



P.O. Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 10.2.1
Halifax and West Community Council
September 12, 2018

TO: Chair and Members of Halifax and West Community Council

-Original Signed-

SUBMITTED BY: _____
Steve Higgins, Manager, Current Planning

DATE: August 14, 2018

SUBJECT: **Case 21441: Appeal of Variance Refusal – 6267 Yale Street, Halifax**

ORIGIN

Appeal of the Development Officer's decision to refuse a variance.

LEGISLATIVE AUTHORITY

Halifax Regional Municipality (HRM) Charter; Part VIII, Planning and Development

- s. 250, a development officer may grant variances in specified land use by-law or development agreement requirements but under 250(3) a variance may not be granted if:
 - (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.
- s. 251, regarding variance requirements for notice, appeals and associated timeframes
- s. 252, regarding requirements for appeal decisions and provisions for variance notice cost recovery

RECOMMENDATION

In accordance with Administrative Order One, the following motion shall be placed on the floor:

That the appeal be allowed.

Community Council approval of the appeal will result in approval of the variance.

Community Council denial of the appeal will result in refusal of the variance.

Staff recommend that Halifax and West Community Council deny the appeal.

BACKGROUND

A variance request has been submitted for 6267 Yale Street to permit the removal of an single unit dwelling and the construction of a new two-unit dwelling.

A permit has already been issued to remove the existing building and construct a new single unit dwelling but the owner now wishes to alter that approved building to accommodate two dwelling units within the same building envelope. However, the lot size, frontage and side yard requirements in the zoning bylaw for a two-unit dwelling are more stringent than for a single unit. Therefore, a variance would be required to reduce the minimum lot area, lot frontage, and left side yard to allow the second unit. The proposal meets all other requirements of the Land Use By-law.

Site Details:

Zoning

The property is located within the R-2 (General Residential) Zone of the Halifax Peninsula Land Use By-Law (LUB) and is within Sub-Area 1 of the Peninsula North Secondary Plan Area. The requirements of the LUB for a two-unit dwelling and the related variance request are identified below:

	Zone Requirement	Variance Requested
Minimum Lot Area	5000 square feet	3630 square feet
Minimum Lot Frontage	50 feet	33 feet
Minimum Side Yard	5 feet	2 feet, 8 inches

For the reasons detailed in the Discussion section of this report, the Development Officer refused the requested variance (Attachment B). The applicant has appealed the refusal (Attachment C) and the matter is now before Halifax and West Community Council for decision.

Process for Hearing an Appeal

Administrative Order Number One, the *Procedures of the Council Administrative Order* requires that Council, in hearing any appeal, must place a motion to “allow the appeal” on the floor, even if such motion is in opposition to the recommendation contained in the staff report. As such, the Recommendation section of this report contains the required wording of the appeal motion as well as a staff recommendation.

For the reasons outlined in this report, staff recommend that Community Council deny the appeal and uphold the decision of the Development Officer to refuse the variance.

DISCUSSION

Development Officer’s Assessment of Variance Request:

When hearing a variance appeal, Council may make any decision the Development Officer could have made, within the context of the criteria provided in the *Halifax Regional Municipal Charter*.

The Charter sets out the following criteria under which the Development Officer may not grant variances to requirements of the Land Use By-law. In order to be approved, any proposed variance must not conflict with any of the criteria.

In hearing a variance appeal, Council may make any decision that the Development Officer could have made, meaning their decision is limited to the criteria provided in the *Halifax Regional Municipality Charter*. As such, the *HRM Charter* sets out the following criteria by which the Development Officer may not grant variances to requirements of the Land Use By-law:

“250(3) A variance may not be granted if:

- (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.”*

To be approved, any proposed variance must not conflict with any of the criteria. The Development Officer’s assessment of the proposal relative to each criterion is as follows:

1. Does the proposed variance violate the intent of the land use by-law?

Section 37 of the Land Use By-law sets out three specific requirements that increase as the unit number increases; these requirements are lot area, lot frontage and side yard setbacks. The proposed application is requesting to vary all three of these requirements, and in the case of lot area and frontage, the request is substantial.

Lot size (area and frontage) requirements are in place for both aesthetic and practical reasons. On the Peninsula, lot sizes generally increase relative to the number of units to provide visual separation from the street, allow capacity for adequate separation between dwellings and to generally mitigate impacts resulting from the increased intensity associated with additional dwelling units. Side yard requirements also increase relative to the number of units in order to maintain adequate separation for safety, aesthetics and protection of privacy between abutting lots. A minimum setback also allows owners to maintain their property without trespassing on abutting lots.

By constructing a new two-unit dwelling with reduced side yards on a lot with only enough area and frontage to meet the requirements for a single unit dwelling, the intentions of the land use bylaw are not met.

Council should also note the LUB provides two mechanisms for internally converting existing single-unit dwellings to two-unit dwellings on lots that do not meet minimum requirements for frontage, area and side yards. These provisions allow an increase in dwelling units within existing structures and the intention of these requirements is to allow moderate increases in intensity while preserving existing housing stock in established neighbourhoods. Demolishing existing housing and constructing a new two-unit dwelling is not consistent with the intent of the bylaw which is to preserve existing housing and limit intensification in new buildings to lots that satisfy minimum requirements for frontage, area and setbacks.

It is the Development Officer’s opinion that this proposal violates the intent of the Halifax Peninsula Land Use By-law.

2. Is the difficulty experienced general to properties in the area?

The lot was created in 1888, and has an area of 3,630 square feet and 33 feet of frontage, which is larger than 69% of lots on the same block. The majority of lots that have frontage on Yale Street (about 86%) would not be able to construct a new two-unit dwelling. As such, the difficulty experienced is general to the area.

3. Is the difficulty experienced the result of an intentional disregard for the requirements of the land use by-law?

In reviewing a proposal for intentional disregard for the requirements of the LUB, there must be evidence the applicants had knowledge of the By-law relative to their proposal and took deliberate action that was contrary to those requirements.

This is not the case in this request. The applicant has applied for a Development Permit and requested the variance in good faith prior to commencing any work on the property. Intentional disregard of By-law requirements was not a consideration in the refusal of the variance.

