

Item 10.2.1

HALIFAX

**Case 22123
Variance Hearing
5527 Kane Place, Halifax**

Halifax and West Community Council

August 6, 2019



5527 Kane Place

Willman's Fish & Chips

one
(02)

Livingstone Pl

Livingstone Back Ln

Livingstone Pl

Livingstone Pl

Livingstone Pl

Kane Back Ln

Novalea Dr

Novalea Dr

Livingstone St

Isleville St

Kane Back Ln

Kane Pl

Hennessey Back Ln

Kane Pl

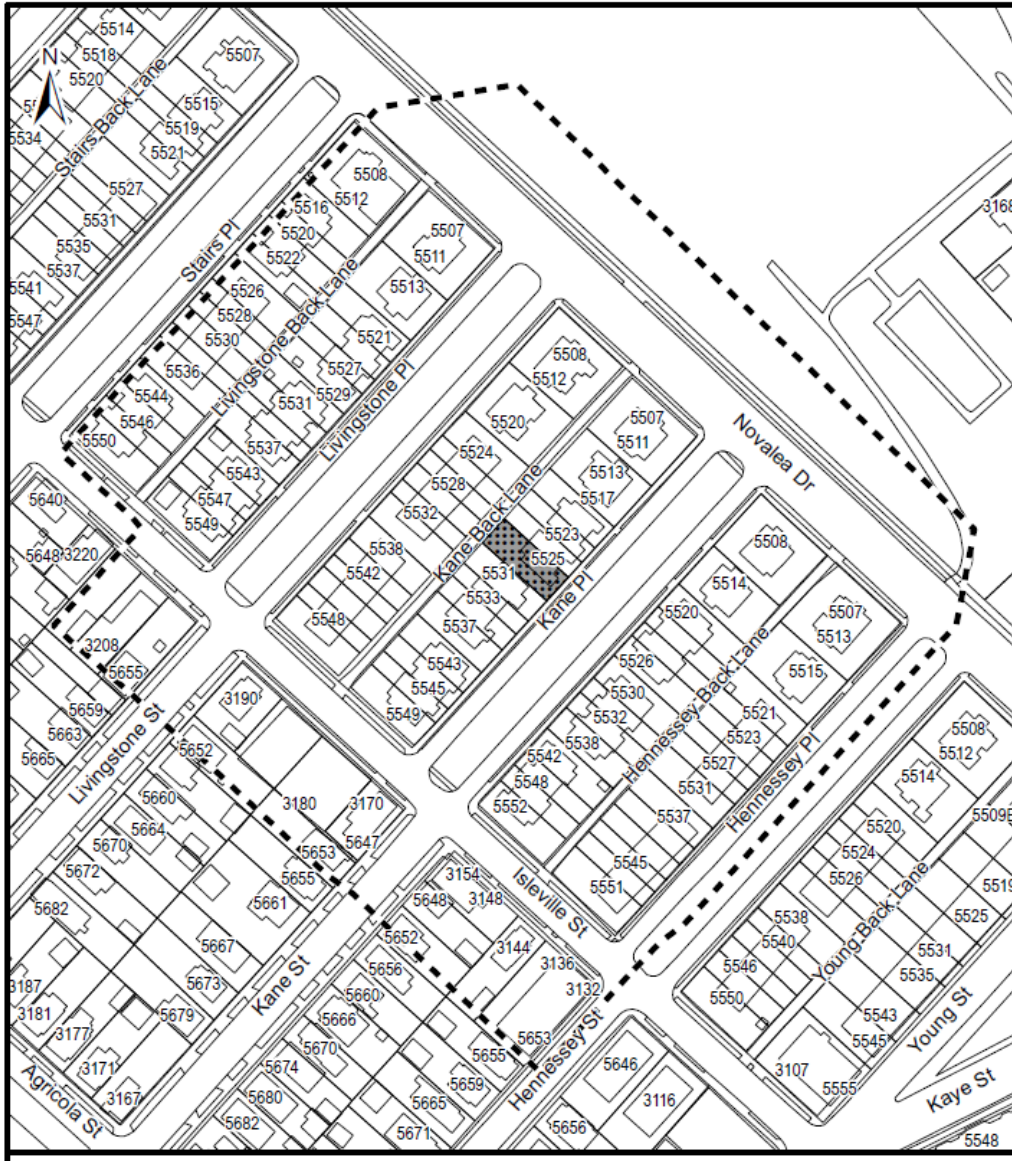
Hennessey Pl

Isleville St

Hennessey Back Ln

Hennessey Pl

Hennessey Pl



Zoning

- Halifax Peninsula Land Use By-law
- R-2 (General Residential) Zone

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Proposal

- The property owners are proposing to permit an existing shed in the side yard
- In order to facilitate this proposal, a variance has been requested for a side yard setback reduction

