

# HALIFAX

## **Case 21441: Variance Hearing 6267 Yale Street, Halifax**

Halifax and West Community Council

September 12, 2018

# Background

- The subject property is zoned R-2 (General Residential) under the Halifax Peninsula Land Use By-Law, Peninsula North Secondary Plan, Sub Area 1.
- A permit was applied for to construct a new two-unit dwelling.
- The proposed two-unit dwelling would not meet the lot area, lot frontage, and side yard setback requirements.
- In order to facilitate this proposal, a variance has been request.
- In the interim, the applicant has revised the application to construct a single unit dwelling, which is currently under construction.

# Location Map

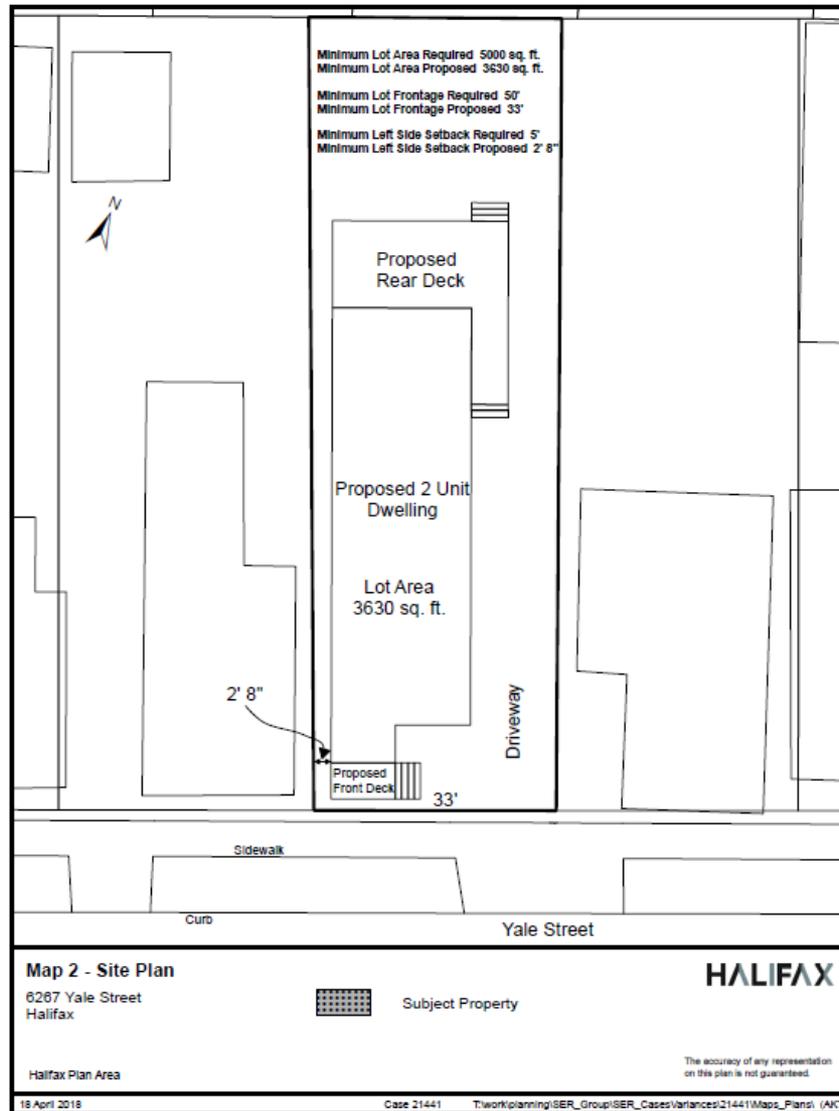


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# Variance Request

	Zone Requirements	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

# Site Plan – New Footprint



# Site Plan – Previous Footprint



★ Subject property

# Front Elevation

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

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

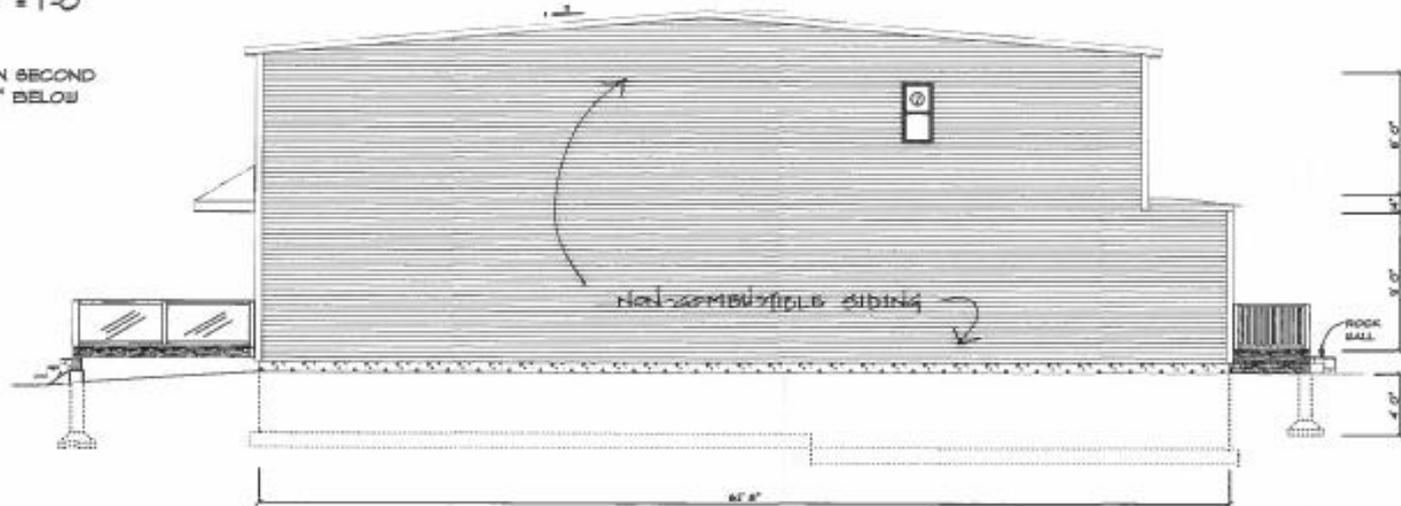


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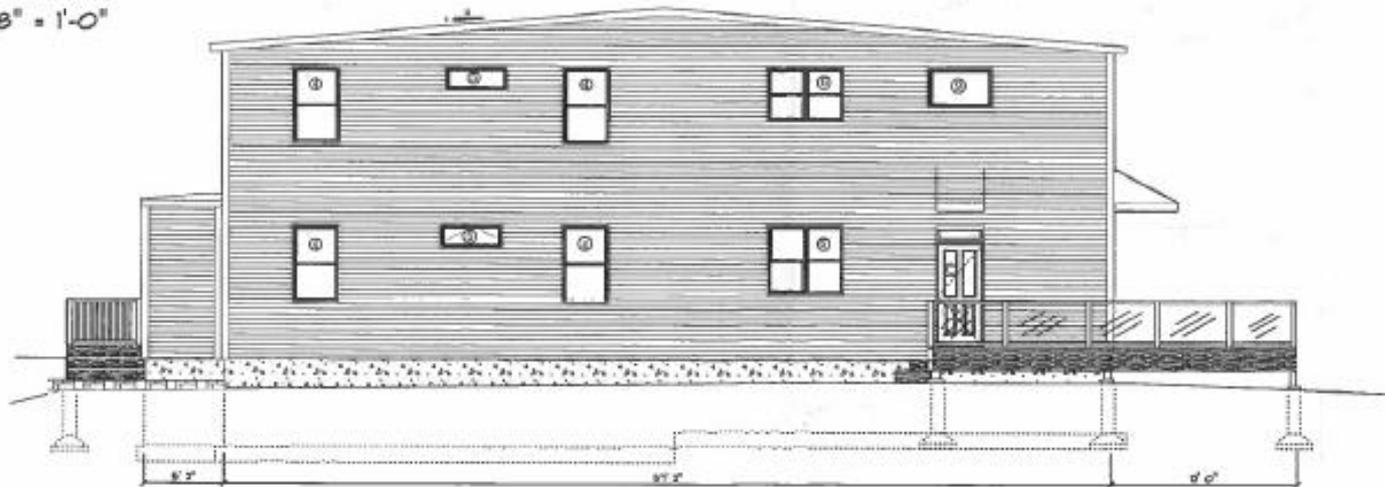
# Side Elevations