Appellant’s Appeal:

While the criteria of the *HRM Charter* limits Council to making any decision the Development Officer could have made, the appellants have raised certain points in their letter of appeal (Attachment C) for Council’s consideration. These points are summarized and staff’s comments on each are provided in the following table:

Appellant’s Appeal Comments	Staff Response
<i>Constructing a duplex on this property is extremely consistent with properties on the block.</i>	As outlined in this report, the majority of lots that have frontage on Yale Street would not be able to construct a new two-unit dwelling.
<i>Over 50% of the housing on both sides of Yale Street are duplexes on lots with frontage less than 50’ of frontage. One block further away from Quinpool on Yukon Street, this percentage falls to roughly 30% on the south side and to 20% on the north side.</i>	There are a number of existing two-unit dwellings on Yale Street, some of which pre-date the LUB, and some of which were converted internally.
<i>There are many duplexes on Yale Street, as it is a sustainable housing type, in spite of the lack of individually accessible parking spaces, sub-standard lot frontages and (often) sub-standard side yard setbacks.</i>	Most of the existing two-unit dwellings were either built prior to the existing zoning bylaw, or resulted from conversion of the existing home. New construction with a change in use is intended to meet greater minimum setback and lot size requirements.
<i>Just on the opposite side of Quinpool Road, in the Peninsula Centre Secondary Plan Area, new duplexes are permitted to be constructed on lots that have similar size and lot frontage to 6267 Yale Street (3300 square feet and 33 feet respectively).</i>	Lots within Peninsula Centre designation that have 33 feet of frontage and 3300 sq. ft. are permitted to have a newly constructed duplex, but are subject to minimum unit size, parking and open space requirements. 6267 Yale Street is within Peninsula North, Sub-Area 1, and is subject to different requirements.
<i>The proposed side yard helps maintain the syncopated rhythm of the street fabric, and gives the neighbour to the east (right) more space, while still widening the tight space to the western neighbour.</i>	Existing single unit dwellings that are permitted to be converted to two-unit dwellings can maintain the existing side yard setbacks. For new construction and change in use to two units, the by-law requires an increased minimum side yard setback of 5’.

Conclusion:

Staff have reviewed all the relevant information in this variance proposal. Resulting from that review, the variance request was refused as it was determined the proposal conflicts with the statutory criteria provided by the *Charter*. The matter is now before Council to hear the appeal and render a decision.

FINANCIAL IMPLICATIONS

There are no financial implications related to this variance.

RISK CONSIDERATION

There are no significant risks associated with the recommendation contained within this report.

COMMUNITY ENGAGEMENT

Community Engagement, as described by the Community Engagement Strategy, is not applicable to this process. The procedure for public notification is mandated by the *HRM Charter*. Where a variance refusal is appealed, a hearing is held by Council to provide the opportunity for the applicant, all assessed owners within 100 metres of the variance and anyone who can demonstrate that they are specifically affected by the matter, to speak.

ENVIRONMENTAL IMPLICATIONS

There are no environmental implications.

ALTERNATIVES

As noted throughout this report, Administrative Order One requires that Community Council consideration of this item must be in the context of a motion to allow the appeal. Council's options are limited to denial or approval of that appeal motion.

- 1) Denial of the appeal motion would result in the refusal of the variance. This would uphold the Development Officer's decision and this is staff's recommended alternative;
- 2) Approval of the appeal motion would result in the approval of the variance. This would overturn the Development Officer's decision.

ATTACHMENTS

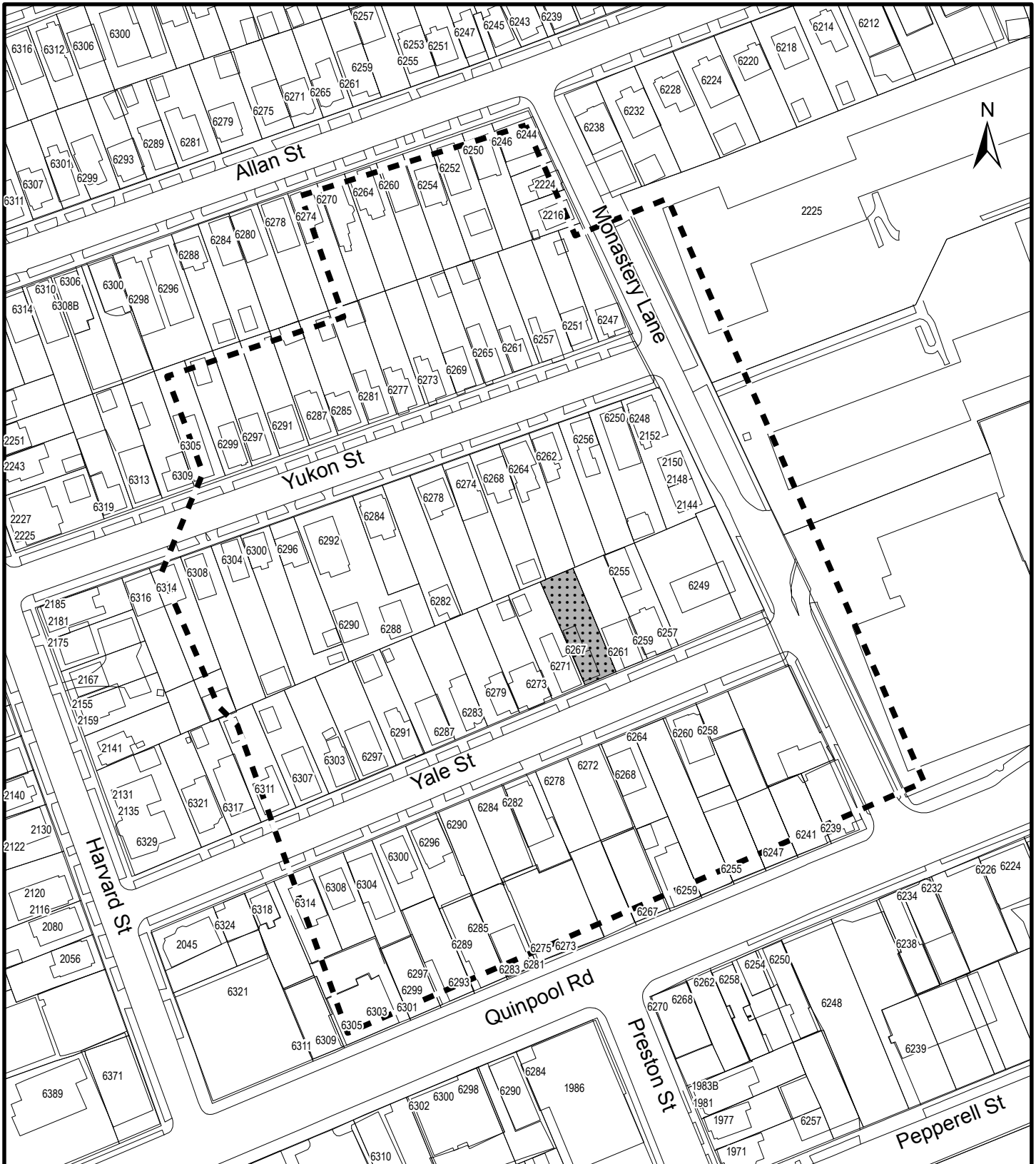
Map 1:	Notification Area
Map 2:	Site Plan
Attachment A:	Building Elevations
Attachment B:	Variance Refusal Notice
Attachment C:	Letter of Appeal from Applicant
Attachment D:	Letters of Support from Abutting Property Owners

A copy of this report can be obtained online at halifax.ca, or by contacting the Office of the Municipal Clerk at 902.490.4210.