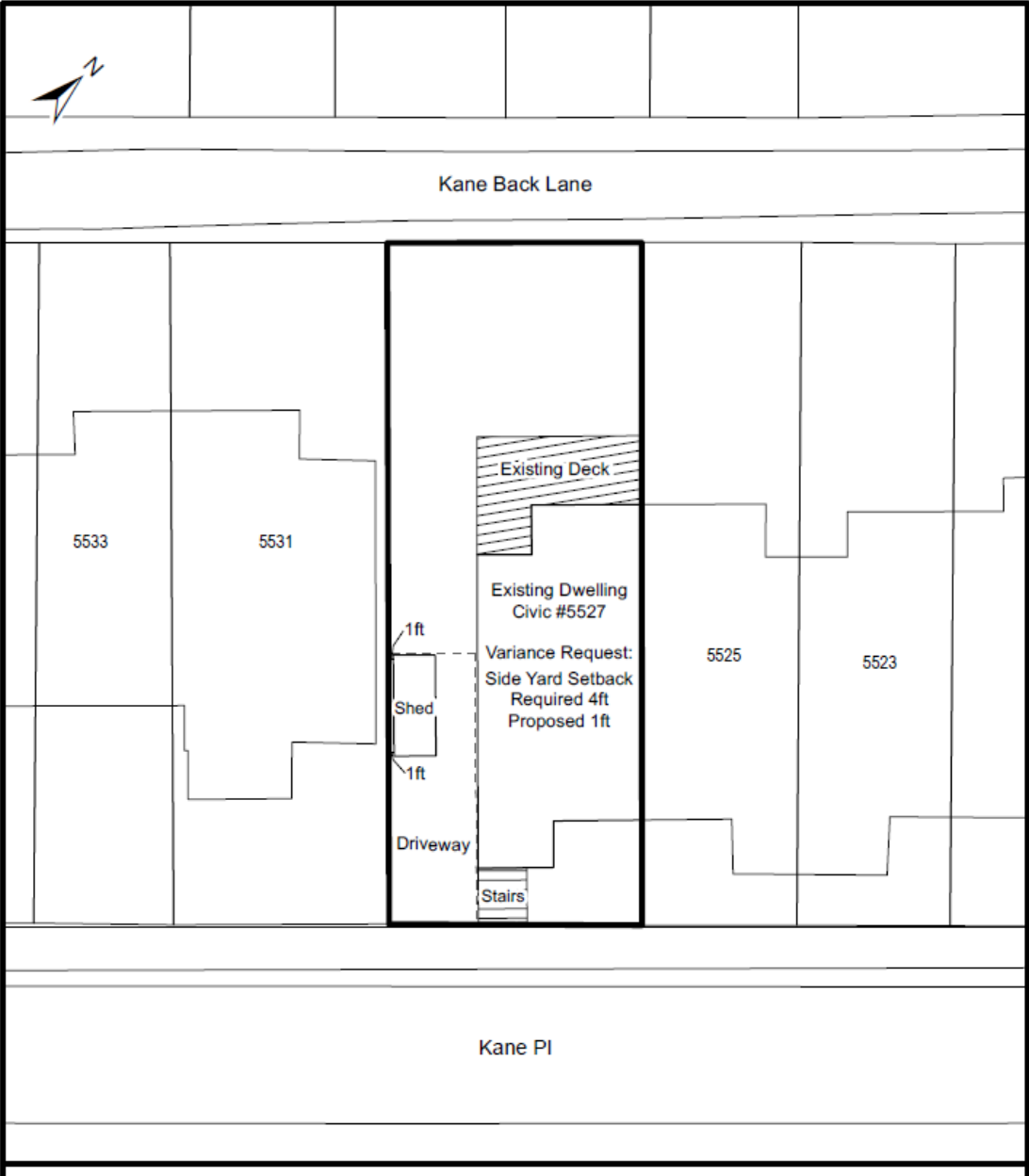
Background

- The lot size is slightly larger than most of the properties within the notification and therefore provides more opportunity to locate the shed in accordance with the Land Use By-law

