

**HALIFAX**

**Case 23041 & 23042  
Variance Hearing  
5956 & 5964 Emscote Drive,  
Halifax**

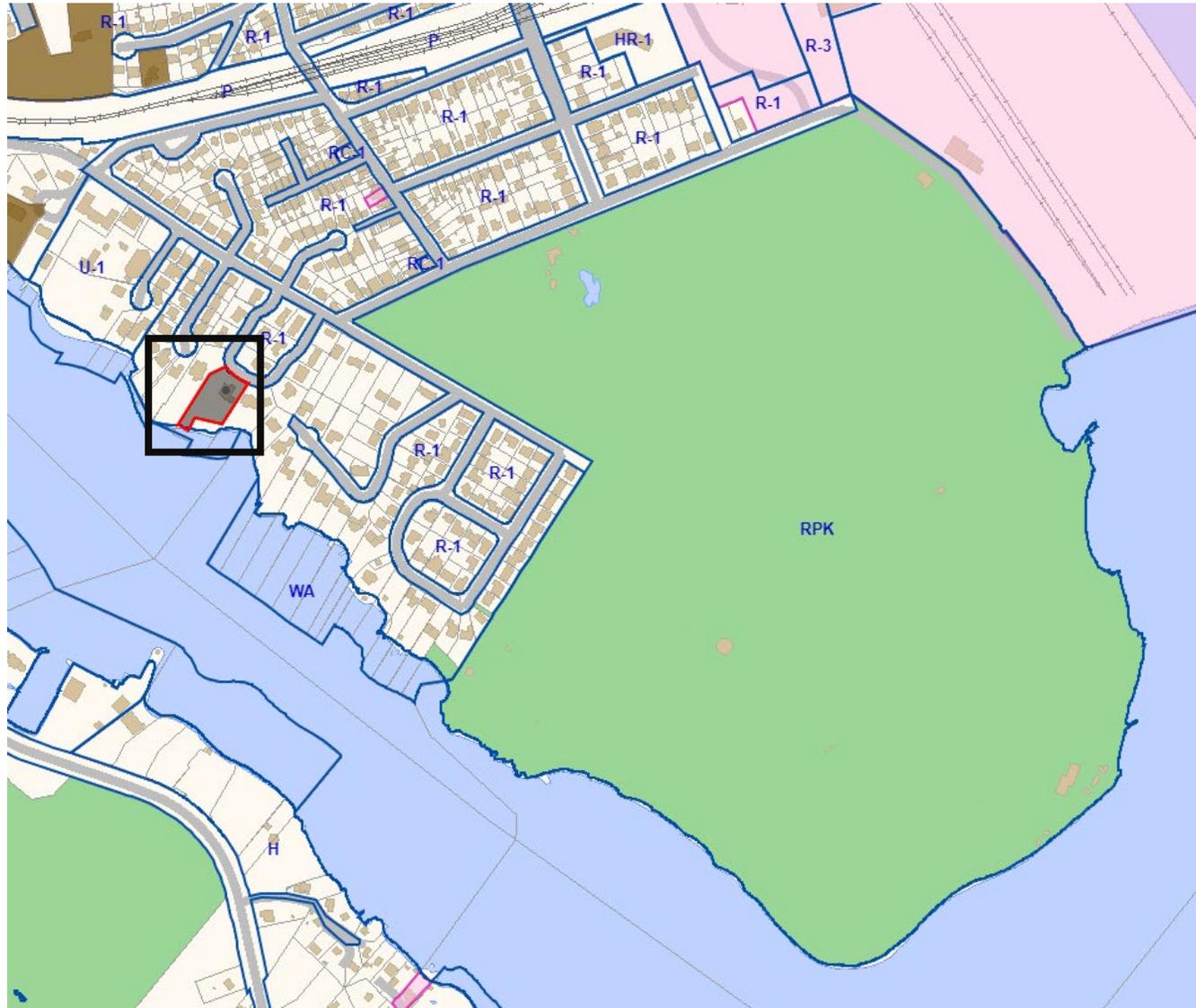
Halifax and West Community Council

Tuesday, January 19, 2021

# Background

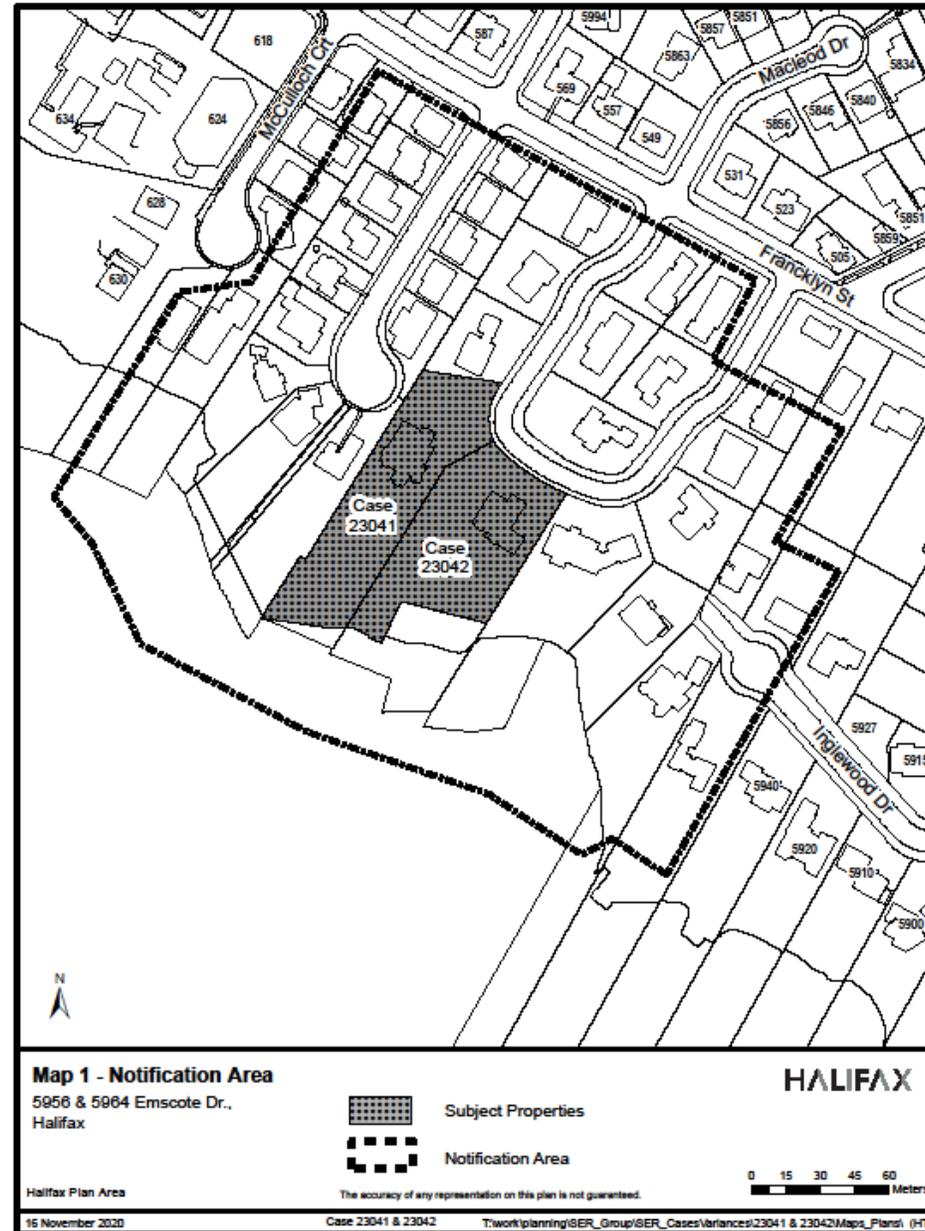
- **Zone:** R-1 (Single Family Zone) under the Halifax Peninsula Land Use By-Law, South End Secondary Plan, Sub Area 3.
- **Lots:** Commonly owned – adjacent lots with a shared side lot line
  - Single unit dwelling on each lot.
  - Active construction permit on civic 5956 Emscote Dr.
- Application for a permit to construct an addition on each dwelling to a zero foot side yard setback.
  - Additions will connect at the common lot line, allowing internal access to both dwellings.
- The proposed additions to each dwelling would not meet the yard requirements (side yard setback) of the Land Use By-Law
- In order to facilitate this proposal, a variance has been requested