Report Prepared by: Megan Maund, Planner 1, 902.490.4843
Trevor Creaser, Development Officer and Principal Planner, 902.490.4416

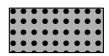
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Report Approved by: Erin MacIntyre, Program Manager, Land Development & Subdivision
902.490.1210

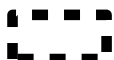


Map 1 - Notification Area

6267 Yale Street
Halifax



Subject Property



Notification Area

HALIFAX



The accuracy of any representation on this plan is not guaranteed.

Halifax Plan Area

Minimum Lot Area Required 5000 sq. ft.
Minimum Lot Area Proposed 3630 sq. ft.

Minimum Lot Frontage Required 50'
Minimum Lot Frontage Proposed 33'

Minimum Left Side Setback Required 5'
Minimum Left Side Setback Proposed 2' 8"



Proposed
Rear Deck

Proposed 2 Unit
Dwelling

Lot Area
3630 sq. ft.

2' 8"

Proposed
Front Deck

33'

Driveway

Sidewalk

Curb

Yale Street

Map 2 - Site Plan

6267 Yale Street
Halifax



Subject Property

HALIFAX

Halifax Plan Area

The accuracy of any representation
on this plan is not guaranteed.

General Notes:

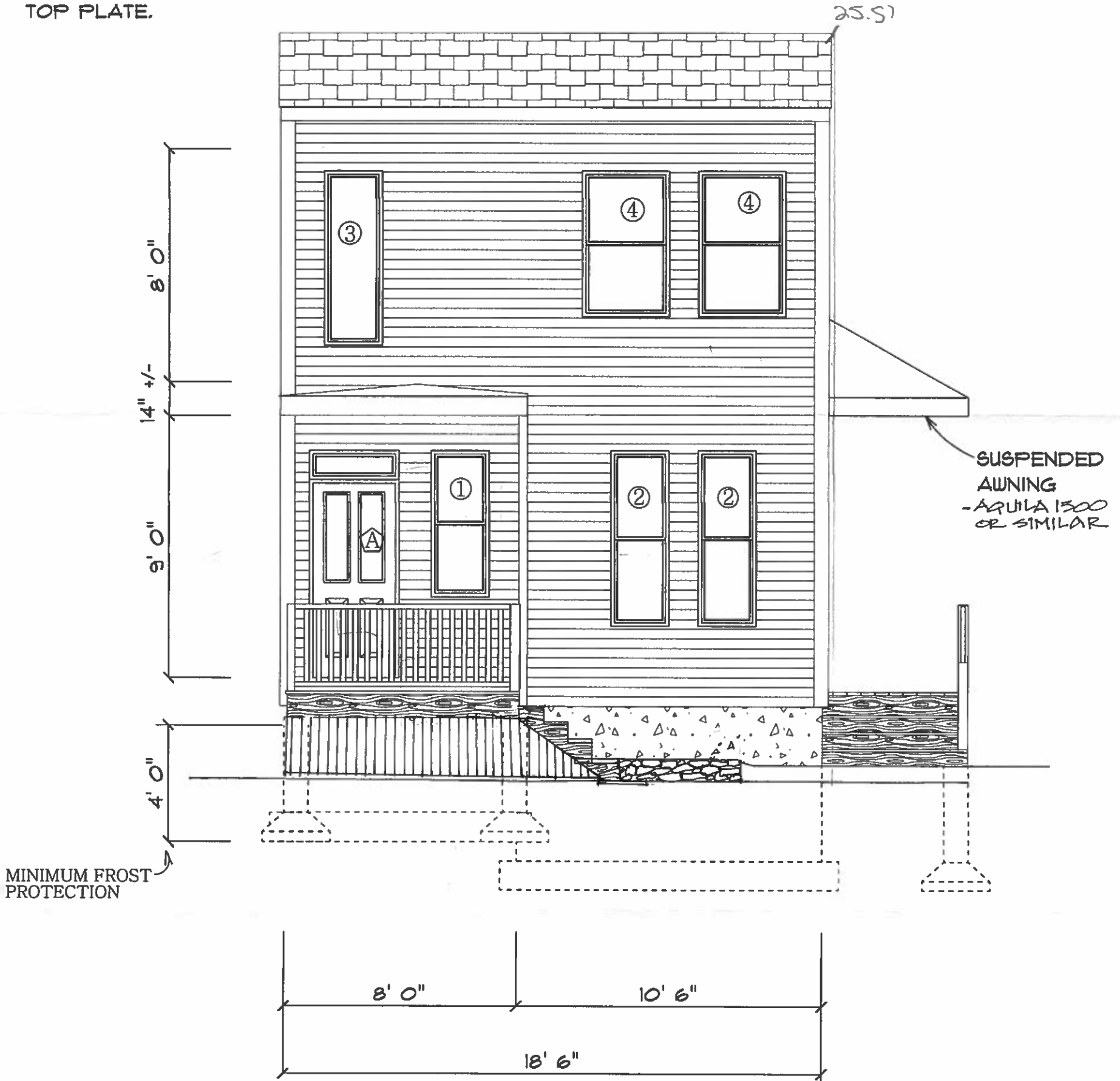
1. By commencing construction of a building from these drawings, the owner and/or builder acknowledges that all notes on all sheets have been read and understood.
2. All work shall conform to the National Building Code of Canada and adopted by authorities having jurisdiction as well as local building bylaws, which may take precedence.
3. Before starting construction, owner and/or builder must verify all information, dimensions and specifications appearing on this plan. Printed dimensions always take precedence over scaled measurements.
4. Joanna's Drafting & Design shall not be responsible for any variances from the final construction drawings and specifications or adjustments resulting from conditions encountered on site. Such variances are the sole responsibility of the owner and/or builder.
5. The owner and/or builder shall be responsible for the correct siting of this building on the property. Joanna's Drafting & Design assumes no liability for plan compliance with zoning regulations or lot conditions. Grades shown on elevations are estimated. Adjust on site as required. Retaining walls that may be required are beyond the scope of these drawings unless otherwise noted.
6. All measurements on site plan to be governed and approved by authorities having jurisdiction before starting construction.
7. All footing sizes and specifications noted on these drawings are provided as guidelines only. It is the responsibility of the owner and/or builder to ensure that the footings are adequate designed to meet the requirements of the authorities having jurisdiction.
8. Well and septic sewage systems to be located and construct in accordance with the health authorities having jurisdiction.
9. All engineering required by authorities having jurisdiction is to be provided by the owner and/or builder unless noted otherwise. Although these plans incorporate standard engineering and building practices, the local building department may require confirmation by a certified structural engineer.
10. Work not specifically detailed shall be executed to the same quality as similar work that is detailed.
11. This drawing is the property of Joanna's Drafting & Design and may not be copied, reproduced or distributed in any way unless authorized by Joanna's Drafting & Design and must be returned upon request.