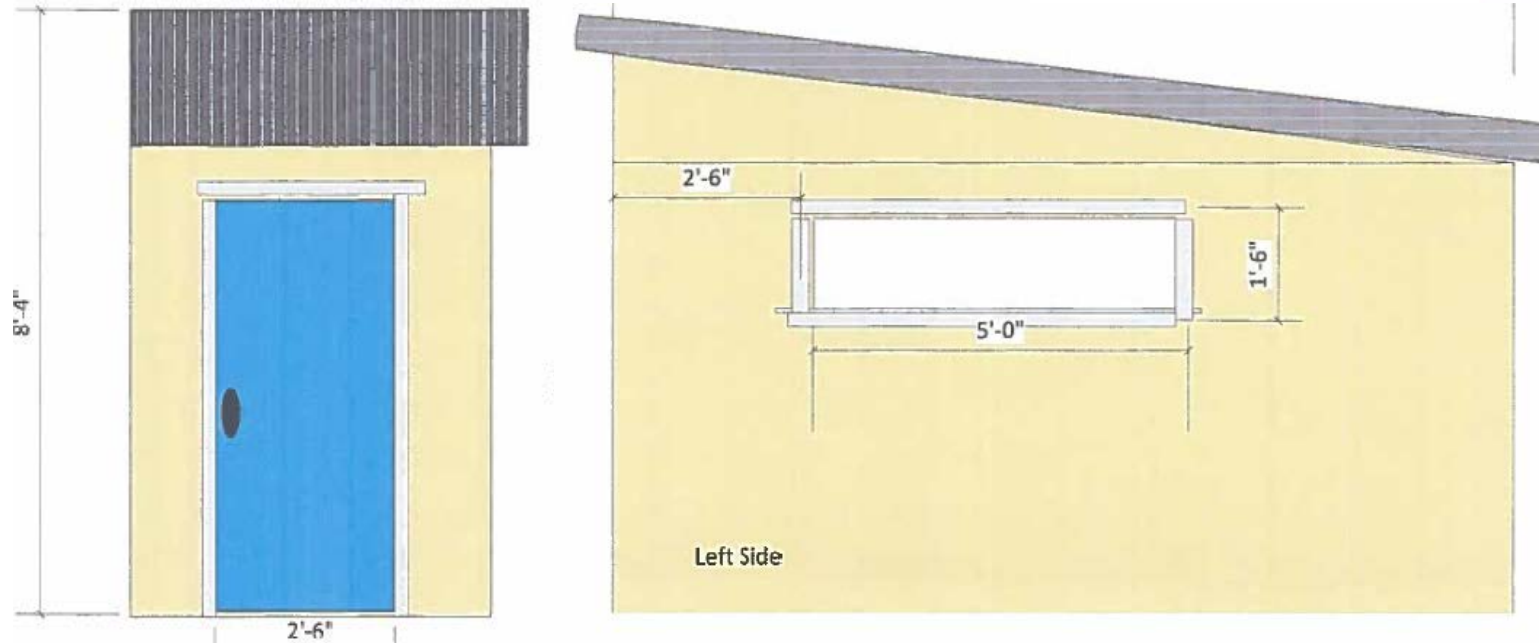
Variance Request

	Requirement	Variance Requested
Minimum Side Setback	4 Feet	1 foot

Site Plan



Building Elevations



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Site Photos

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Site Photos

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Site Photos

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Variance Criteria

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

(a) the variance **violates the intent** of the 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 land use by-law.

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Alternatives

The alternatives before Community Council are:

- If Halifax and West Community Council approves the appeal the Variance will be approved.
- Should Halifax and West Community Council deny the appeal this would result in the Variance being denied. This is the recommended alternative.