# Location Map



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# Location Map

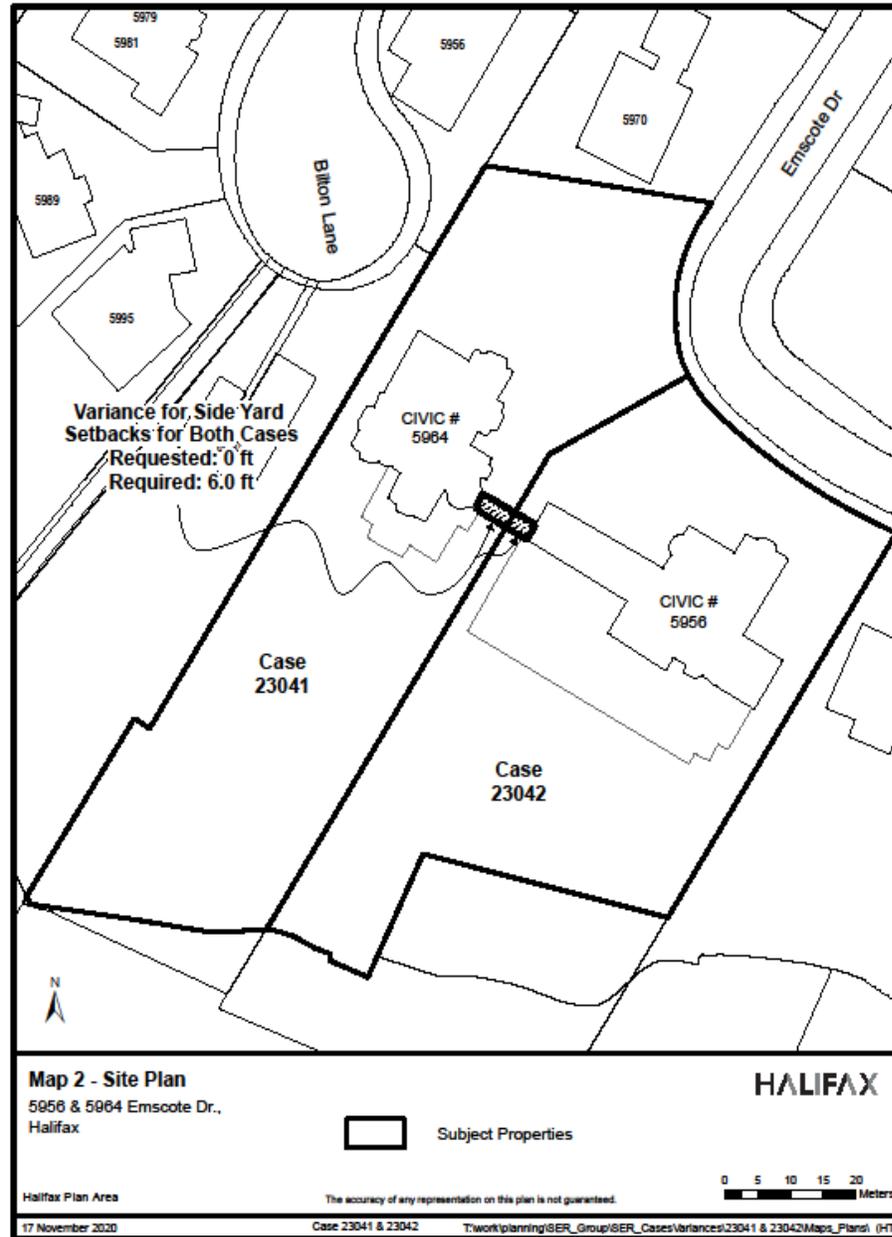


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# Variance Request