Customer: YALE STREET	Project No.: 17007
Drawing: A200	Scale: 1/4" = 1'-0"
Drawn: JOANNA C.	Checked: R.J.F.
Date: JUNE-04-2017	Revised: OCT-05-2017

FRONT ELEVATION

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

NOTE:
ALL WINDOWS ON SECOND
FLOOR TO BE 9" BELOW
TOP PLATE.



NOTE: ALL PRE-ENGINEERED COMPONENTS REQUIRED FOR THIS PROJECT ARE TO BE DESIGNED AND SIZED BY A CERTIFIED TRUSS DESIGNER PRIOR TO CONSTRUCTION.

DWG. A200
FRONT ELEVATION

JOANNA'S

DRAFTING & DESIGN

General Notes:

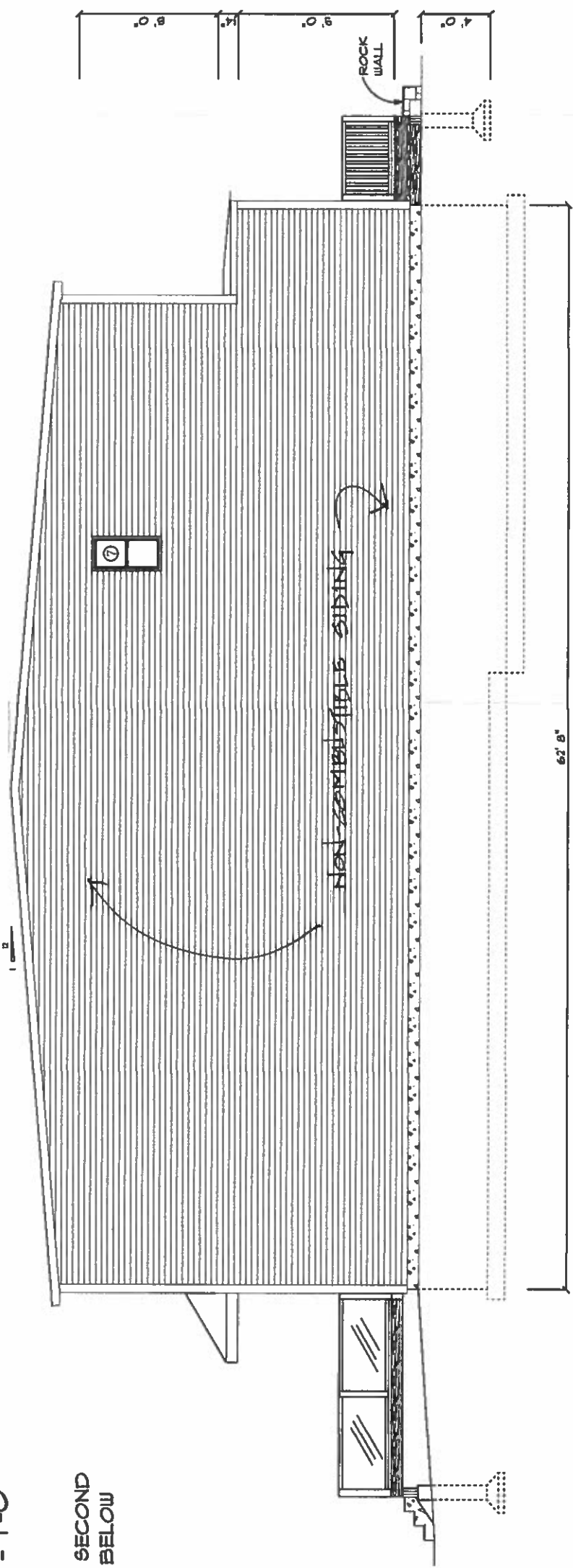
1. By commencing construction of a building from these drawings, the owner and/or builder acknowledges that all notes on all sheets have been read and understood.
2. All work shall conform to the Nova Scotia Building Code and adopted by authorities having jurisdiction as well as local building bylaws, which may take precedence.
3. Before starting construction, owner and/or builder must verify all information, dimensions and specifications appearing on this plan. Printed dimensions always take precedence over scaled measurements.
4. Joanna's Drafting & Design shall not be responsible for any variances from the final construction drawing specifications, or adjustments resulting from conditions encountered on site. Such variances are the sole responsibility of the owner and/or builder.
5. The owner and/or builder shall be responsible for the correct siting of this building on the property. Joanna's Drafting & Design assumes no liability for plan compliance with zoning regulations or lot conditions. Grades shown on elevations are estimated. Adjust on site as required. Retaining walls that may be required are beyond the scope of these drawings unless otherwise noted.
6. All measurements on site plan to be governed and approved by authorities having jurisdiction before starting construction.
7. All footing sizes and specifications noted on these drawings are provided as guidelines only. It is the responsibility of the owner and/or builder to ensure that the footings are adequately designed to meet the requirements of the authorities having jurisdiction.
8. Walls and septic sewage systems to be located and constructed in accordance with the health authorities having jurisdiction.
9. All engineering required by authorities having jurisdiction is to be provided by the owner and/or builder unless noted otherwise. Although these plans incorporate standard engineering and building practices, the local building department may require consultation by a certified structural engineer.
10. Work not specifically detailed shall be executed to the same quality as better work that is detailed.
11. This drawing is the property of Joanna's Drafting & Design and may not be copied, reproduced or distributed in any way unless authorized by Joanna's Drafting & Design and must be returned upon request.

Customer:	Project No.:
6267 YALE STR. HALIFAX, N.S.	17007
Drawing:	Scale:
A201	1/8" = 1'-0"
Drawn:	Checked:
JOANNA	R.J.F.
Date:	Revised:
04/17/2017	OCT-05-2017

