

HALIFAX

**Case 22607
Variance Hearing
6303 Yale Street, Halifax**

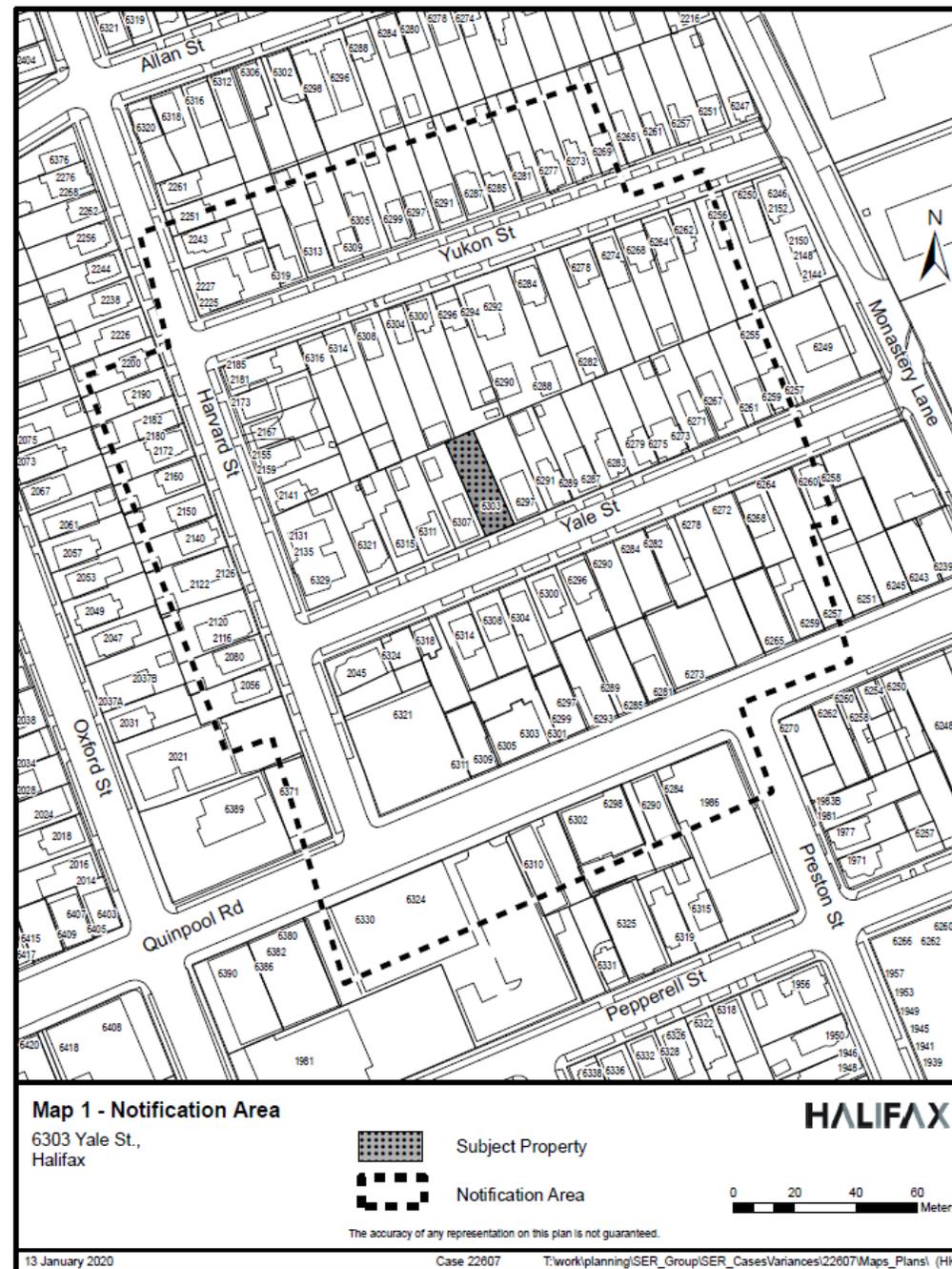
Halifax and West Community Council

Wednesday, March 11, 2020

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.
- The lot at 6303 Yale Street is currently vacant.
- Application for a permit to construct a new two-unit dwelling.
- The proposed two-unit dwelling would not meet the lot area or lot frontage requirements of the Land Use By-Law
- In order to facilitate this proposal, a variance has been requested

