

# HALIFAX

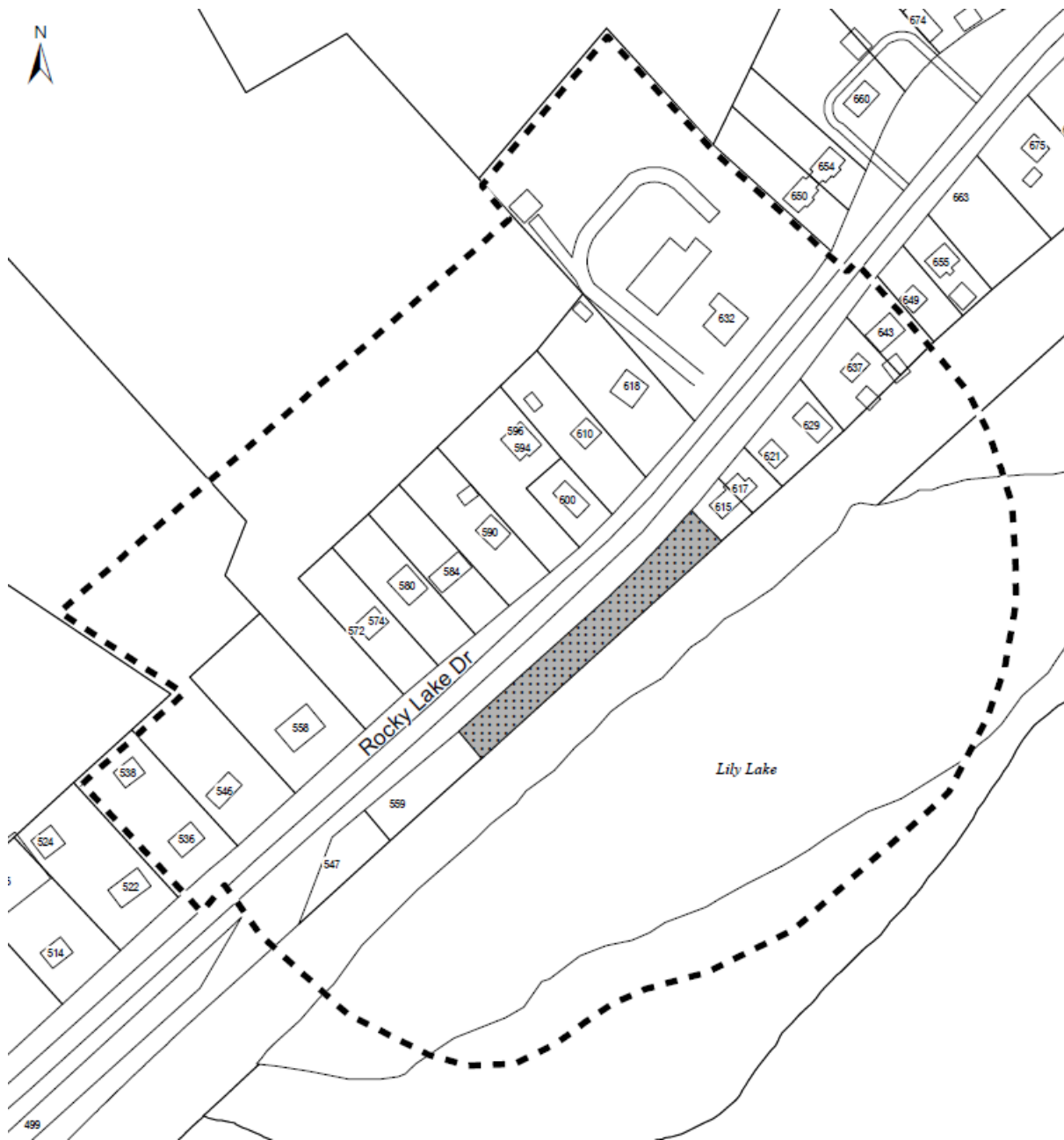
## Case 21137

Variance Appeal

Rocky Lake Drive, Bedford

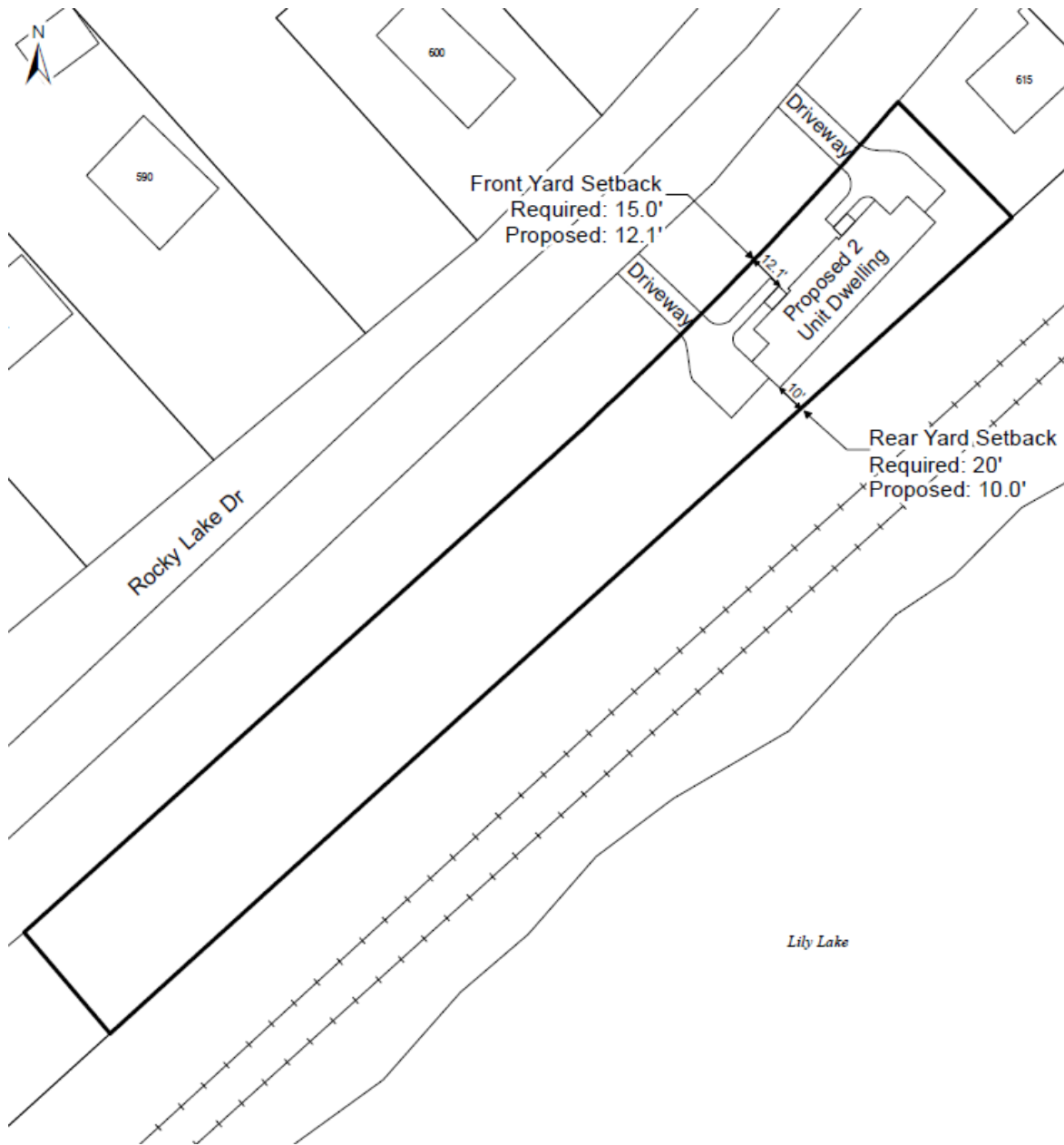
PID 41074493

North West Community Council – December 11, 2017



# Location

**HALIFAX**



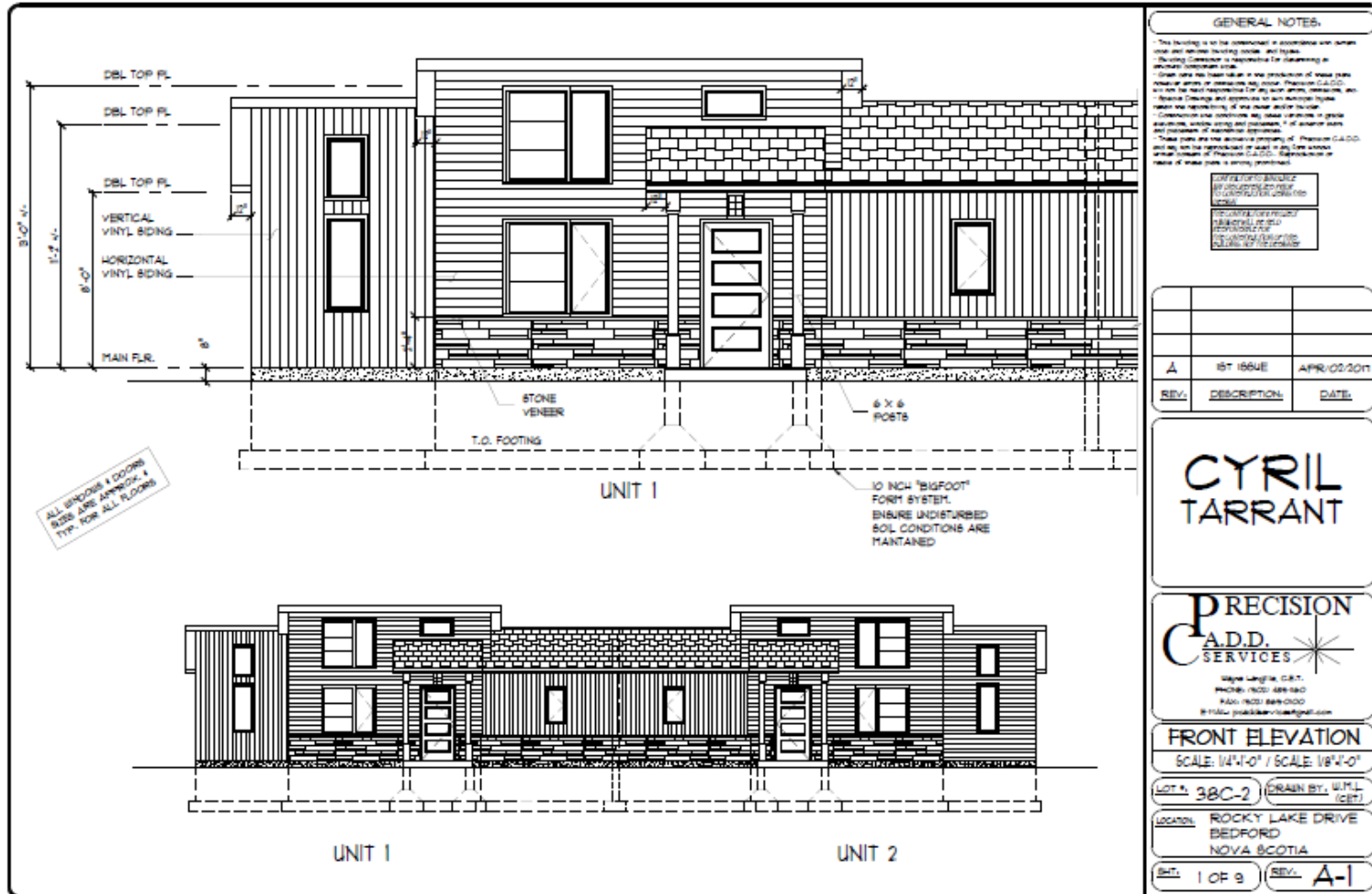
# Site Plan

**HALIFAX**

# Variance Request

	<b>Zone Requirement</b>	<b>Variance Requested</b>
<b>Front Yard Setback</b>	15 feet	12.1 feet
<b>Rear Yard Setback</b>	20 feet	10 feet

# Front Elevation



**GENERAL NOTES:**

- This building is to be constructed in accordance with current code and all other building codes and bylaws.
- Building Contractor is responsible for obtaining all required inspection work.
- Owner owns the base value in the production of these plans. Material items or materials not shown Precision C.A.D.D. will not be held responsible for any such items, omissions, etc.
- Special Change and approvals for such material types must be represented by the owner and/or builder.
- Construction and materials may include variations in grade and/or levels, which may not be shown. It is assumed that all dimensions of materials are typical.
- These plans are the exclusive property of Precision C.A.D.D. and may not be reproduced or used in any form without written consent of Precision C.A.D.D. Reproduction or reuse of these plans is strictly prohibited.