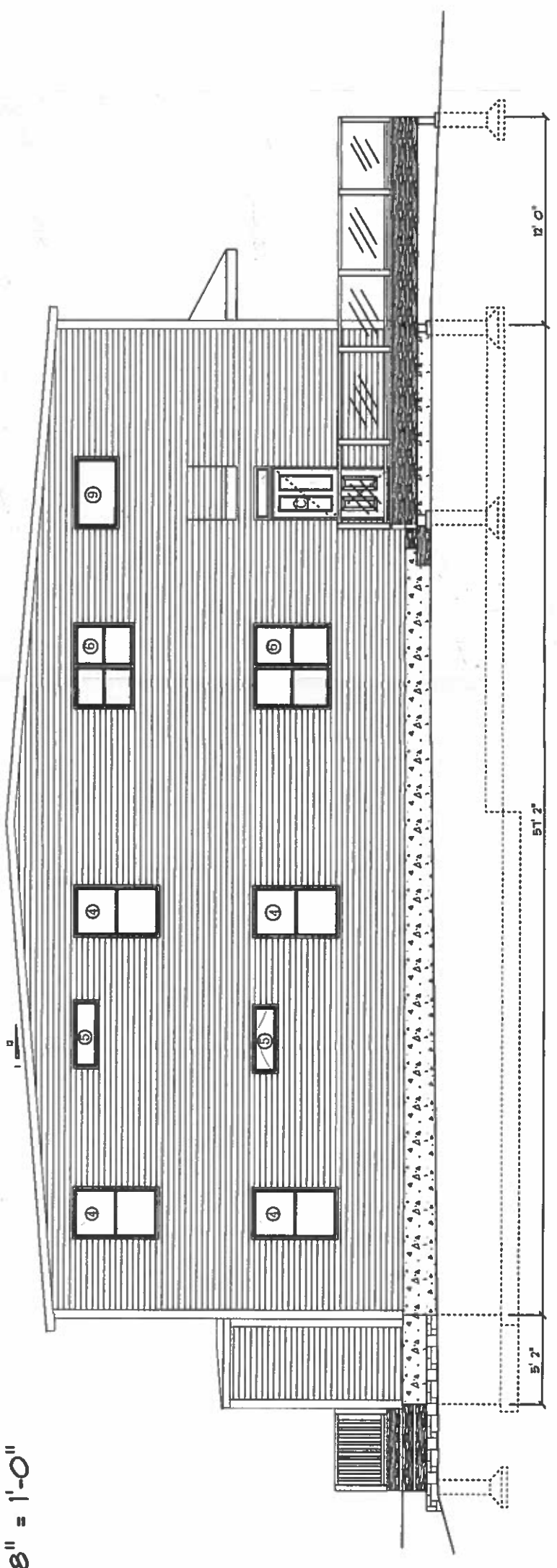
LEFT AND RIGHT ELEVATION

LEFT ELEVATION:
SCALE: 1/8" = 1'-0"

NOTE:
ALL WINDOWS ON SECOND FLOOR TO BE 9" BELOW TOP PLATE.



RIGHT ELEVATION:
SCALE: 1/8" = 1'-0"



Attachment B- Variance Refusal Notice



December 11, 2017

R. Jo Fraser



Dear Ms. Fraser,

RE: Variance Application #21441, 6267 Yale Street, Halifax, PID #00177329

This will advise that I have refused your request for a variance from the requirements of the Halifax Peninsula Land Use Bylaw as follows:

Location: 6267 Yale Street, Halifax
Project Proposal: Construct a new two-unit dwelling.

LUB Regulation	Requirement	Proposed
Minimum Lot Area	5000 square feet	3630 square feet
Minimum Lot Frontage	50 feet	33 feet
Minimum Left Side Setback	5 feet	2 feet 8 inches

Section 235(3) of the Municipal Government Act states that:

No variance shall be granted where:

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

It is the opinion of the Development Officer that this variance application does not merit approval because:

- (a) the variance violates the intent of the land use bylaw; and
- (b) the difficulty experienced is general to properties in the area.

Pursuant to Section 251 of the Halifax Regional Municipality Charter you have the right to appeal the decision of the Development Officer to the Municipal Council. The appeal must be in writing, stating the grounds of the appeal, and be directed to:

**Municipal Clerk
Halifax Regional Municipality
Development Services - Western Region
P.O. Box 1749
Halifax, NS B3J 3A5
clerks@halifax.ca**

Your appeal must be filed on or before December 21, 2017.

If you have any questions or require clarification of any of the above, please call Megan Backos, Planner 1 at (902) 490-4793.

Sincerely,

Original Signed

Erin MacIntyre, Principal Planner / Development Officer
Halifax Regional Municipality
(902) 490-6704

cc. Kevin Arjoon, Municipal Clerk
Councillor Lindell Smith, District 8

Attachment C - Letter of Appeal from Applicant

to:
The Municipal Clerk
HRM
Development Services – Western Region
P.O. Box 1749
Halifax, N.S.

January 8, 2018

Regarding: Appeal of the decision for Variance Application #21441,
6267 Yale Street, Halifax, PID #00177329

To HRM Council Members,

On behalf of the Owners of this property I would like to appeal the decision of the Principal Planner /Development Officer, HRM, on the grounds that constructing a duplex on this property is extremely consistent with properties on the block, and allowing its construction will reinforce the character of the immediate neighbourhood by its size, design, and placement on the property.

There are three counts on which the current proposed duplex does not comply with the zoning bylaw for this area – Peninsula North;

- 1) The property area is only 3610 square feet, where 5000 square feet is required,
- 2) The property lot frontage is 33 feet, 50 feet is required for a duplex,
- 3) One side yard is 2 feet 8 inches where 5 feet is the required.

The lot size at 6267, and most of the rest of the lots on Yale street, only allow for the new construction of a single family residence under the zoning bylaw for R2 uses in Peninsula North. *Existing* single family dwellings may be renovated to become duplexes.

Since the zoning of most of this part of District 8 Peninsula North is R2, as opposed to R1, it would seem that the intent of the bylaw is to promote or at least allow for a higher density in the area. A closer inspection of the makeup of the housing stock in the neighbourhood reveals that over 50% of the housing properties on both sides of Yale Street are duplexes on lots with frontage less than the required 50 foot minimum for new duplexes in this area. One block further away from Quinpool on Yukon street, this percentage falls to roughly 30% on the south side and again to 20% on the north side of the street. Please see the attached image #1.

While it is laudable that the Bylaw allows for conversions of existing single family housing to duplexes, and this is definitely the trend on Yale Street, the number of existing houses available for these conversions is destined to diminish as these buildings age, become less viable with regards to operating costs, or suffer neglect. That there are so many duplexes on Yale street indicates this a sustainable housing type, in spite of the lack of individually accessible parking spaces, sub-standard lot frontages and (often) sub-standard side yard setbacks. That Yale street is so close to the hustle and bustle of Quinpool Road makes this street less desirable for single family housing - again witness the reduction of duplexes from Yale to Yukon Street with an increase in single family homes.

Just on the opposite side of Quinpool road in Peninsula Centre, part of District 7, where the zoning is also R2, new duplexes are permitted to be constructed on lots that have similar size and lot frontage to 6267 Yale (3300 square feet and 33 feet respectively). While 6267 Yale has a slightly larger lot size of 3610 square feet, the proposed duplex only covers 30.6% of the lot, quite a bit less than the allowed maximum of 35% coverage.

As you can see from photos of the street (images 2- 6) the proposed duplex is similar, and sensitive to the scale and spacing of much of the housing on Yale Street, and respects the typical shallow front yards along the street with a porch, front deck and associated small garden area.