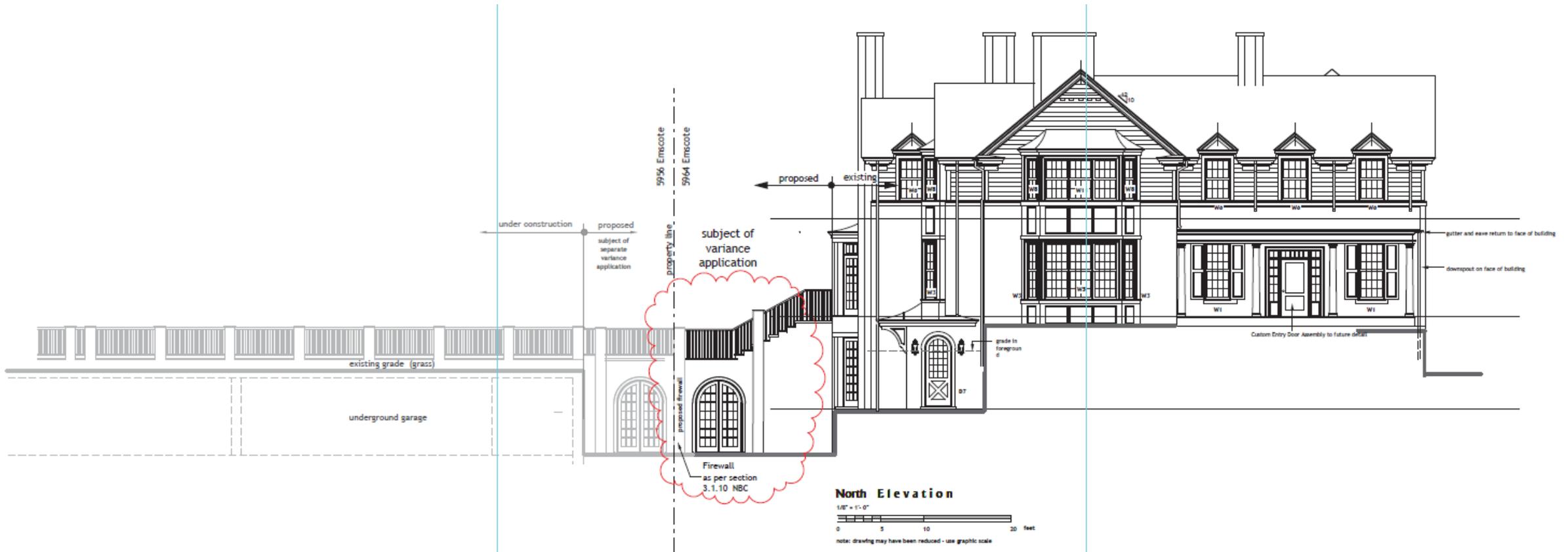
	Zone Requirements	Variance Requested
Minimum Side Yard Setback (Right – Civic 5956 – Case 23042)	6 Feet	0 feet
Minimum Side Yard Setback (Left – Civic 5964 – Case 23041)	6 feet	0 feet