PRECISION C.A.D.D. SERVICES  
 1000 W. 10th St. Suite 100  
 Halifax, NS B3H 2Y9  
 Tel: (902) 420-1111  
 Fax: (902) 420-1112  
 Email: info@precisioncadd.com

REV.	DESCRIPTION	DATE
A	1ST ISSUE	APR/02/2011

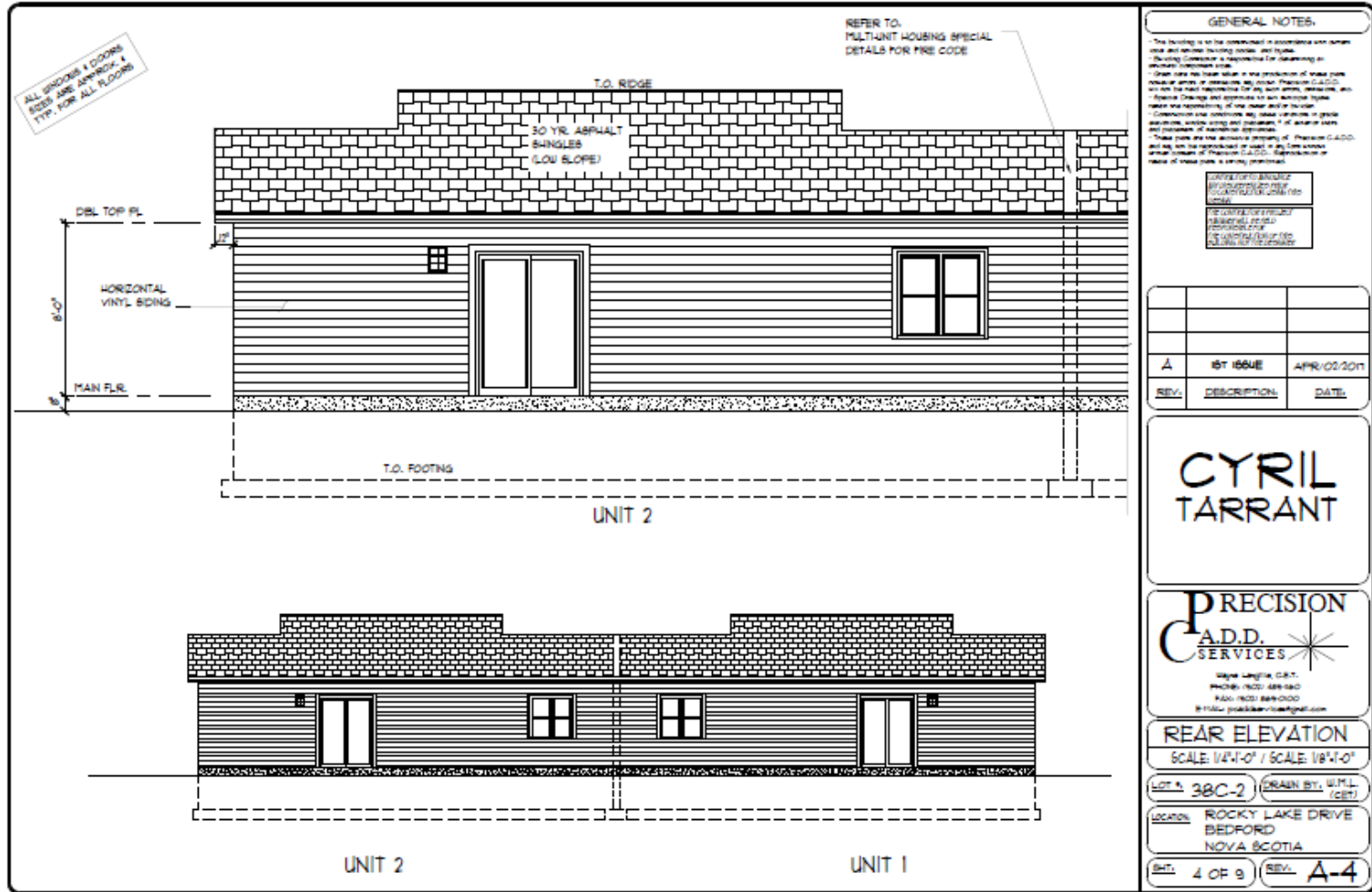
**CYRIL TARRANT**

**PRECISION C.A.D.D. SERVICES**  
 Wayne Langlois, C.E.T.  
 PHONE: (902) 420-1111  
 FAX: (902) 420-1112  
 E-MAIL: info@precisioncadd.com