It is certainly possible to provide the required 5 foot sideyard to the west, but it was deemed more beneficial to the immediate neighbours to restrict the west side yard to half that required, in order to give the neighbour to the east (right) as much space as possible, while still widening the tight space to the west neighbour. The Building Code requires the west side of the building to be of non-combustible construction (steel, concrete, rock or brick typically) whether the house is 5 feet or 2 feet from the property line; if the house remained a single family residence the new building would be allowed to be built as close to the property line as the original house, i.e. less than 1 foot, but would still be required to be of non-combustible construction. The proposed small side yard also helps maintain the syncopated rhythm of the street fabric... the spacing between buildings and to property lines is irregular and in several cases non-existent.

A number of the neighbours were personally contacted by the owners regarding this appeal and the most recent set of plans. Many have provided letters of support and well wishes to the Owners for this project to proceed as proposed. These are appended with the cover letter circulated to neighbours and a map locating the letters of support.

Based on the above reasoning we feel that the proposed duplex is a modest building, in keeping with the character of the street , and will only serve to enhance the neighbourhood, despite its non-conformance with the rather broad brushstroke of the R-2 zoning for Peninsula North.

Best Regards,

Bunch Fraser for

Don Mulholland and Pamela Williams



1. Duplexes and > 2 units on “undersized” lots Yukon and Yale streets



2. #6275 - 6273 Yale : north side of the street



3. #6273 - 6271



4. #6267 (on the right in blue) prior to demolition



5. 6267 Yale Site , with #6261 to the right



6. South Side of Yale Street #6318 on the left toward Harvard Street

Attachment D - Letters of Support from Abutting Property Owners

January 1, 2018.

Dear Neighbours

We are the owners of the property at [REDACTED] Yale Street. Our hope is to build a new 2 storey house on the site with 2 - 2 bedroom units – 1 unit per floor. As you may know, this is typical on Yale Street – most of the homes were either built as, or converted to duplexes prior to the existing zoning bylaw. We intend to keep the main floor unit for ourselves and find professional long-term Tenants for the second floor unit.

We've included a copy of our building plans for your review.

Although the property is zoned 'R2', which allows for 2 unit's. Unlike the homes on the south side of Quinpool, our street restricts duplexes to lots with at least 50' of frontage and a Lot area of at least 5,000 sq. ft. Our lot size is similar to most on the street with a 33' frontage and a lot area of 3,630 sq. ft. There is a further restriction that requires duplexes be setback 5' on the left side which makes it impossible to build a home on our lot and keep our driveway. The previous house on the lot which we demolished this fall was built on the lot line on the left side. We are proposing a 2'8" setback.

The development officer has turned down our application as there has been no previous precedent in the area for this type of application. We are appealing the decision to the Municipal Council which must be submitted by January 8th. We are hoping that you would be willing to help us by signing the attached letter of support.

We have roots in the Halifax area; Pam's Mother, Uncle, 3 Aunts, Sister, and numerous cousins have homes within a few km radius of Yale Street.

Thank-you for your consideration. If you feel you can support our application, we have included a form letter and a stamped self-addressed envelope. if you have any questions or concerns , please give us call at [REDACTED] or email us at [REDACTED] You can also reach Megan Backos at [REDACTED], the Planner at the Halifax Regional Municipality. Megan has been working on our application and is familiar with the municipalities zoning and building requirements.

Happy New Year!

Original Signed

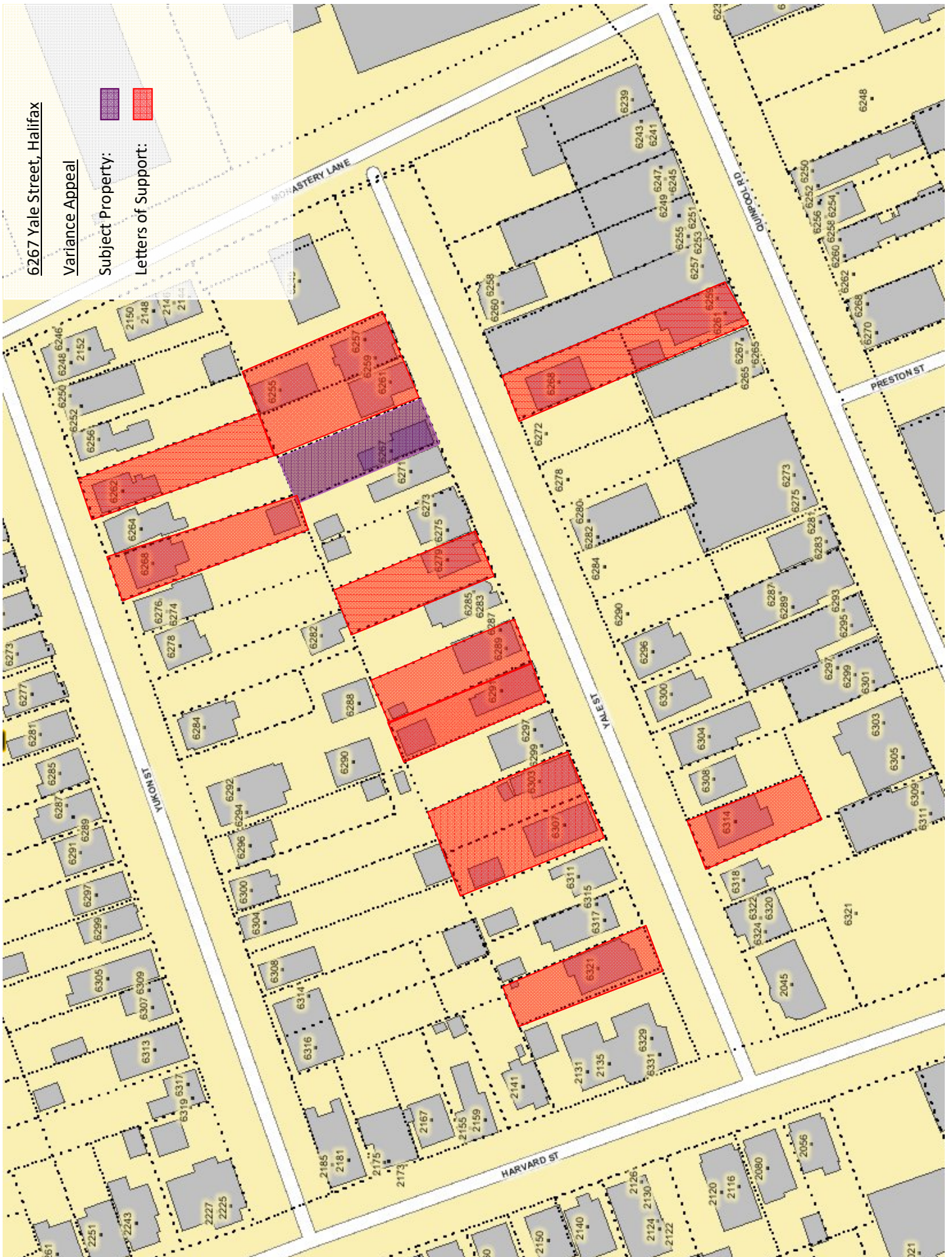
Don Mulholland and Pamela Williams.