# Site Plan: Proposed Development



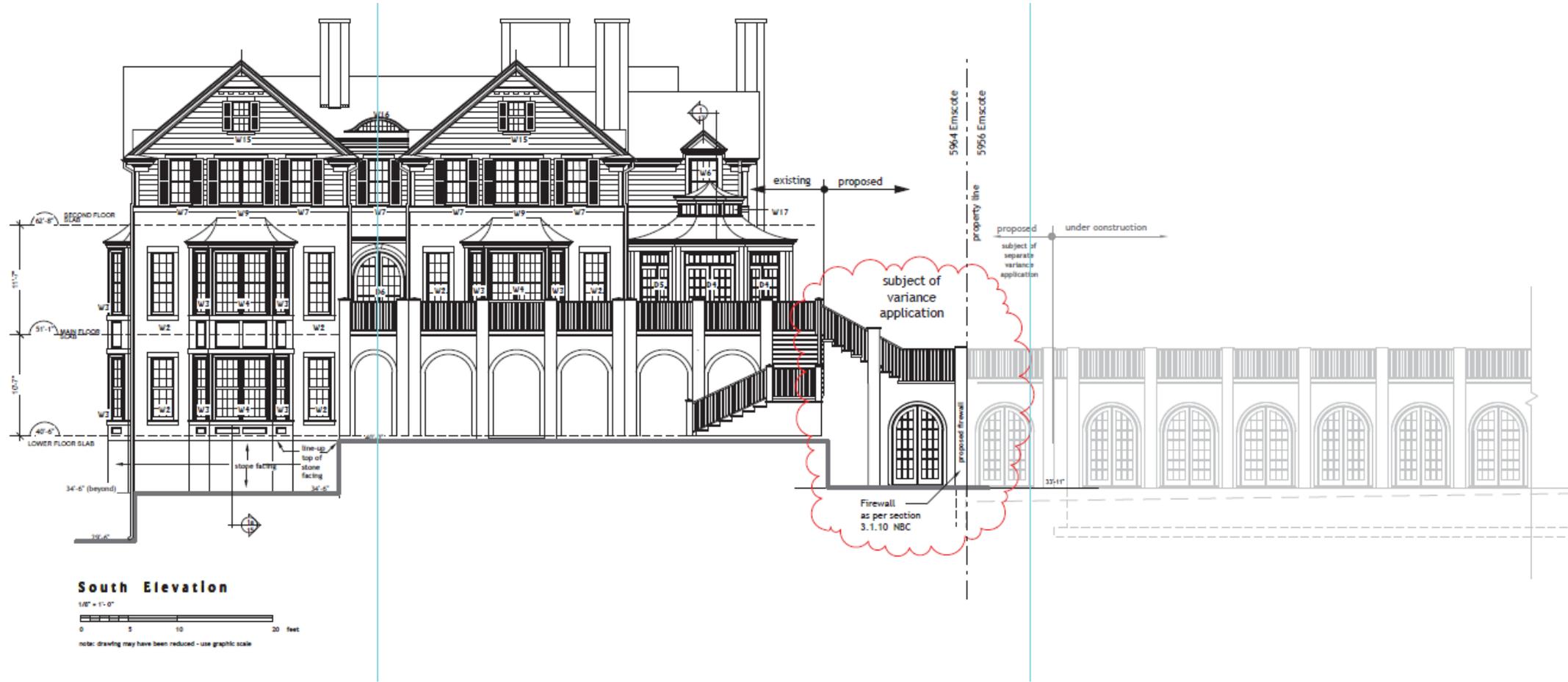
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# Front – North Elevation (Civic 5964)