**FRONT ELEVATION**  
 SCALE: 1/4"=1'-0" / SCALE: 1/8"=1'-0"

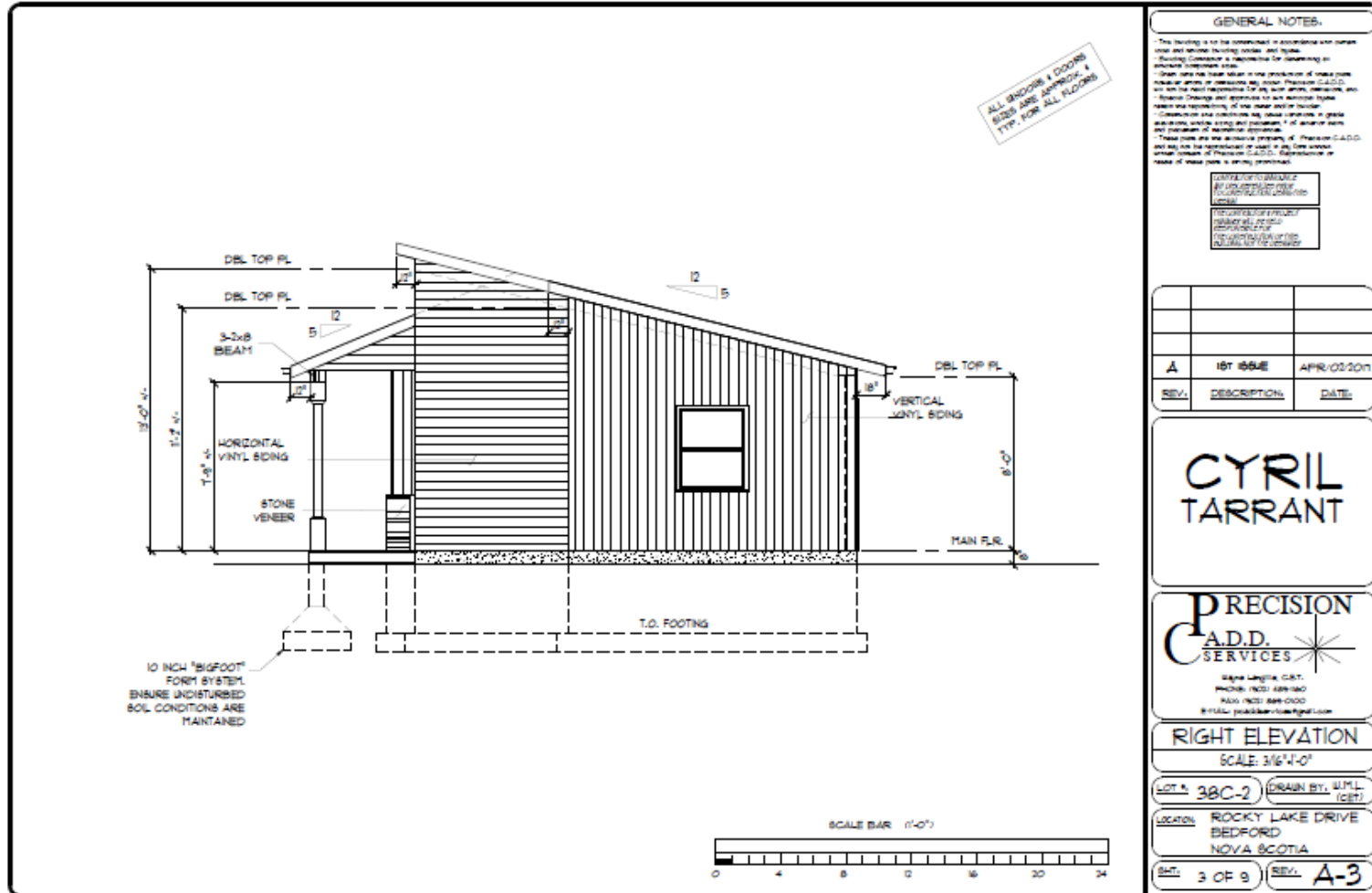
LOT: 38C-2 (RAIN BY: 1/4"=1'-0")  
 LOCATION: ROCKY LAKE DRIVE  
 BEDFORD  
 NOVA SCOTIA  
 SHEET: 1 OF 9 REV: A-1