6267 Yale Street, Halifax

Variance Appeal

Subject Property:

Letters of Support:



Municipal Clerk
Halifax Regional Municipality
Development Services – Western Region
P.O. Box 1749
Halifax NS B3J 3A5

RE: 6267 Yale Street, Variance Application #21441 PID#00177329

To Whom it May Concern,

I reside at [redacted] Yale St, Halifax NS and understand the owners of the property are seeking a variance from the zoning requirements of the Halifax Peninsula Land Use Bylaw as follows:

Location: 6267 Yale Street, Halifax
Project Proposal: Construct a new two-unit dwelling.

Land Use Bylaw Regulation	Requirement	Proposed
Minimum Lot Area:	5,000 square feet	3,630 square feet
Minimum Lot Frontage:	50 feet	33 feet
Minimum Left Side Setback:	5 feet	2 feet 8 inches

I/We have reviewed the plans and support the construction of a new two-unit dwelling with the proposed variances as described above.

Sincerely,

Signed: **Original Signed** Owner / Tenant, Dated: 4 Jan 2018
(please circle one)

Print Name: [redacted] Contact Info: [redacted]
(Telephone or Email)

Signed: _____ Owner / Tenant, Dated: _____
(please circle one)

Print Name: _____ Contact Info: _____
(Telephone or Email)

Municipal Clerk
Halifax Regional Municipality
Development Services – Western Region
P.O. Box 1749
Halifax NS B3J 3A5

RE: 6267 Yale Street, Variance Application #21441 PID#00177329

To Whom it May Concern,

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Land Use Bylaw Regulation	Requirement	Proposed
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Minimum Lot Frontage:	50 feet	33 feet
Minimum Left Side Setback:	5 feet	2 feet 8 inches

I/We have reviewed the plans and support the construction of a new two-unit dwelling with the proposed variances as described above.

Sincerely,
Original Signed
Signed: _____ Owner / Tenant, Dated: 03-JAN-2018
(please circle one)
Print Name: [redacted] Contact Info: [redacted]
(Telephone or Email)

Signed: N/A Owner / Tenant, Dated: _____
(please circle one)
Print Name: _____ Contact Info: _____
(Telephone or Email)

see P.O. Box on reverse



P.S.

To Whom it may concern,

Please allow these folks to invest in our neighbourhood and improve the general appearance and make-up of our street. This is a win/win - please grant this variance.

Original Signed

Yours



Municipal Clerk
Halifax Regional Municipality
Development Services – Western Region
P.O. Box 1749
Halifax NS B3J 3A5

RE: 6267 Yale Street, Variance Application #21441 PID#00177329

To Whom it May Concern,

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Minimum Lot Frontage:	50 feet	33 feet
Minimum Left Side Setback:	5 feet	2 feet 8 inches

I/We have reviewed the plans and support the construction of a new two-unit dwelling with the proposed variances as described above.

Sincerely, **Original Signed**

Signed: _____

Owner / Tenant,
(please circle one)

Dated: Jan 4, 2018

Print Name: [REDACTED]

Contact Info: [REDACTED]

(Telephone or Email)

Original Signed

Signed _____

Owner / Tenant,
(please circle one)

Dated: Jan. 7, 2018

Print Name: [REDACTED]

Contact Info: [REDACTED]

(Telephone or Email)

[REDACTED]

Municipal Clerk
Halifax Regional Municipality
Development Services – Western Region
P.O. Box 1749
Halifax NS B3J 3A5

RE: 6267 Yale Street, Variance Application #21441 PID#00177329

To Whom it May Concern,

I reside at [redacted] YALE ST, Halifax NS and understand the owners of the property are seeking a variance from the zoning requirements of the Halifax Peninsula Land Use Bylaw as follows:

Location: 6267 Yale Street, Halifax
Project Proposal: Construct a new two-unit dwelling.

Land Use Bylaw Regulation	Requirement	Proposed
Minimum Lot Area:	5,000 square feet	3,630 square feet
Minimum Lot Frontage:	50 feet	33 feet
Minimum Left Side Setback:	5 feet	2 feet 8 inches

I/We have reviewed the plans and support the construction of a new two-unit dwelling with the proposed variances as described above.

Sincerely, **Original Signed**

Signed: _____ Owner / Tenant, Dated: JAN 2 / 18
(please circle one)

Print Name: [redacted] Contact Info: [redacted]
(Telephone or Email)

Signed: _____ Owner / Tenant, Dated: _____
(please circle one)

Print Name: _____ Contact Info: _____
(Telephone or Email)

Municipal Clerk
Halifax Regional Municipality
Development Services – Western Region
P.O. Box 1749
Halifax NS B3J 3A5

RE: 6267 Yale Street, Variance Application #21441 PID#00177329

To Whom it May Concern,

I reside at [redacted] Yukon St, Halifax NS and understand the owners of the property are seeking a variance from the zoning requirements of the Halifax Peninsula Land Use Bylaw as follows:

Location: 6267 Yale Street, Halifax
Project Proposal: Construct a new two-unit dwelling.

Land Use Bylaw Regulation	Requirement	Proposed
Minimum Lot Area:	5,000 square feet	3,630 square feet
Minimum Lot Frontage:	50 feet	33 feet
Minimum Left Side Setback:	5 feet	2 feet 8 inches

I/We have reviewed the plans and support the construction of a new two-unit dwelling with the proposed variances as described above.

Sincerely, [^]**Original Signed**

Signed: _____ Owner / Tenant, Dated: Jan 2, 2018
(please circle one)
Print Name: [redacted] Contact Info: [redacted]
(Telephone or Email)

Signed: _____ Owner / Tenant, Dated: _____
(please circle one)
Print Name: _____ Contact Info: _____
(Telephone or Email)

Municipal Clerk
Halifax Regional Municipality
Development Services – Western Region
P.O. Box 1749
Halifax NS B3J 3A5

RE: 6267 Yale Street, Variance Application #21441 PID#00177329

To Whom it May Concern,

I reside at [redacted] Yale ST, Halifax NS and understand the owners of the property are seeking a variance from the zoning requirements of the Halifax Peninsula Land Use Bylaw as follows:

Location: 6267 Yale Street, Halifax
Project Proposal: Construct a new two-unit dwelling.