Location Map

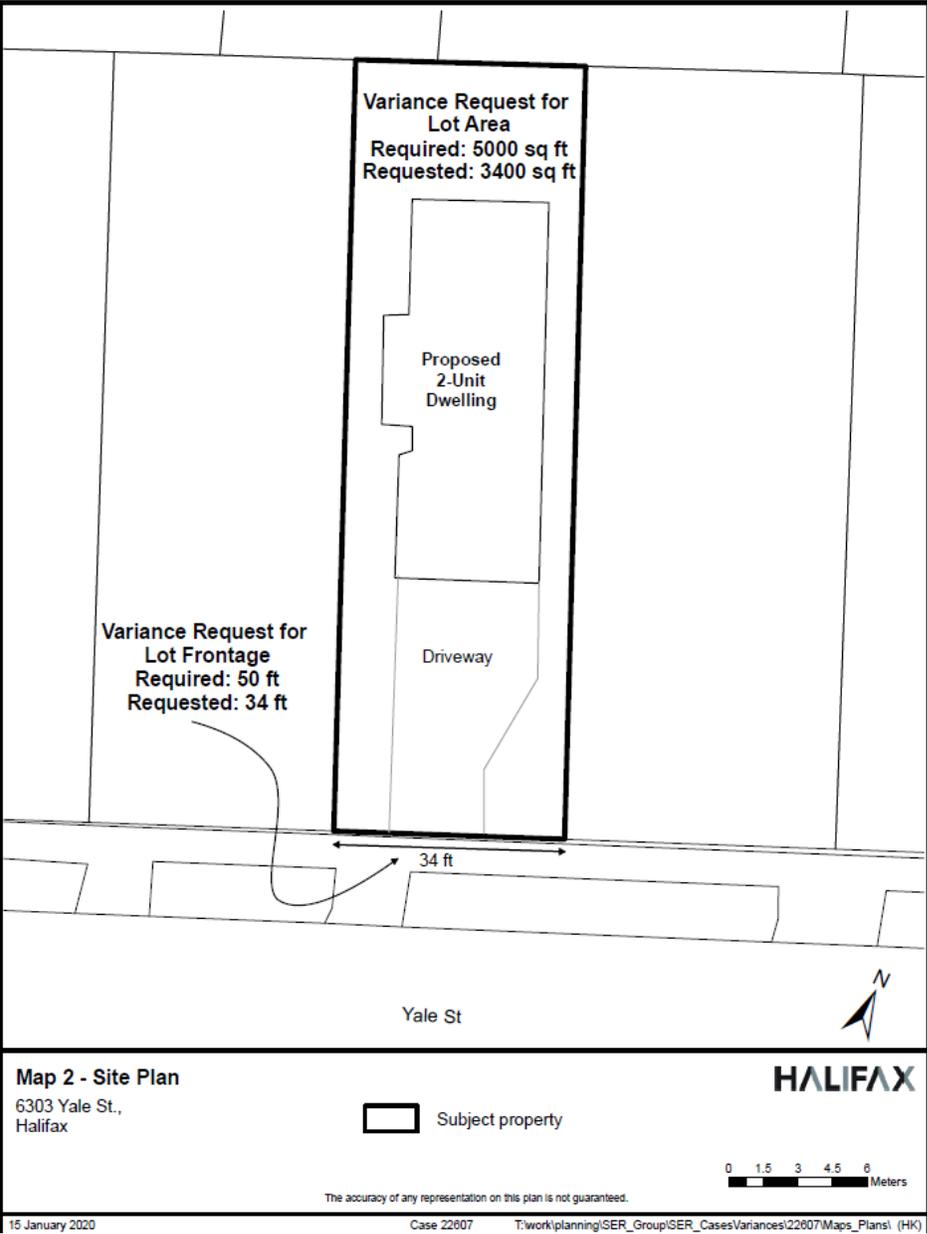


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Variance Request

	Zone Requirements	Variance Requested
Minimum Lot Area	5000 square feet	3400 square feet
Minimum Lot Frontage	50 feet	34 feet