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

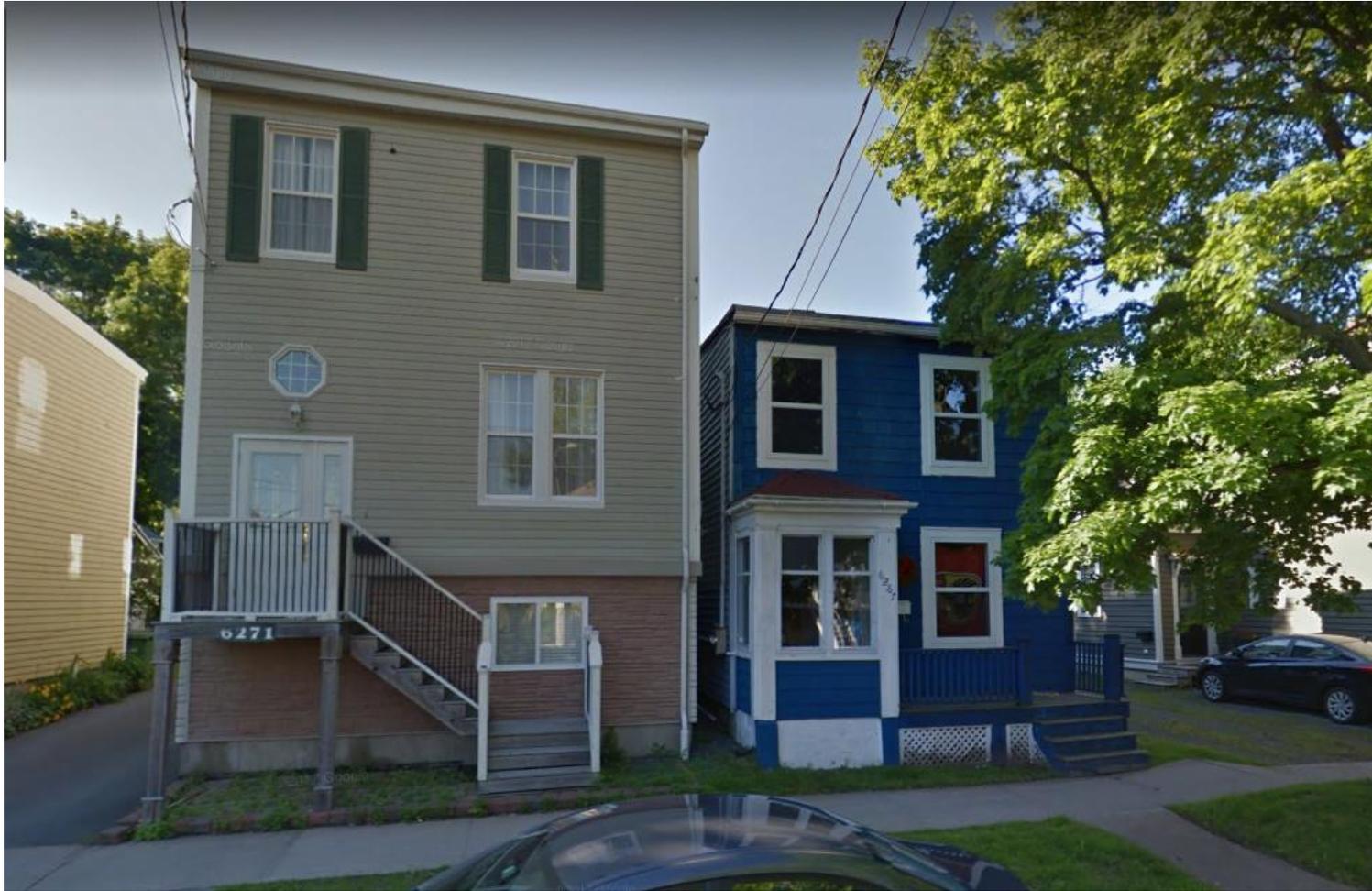
NOTE:  
ALL WINDOWS ON SECOND  
FLOOR TO BE 9" BELOW  
TOP PLATE.



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



# Photos of the Site – Before



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# Photos of the Site – Sept. 5, 2018



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# Photos of the Site – Sept. 5, 2018



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# Consideration of Proposal

Section 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 the properties in the area**; or
- c) the difficulty experienced results **from intentional disregard** for the requirements of the development agreement or land use by-law.

# Alternatives

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

Or

Council may uphold the Development Officer's decision and deny the appeal. **This is the recommended alternative.**