Land Use Bylaw Regulation	Requirement	Proposed
Minimum Lot Area:	5,000 square feet	3,630 square feet
Minimum Lot Frontage:	50 feet	33 feet
Minimum Left Side Setback:	5 feet	2 feet 8 inches

I/We have reviewed the plans and support the construction of a new two-unit dwelling with the proposed variances as described above.

Sincerely,
Original Signed

Signed _____ Owner / Tenant Dated: Jan 2/2018
(please circle one)
Print Name: [redacted] Contact Info: [redacted]
(Telephone or Email)

Signed: _____ Owner / Tenant, Dated: _____
(please circle one)
Print Name: _____ Contact Info: _____
(Telephone or Email)

Municipal Clerk
Halifax Regional Municipality
Development Services – Western Region
P.O. Box 1749
Halifax NS B3J 3A5

RE: 6267 Yale Street, Variance Application #21441 PID#00177329

To Whom it May Concern,

I reside at ██████ Murray Place, Halifax NS and understand the owners of the property are seeking a variance from the zoning requirements of the Halifax Peninsula Land Use Bylaw as follows:

OWN (████), (████), (████) YALE STREET

Location: 6267 Yale Street, Halifax
Project Proposal: Construct a new two-unit dwelling.

Land Use Bylaw Regulation	Requirement	Proposed
Minimum Lot Area:	5,000 square feet	3,630 square feet
Minimum Lot Frontage:	50 feet	33 feet
Minimum Left Side Setback:	5 feet	2 feet 8 inches

I/We have reviewed the plans and support the construction of a new two-unit dwelling with the proposed variances as described above.

Sincerely

Original Signed

Signed: ████████████████████ Owner / Tenant, Dated: JAN. 2, 2018
(please circle one)

Print Name: ████████████████████ Contact Info: ████████████████████
(Telephone or Email)

Original Signed

Signed: ████████████████████ Owner / Tenant, Dated: JAN. 2, 2018
(please circle one)

Print Name: ████████████████████ Contact Info: ████████████████████
(Telephone or Email)

Municipal Clerk
Halifax Regional Municipality
Development Services – Western Region
P.O. Box 1749
Halifax NS B3J 3A5

RE: 6267 Yale Street, Variance Application #21441 PID#00177329

To Whom it May Concern,

I reside at [redacted] Yale St, Halifax NS and understand the owners of the property are seeking a variance from the zoning requirements of the Halifax Peninsula Land Use Bylaw as follows:

Location: 6267 Yale Street, Halifax
Project Proposal: Construct a new two-unit dwelling.

Land Use Bylaw Regulation	Requirement	Proposed
Minimum Lot Area:	5,000 square feet	3,630 square feet
Minimum Lot Frontage:	50 feet	33 feet
Minimum Left Side Setback:	5 feet	2 feet 8 inches

I/We have reviewed the plans and support the construction of a new two-unit dwelling with the proposed variances as described above.

Sincer[^] **Original Signed**

Signec _____ Owner Tenant, Dated: Jan 2/18
(please circle one)
Print Name: [redacted] Contact Info: [redacted]
(Telephone or Email)

Signed: _____ Owner / Tenant, Dated: _____
(please circle one)
Print Name: _____ Contact Info: _____
(Telephone or Email)

Municipal Clerk
Halifax Regional Municipality
Development Services – Western Region
P.O. Box 1749
Halifax NS B3J 3A5

RE: 6267 Yale Street, Variance Application #21441 PID#00177329

To Whom it May Concern,

I reside at [redacted] Yale St. Apt. [redacted], Halifax NS and understand the owners of the property are seeking a variance from the zoning requirements of the Halifax Peninsula Land Use Bylaw as follows:

Location: 6267 Yale Street, Halifax
Project Proposal: Construct a new two-unit dwelling.

Land Use Bylaw Regulation	Requirement	Proposed
Minimum Lot Area:	5,000 square feet	3,630 square feet
Minimum Lot Frontage:	50 feet	33 feet
Minimum Left Side Setback:	5 feet	2 feet 8 inches

I/We have reviewed the plans and support the construction of a new two-unit dwelling with the proposed variances as described above.

Sincerely,

Original Signed
Signed: _____ Owner / Tenant, Dated: 2/01/2018
(please circle one)

Print Name: [redacted] Contact Info: [redacted]
(Telephone or Email)

Original Signed
Signed: _____ Owner / Tenant, Dated: 2/1/2018
(please circle one)

Print Name: [redacted] Contact Info: [redacted]
(Telephone or Email)

Municipal Clerk
Halifax Regional Municipality
Development Services – Western Region
P.O. Box 1749
Halifax NS B3J 3A5

RE: 6267 Yale Street, Variance Application #21441 PID#00177329

To Whom it May Concern,

I reside at [REDACTED] Yale st, Halifax NS and understand the owners of the property are seeking a variance from the zoning requirements of the Halifax Peninsula Land Use Bylaw as follows:

Location: 6267 Yale Street, Halifax
Project Proposal: Construct a new two-unit dwelling.

Land Use Bylaw Regulation	Requirement	Proposed
Minimum Lot Area:	5,000 square feet	3,630 square feet
Minimum Lot Frontage:	50 feet	33 feet
Minimum Left Side Setback:	5 feet	2 feet 8 inches

I/We have reviewed the plans and support the construction of a new two-unit dwelling with the proposed variances as described above.

Sincerely,

Original Signed

Signed: _____ Owner / Tenant, Dated: Jan 2, 2018
(please circle one)

Print Name: [REDACTED] Contact Info: [REDACTED]
(Telephone or Email)

Signed: _____ Owner / Tenant, Dated: _____
(please circle one)

Print Name: _____ Contact Info: _____
(Telephone or Email)

Municipal Clerk
Halifax Regional Municipality
Development Services – Western Region
P.O. Box 1749
Halifax NS B3J 3A5

RE: 6267 Yale Street, Variance Application #21441 PID#00177329

To Whom it May Concern,

I reside at [redacted] Yale St, Halifax NS and understand the owners of the property are seeking a variance from the zoning requirements of the Halifax Peninsula Land Use Bylaw as follows:

Location: 6267 Yale Street, Halifax
Project Proposal: Construct a new two-unit dwelling.

Land Use Bylaw Regulation	Requirement	Proposed
Minimum Lot Area:	5,000 square feet	3,630 square feet
Minimum Lot Frontage:	50 feet	33 feet
Minimum Left Side Setback:	5 feet	2 feet 8 inches

I/We have reviewed the plans and support the construction of a new two-unit dwelling with the proposed variances as described above.

Sincerely, **Original Signed**

Signed: [redacted] Owner / Tenant, Dated: Jan 2/18
(please circle one)

Print Name: [redacted] Contact Info: _____
(Telephone or Email)

Original Signed

Signed: [redacted] Owner / Tenant, Dated: Jan. 2/18
(please circle one)

Print Name: [redacted] Contact Info: [redacted]
(Telephone or Email)