

HALIFAX

Case 21204: Variance Hearing 1820 Vernon Street, Halifax

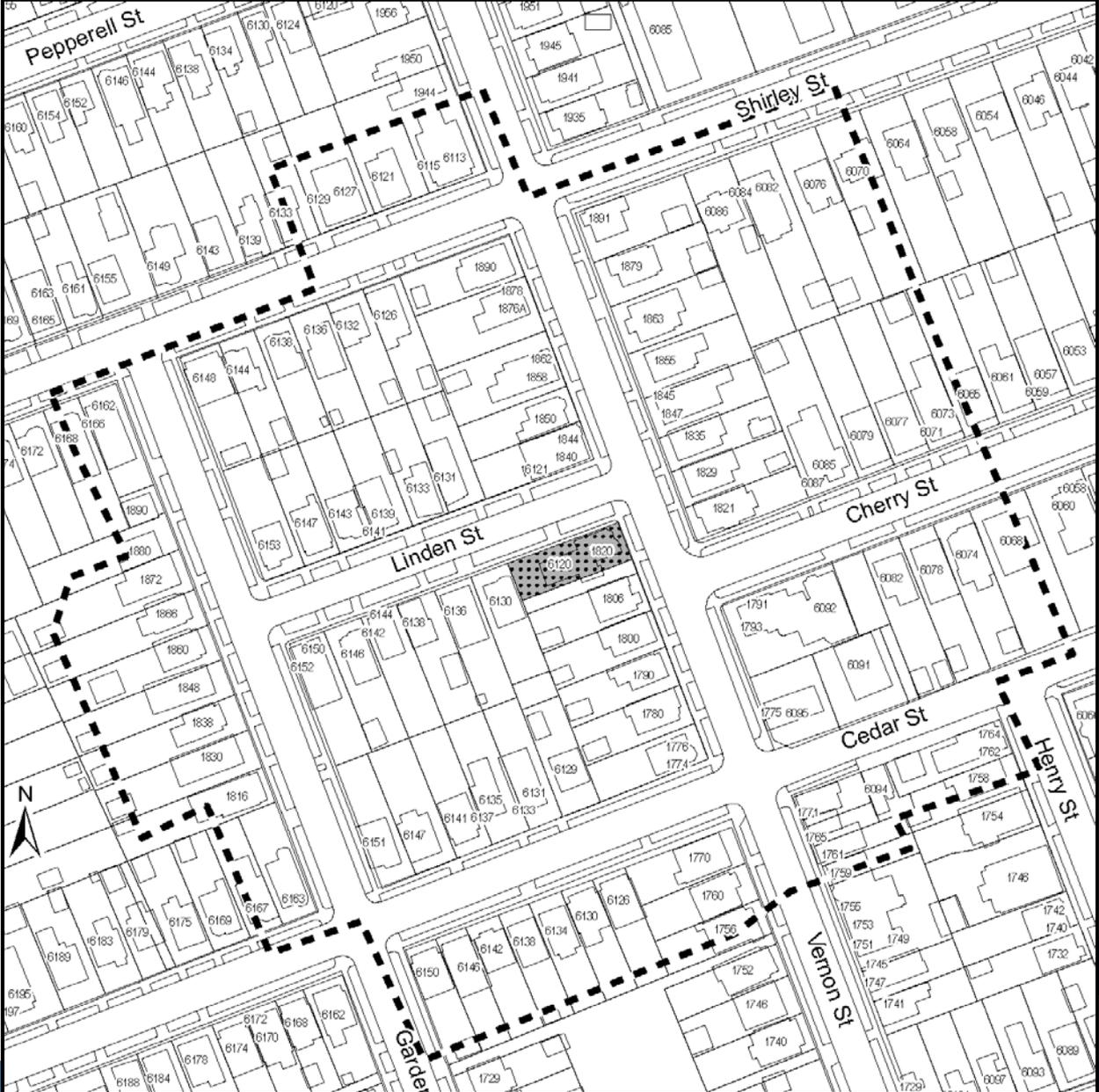
Halifax and West Community Council

June 12, 2018

Background

- Zoned as R-2 under the Halifax Peninsula, Peninsula Centre Secondary Plan.
- The proposal is to allow for a three unit dwelling.
- In order to facilitate this proposal, a variance has been requested to vary the minimum lot area.
- Should the Variance request be granted the lot will have to be consolidated with an abutting lot in order to meet all the Land Use By-Law standards.

