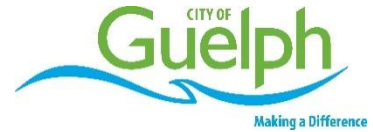


# Committee of Adjustment Comments from Staff, Public and Agencies

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## Application Details

Application Number: A-88/23  
Location: 16 Glenholm Drive  
Hearing Date: December 14, 2023  
Owner: Ali Mansour and Majida Hamzi  
Agent: Phillip McFadden, Build Consulting Services  
Official Plan Designation: Glenholm Estate Residential  
Zoning Designation (1995)-14864: City of Guelph, but subject to and zoned Agriculture (A) in the Township of Puslinch Zoning By-law  
Zoning Designation (2023)-20790: Site-specific Low Density Residential 1 (RL.1-1) and Natural Heritage System (NHS) Zones

### **Township of Puslinch Zoning By-Law 19/85 Requirements:**

A variance from Section 5(2) of Township of Puslinch Zoning By-law Number 19/85, as amended, is being requested. The By-law permits a variety of uses in the Agriculture (A) Zone, but does not permit an accessory building or structure for the purposes of residential habitation.

### **Zoning By-Law (2023)-20790 Requirements:**

The property is also located in the Site-specific Low Density Residential 1 (RL.1-1) and Natural Heritage System (NHS) Zones. The existing accessory structure is located in the RL.1-1 Zone on the property, and an ARDU is permitted in the RL.1-1 Zone.

### **Request:**

The applicant is seeking relief from the requirements Township of Puslinch Zoning By-law Number 19/85, as amended, to permit an additional residential dwelling unit (ARDU) to be located in the Agriculture (A) Zone.

## **Staff Recommendation**

### **Approval**

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## **Comments**

### **Planning Services**

The property is located within the City of Guelph, but subject to and zoned Agriculture (A) in the Township of Puslinch Zoning By-law. The Agriculture (A) Zone permits a variety of uses, but does not permit an accessory building or structure for the purposes of residential habitation. The applicant is proposing to permit an existing second-storey addition above the detached garage for an additional residential dwelling unit (ARDU). The applicant is proposing a variance to the Puslinch Zoning Bylaw to amend the permitted uses for the proposed ARDU.

The subject lands are designated "Glenholm Estate Residential" in the Guelph Innovation District Secondary Plan. This designation includes lands containing existing low density estate residential uses on large lots that are currently serviced by private individual on-site water and wastewater services. Due to the unique characteristics of the area, it is anticipated that the existing residential uses will continue in their current form during the Secondary Plan period, with opportunities for minor limited additional estate residential infill development which is consistent with the character of existing development. Within this designation, only single detached dwellings, additional residential dwelling units, and home occupations are permitted.

The subject lands are zoned "Residential Single Detached" (R.1A) according to Zoning By-law (1995)-14864, as amended; and are zoned Site-specific "Low Density Residential" (RL.1-1) in the Comprehensive Zoning By-law passed by Council on April 18, 2023, of which no variances are requested or required.

The applicant is seeking a variance to the Township of Puslinch Zoning By-Law 19/85 to add "Additional Residential Dwelling Unit" as a permitted use in the Agricultural zone. This variance would permit an existing second storey addition above the existing detached garage to be used as a residential dwelling space. The addition would have no additional impact on the neighboring properties as the garage and dwelling unit have existed in that location for many years. Staff note that detached ARDUs are permitted on this property as of right in the 2023 Zoning By-law.

For the above stated reasons, the requested variance meets the general intent and purpose of the Guelph Innovation District Secondary Plan and Zoning By-law, are desirable for the appropriate development of the land and are minor in nature.

Staff recommend approval of the application.

### **Engineering Services**

Engineering has no concerns with the requested variance. We agree with the recommendations made by Planning and Building staff.

### **Building Services**

The subject property is zoned Agriculture (A) in the Township of Puslinch Zoning By-law and Site-specific Low Density Residential 1 (RL.1-1) together with Natural

Heritage System under council approved Comprehensive Zoning By-law (2023)-2079, as amended. Both zones permit a single detached dwelling. The A Zone does not permit an Accessory Residential Dwelling Unit (ARDU) within a separate building or over a garage. The proposed existing detached ARDU over a garage meets zoning requirements of the 2023 CZBL.

Building Services notes that a Building permit is be required for the ARDU, at which time requirements under the Ontario Building Code will be reviewed.

Building Services has no concerns and supports Planning and Engineering recommendations.

## **Comments from the Public**

Yes (See Attached)

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## **Contact Information**

**Committee of Adjustment:** City Hall, 1 Carden Street, Guelph ON N1H 3A1

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