# Rear Elevation



**HALIFAX**

# Right Side Elevation



## GENERAL NOTES:

- This drawing is to be interpreted in accordance with current code and unless conflicting notes and items.
- Building Contractor is responsible for obtaining all necessary construction permits.
- Owner shall have been advised in the production of these plans that all errors or omissions are those of Precision C.A.D.D. and not the responsibility of the owner, architect, engineer, etc.
- Frame Drawings and approvals for any structural items remain the responsibility of the owner and/or architect.
- Construction shall conform to all applicable codes, standards and regulations in effect at the time of construction.
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C.A.D.D.  
SERVICES

REV.	DESCRIPTION	DATE
A	1ST ISSUE	APR/02/2017

**CYRIL  
TARRANT**

**PRECISION  
C.A.D.D.  
SERVICES**

Signe Lyette, C.E.T.  
PHONE: (506) 489-1840  
FAX: (506) 489-0100  
EMAIL: jordan@precisioncadd.com

**RIGHT ELEVATION**

SCALE: 3/16"=1'-0"

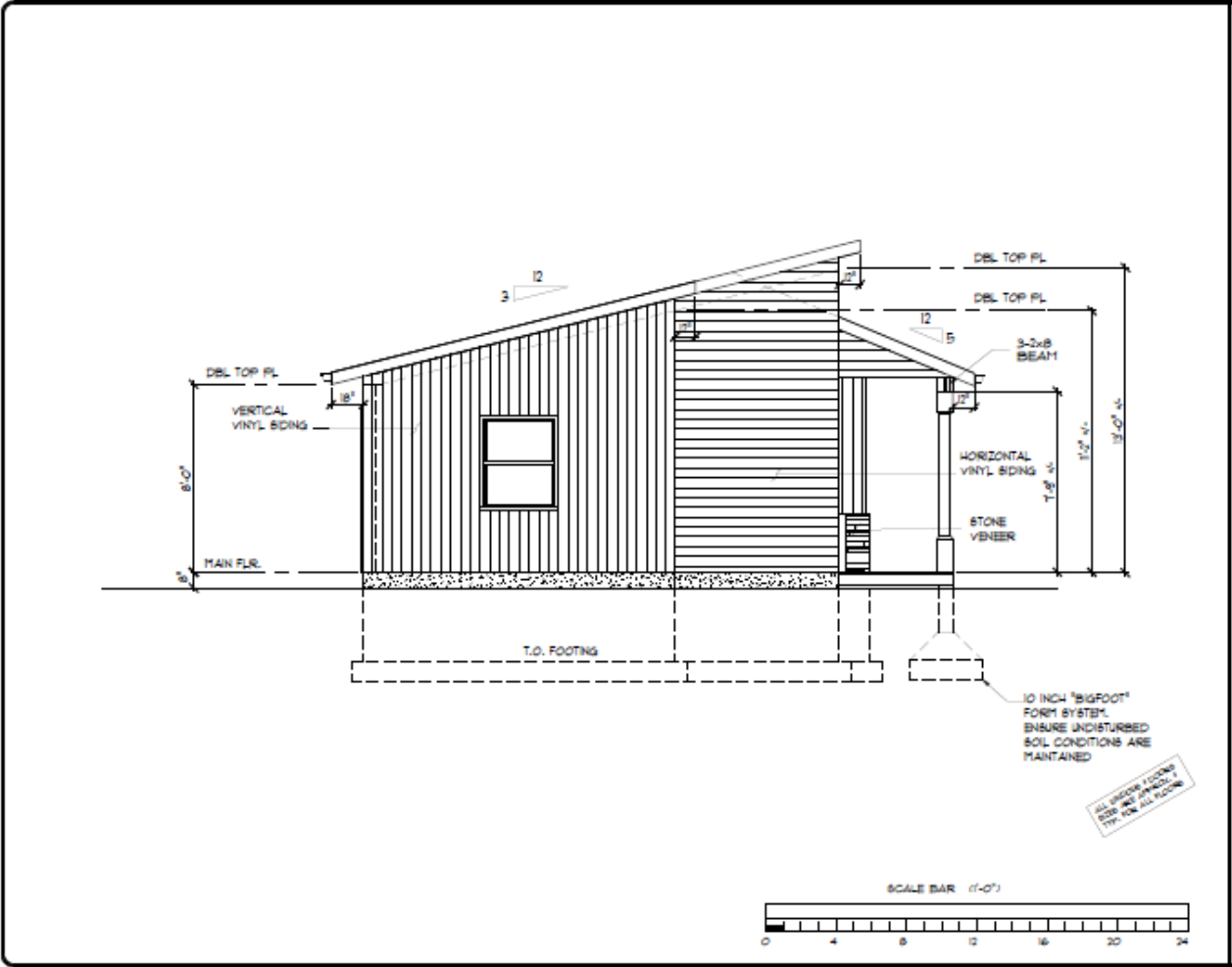
LOT: 38C-2 DRAIN BY: UPL-1027

LOCATION: ROCKY LAKE DRIVE  
BEDFORD  
NOVA SCOTIA

SHT: 3 OF 9 REV: A-3

**HALIFAX**

# Left Side Elevation



**GENERAL NOTES:**

- This drawing is to be interpreted in accordance with current code and unless bearing notes, and types.
- Building Contractor is responsible for obtaining all applicable municipal codes.
- Owner shall be liable for the production of these plans and for any or all items not shown. Precision C.A.D.D. shall not be held responsible for any work items, omissions, and errors.
- Owner, Designer and Contractor to all municipal bylaws, codes and regulations, of the above and/or local.
- Contractor shall coordinate any other trades in their respective areas using and maintain it of accurate work and protection of materials, equipment.
- These plans are the property of Precision C.A.D.D. and may not be reproduced or used in any form without written consent of Precision C.A.D.D. Reproduction or use of these plans is strictly prohibited.

PRELIMINARY  
 NOT FOR CONSTRUCTION  
 FOR PERMITS ONLY  
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<b>A</b>	<b>1ST ISSUE</b>	<b>APR/02/2011</b>
REV.	DESCRIPTION	DATE

