hereby adjourns at 7:52 p.m.

CARRIED.