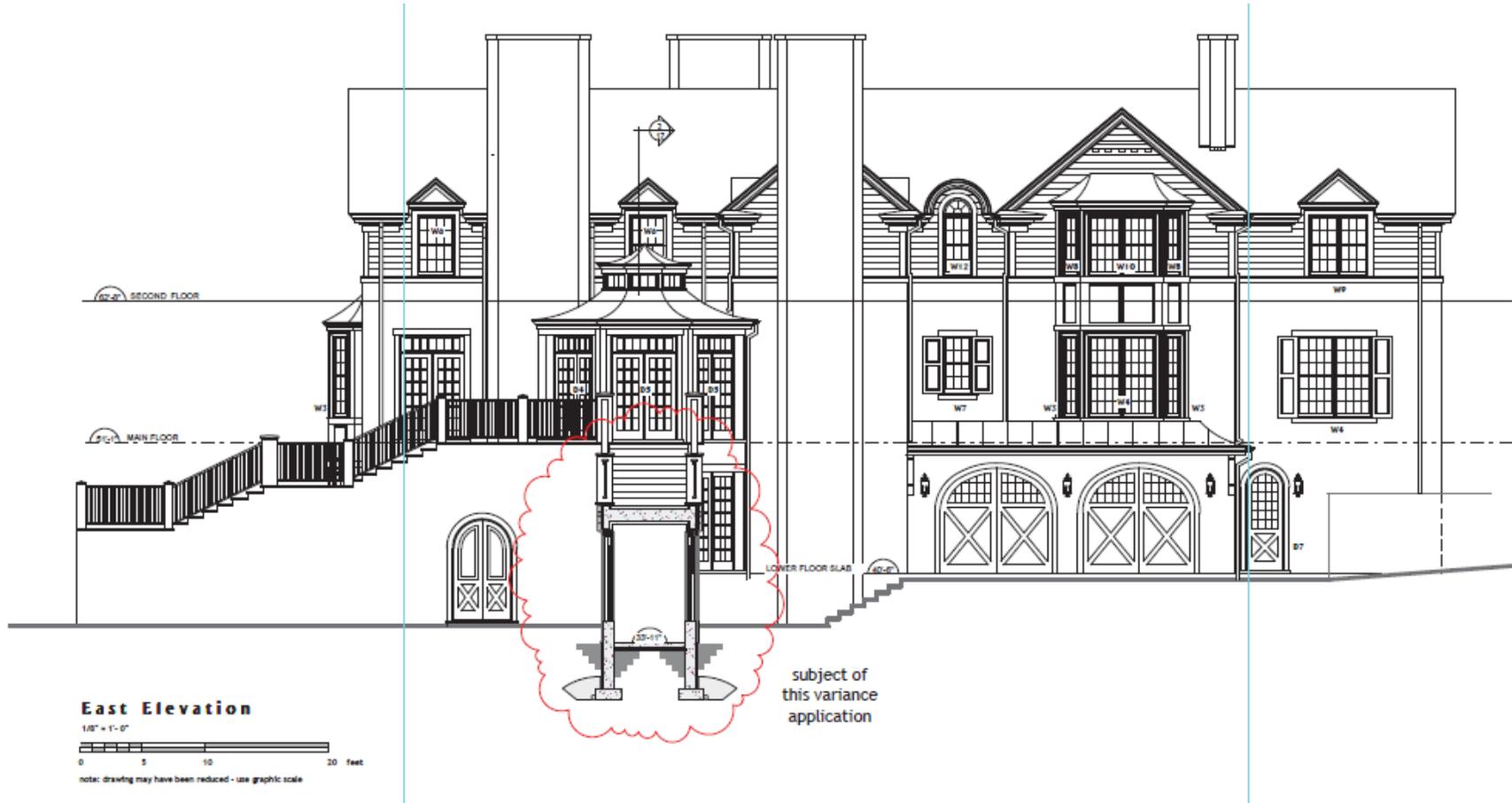


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# Rear – South Elevation (Civic 5964)