**CYRIL TARRANT**

**PRECISION C.A.D.D. SERVICES**

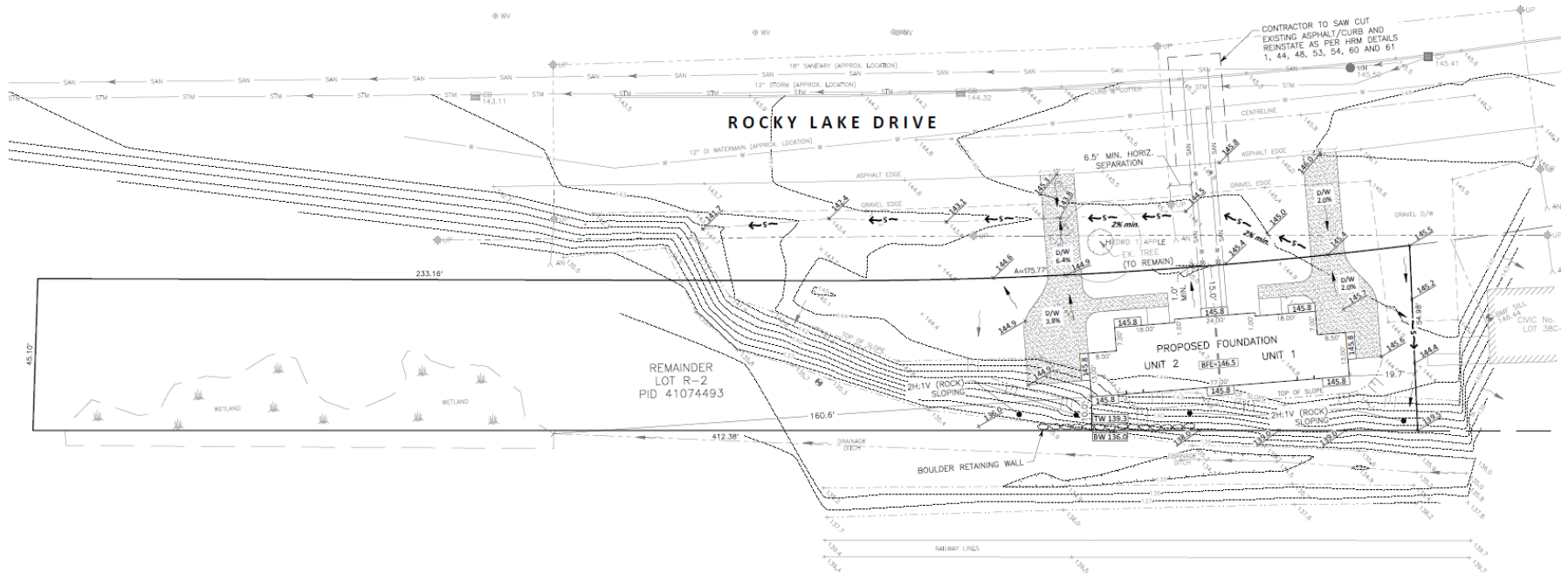
10000 Highway 104, Unit 104  
 Phone: (902) 486-6800  
 Fax: (902) 486-6800  
 E-mail: precision\_cadd@gmail.com

**LEFT ELEVATION**  
SCALE: 1/4"=1'-0"

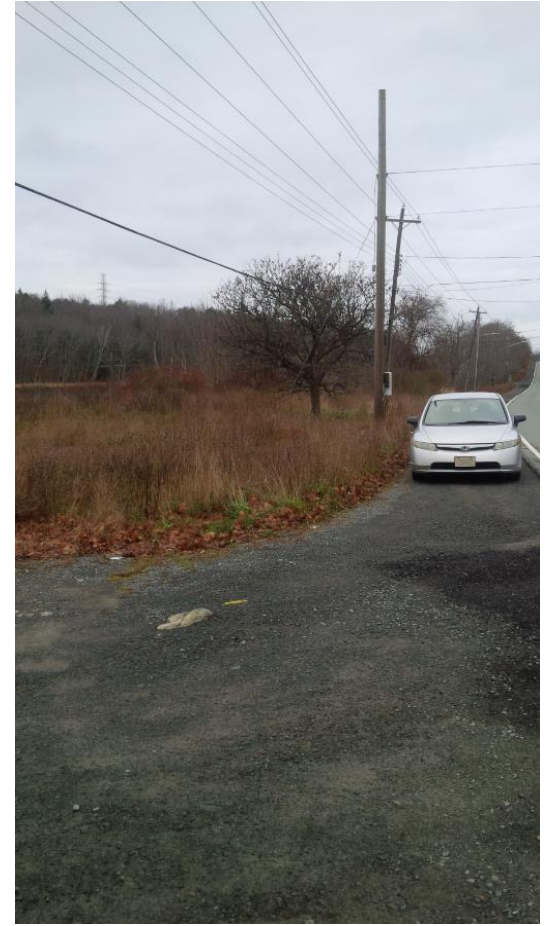
LOT: **38C-2** (DRAIN BY: W.M.L. (CET))  
 LOC: **ROCKY LAKE DRIVE BEDFORD NOVA SCOTIA**  
 SHEET: **2 OF 9** (REV: **A-2**)



# Site Plan



# Photos of Existing Property



**HALIFAX**

# Photos of the Existing Property



**HALIFAX**

# Charter Criteria

A variance may not be granted if:

- a) The variance violated the intent of the development agreement or land use by-law;
- b) The difficulty experienced is general to properties in the area; or
- c) The difficulty experienced results from intentional disregard for the requirements of the land use by-law.

# Recommendation

It is recommended that North West Community Council uphold the decision of the Development Officer to approve the variance before them.

# Alternative

Council may overturn the decision of the Development Officer and refuse the variance.