Site Plan: Proposed Development

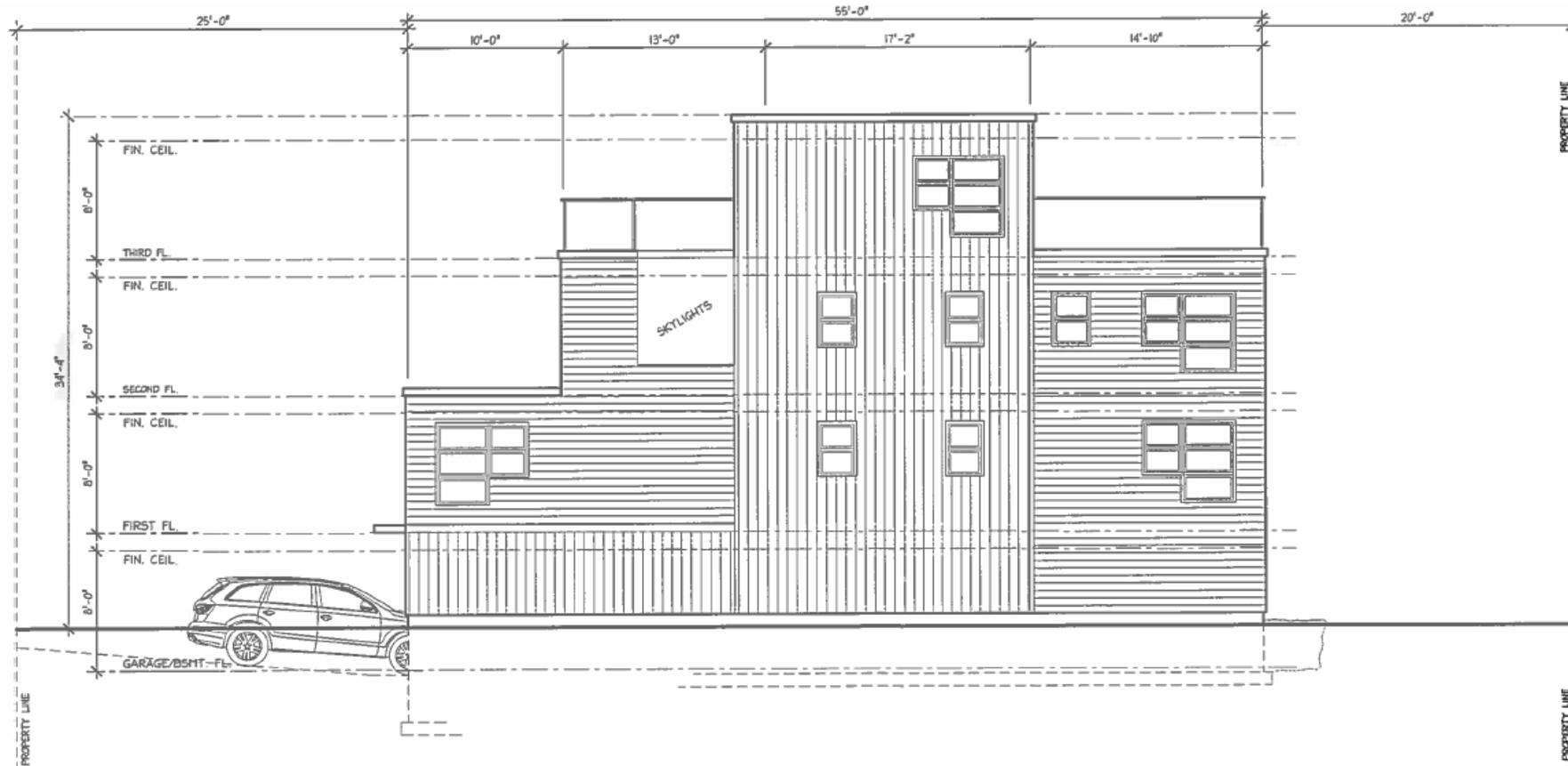


Front Elevation



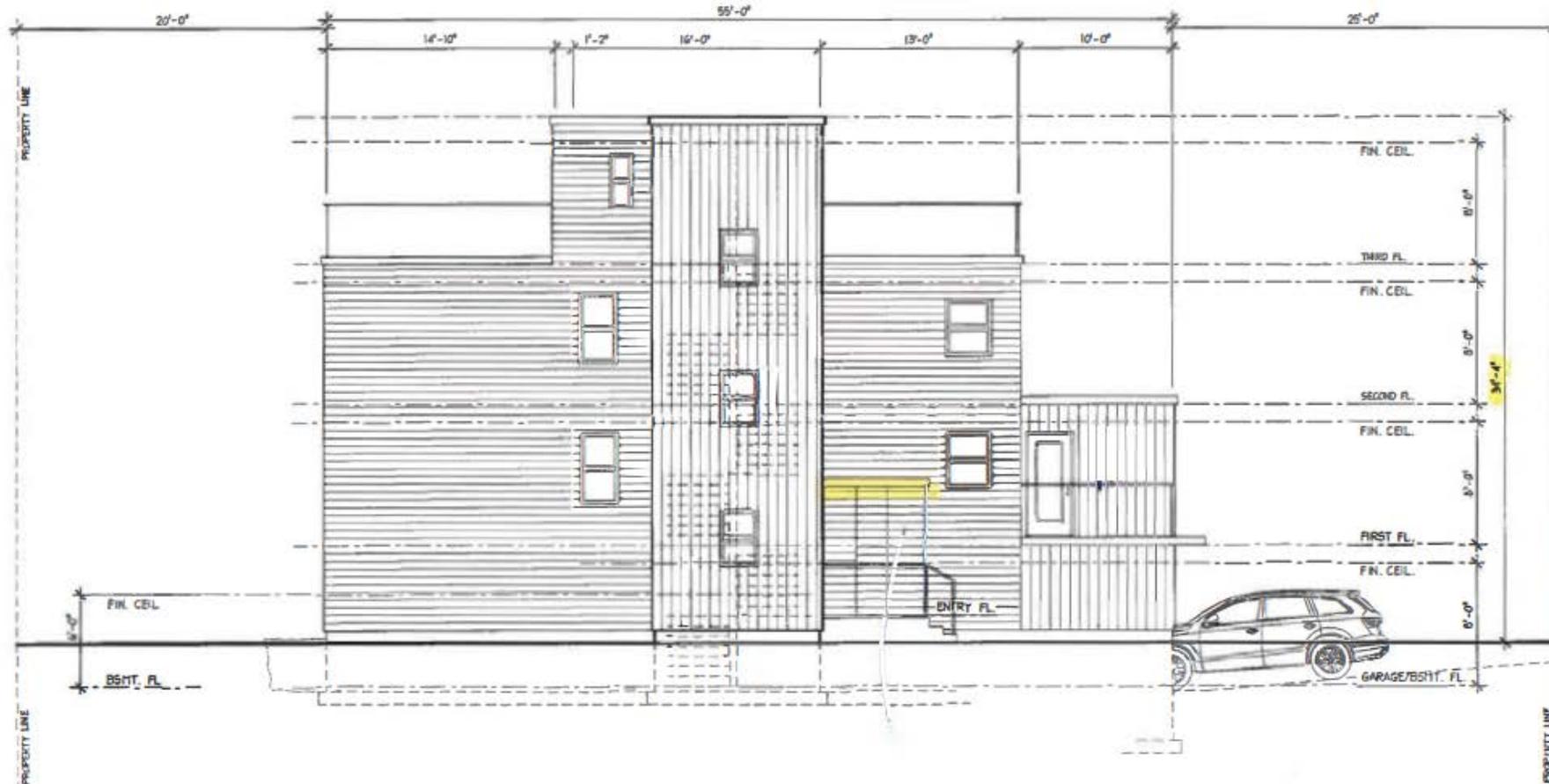
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Side Elevation – Right / West



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Side Elevation – Left / East



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Site Photos



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Site Photos

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Consideration of Proposal

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.

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.**

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