Location Map



Variance Request

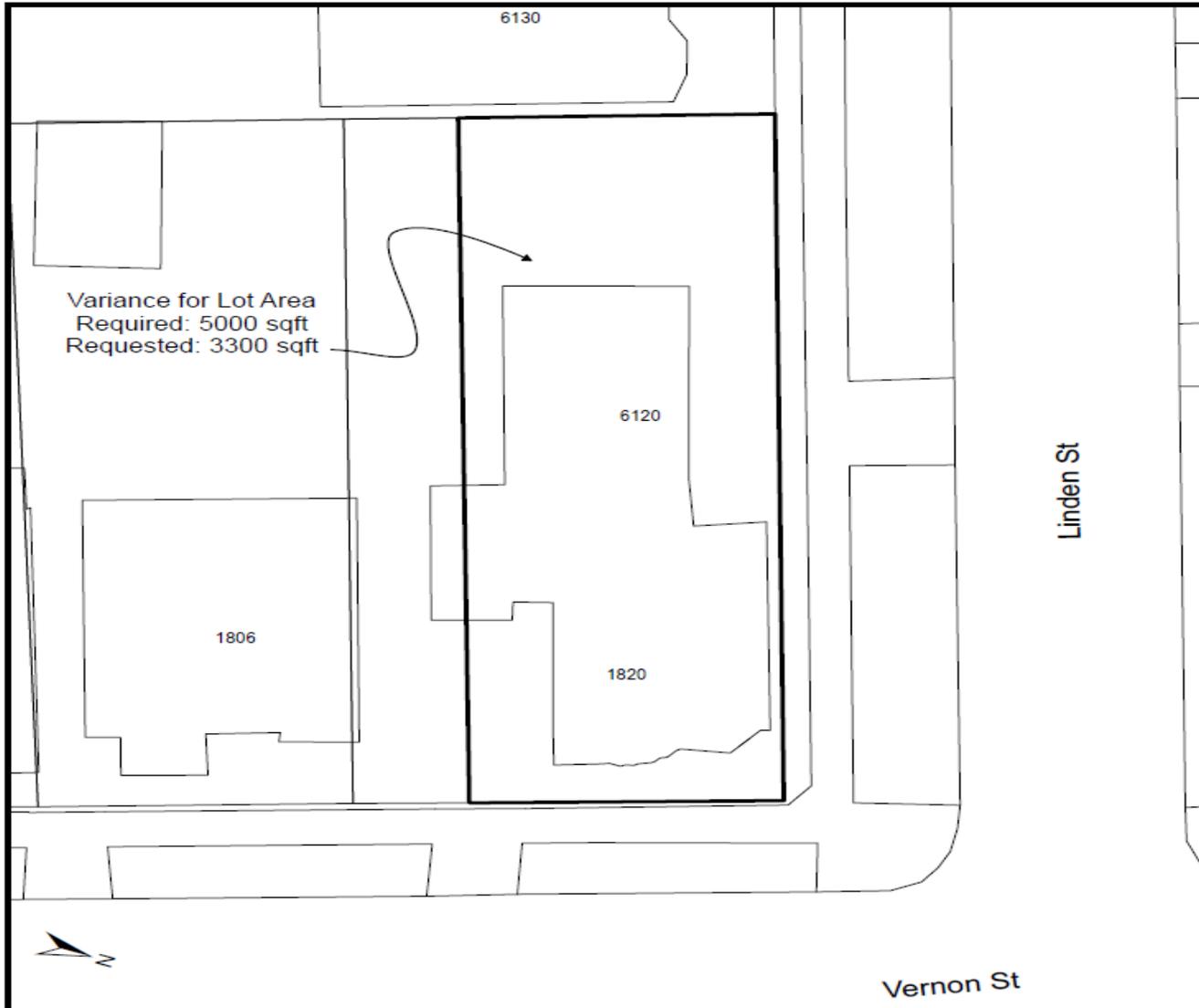
- **Zone Requirement
(Lot Size)**

5,000 sq feet

Variance Request

3,300 sq feet

Site Plan



Photos of Site



HALIFAX

Photos of Site



HALIFAX

Photos of Site



HALIFAX

Photos of Site



HALIFAX

Consideration of Proposal

250 (3) A variance may **not** be granted where

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

Alternatives

Council may uphold the Development Officers decision and deny the appeal.

Or

Council may overturn the decision of the Development Officer and allow the appeal.