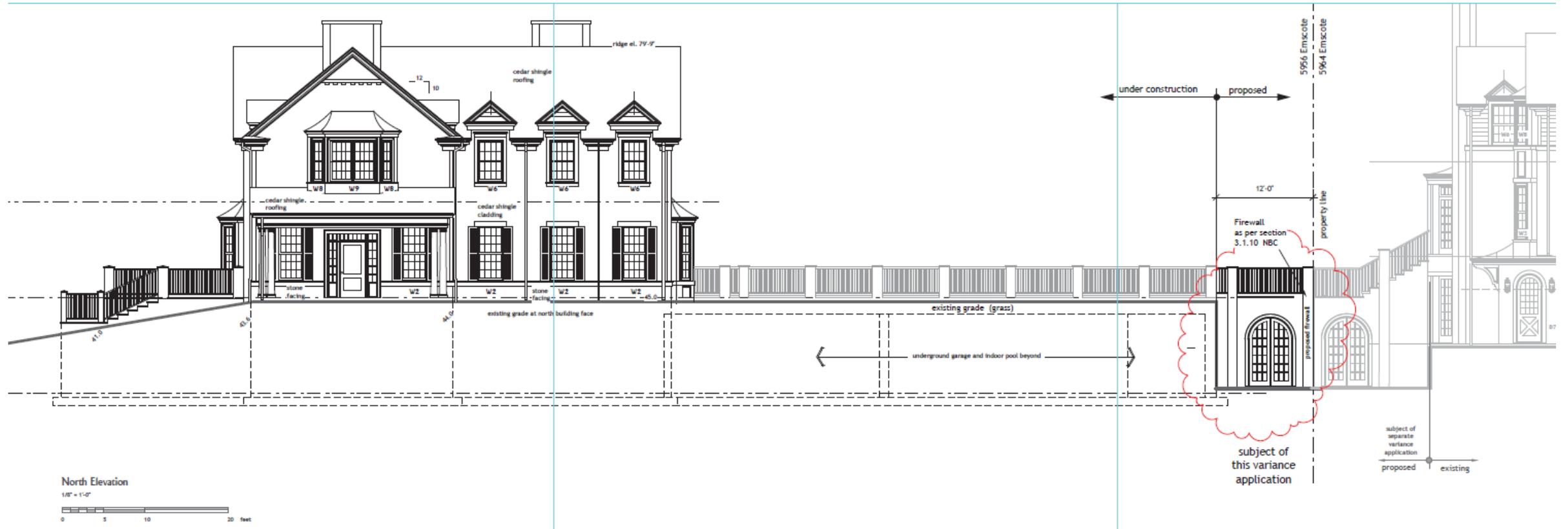


# Side – East Elevation (Civic 5964)



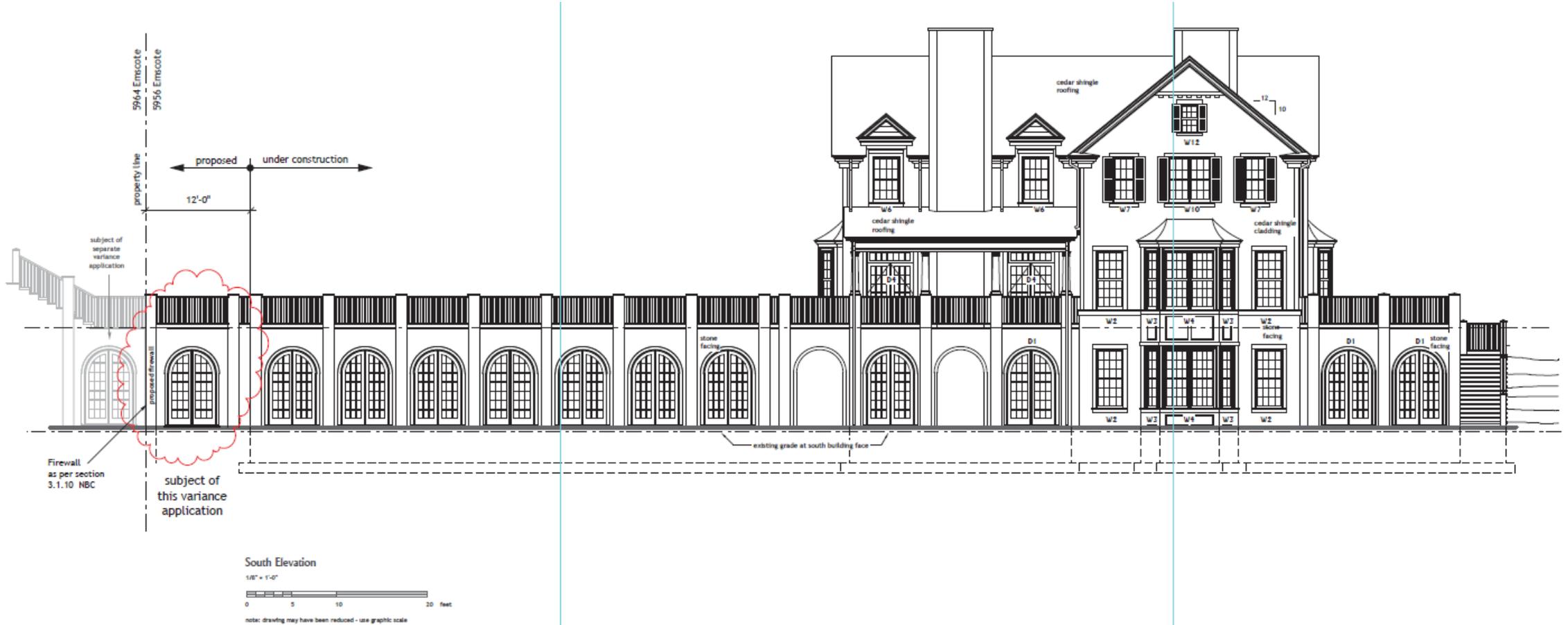
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# Front – North Elevation (Civic 5956)



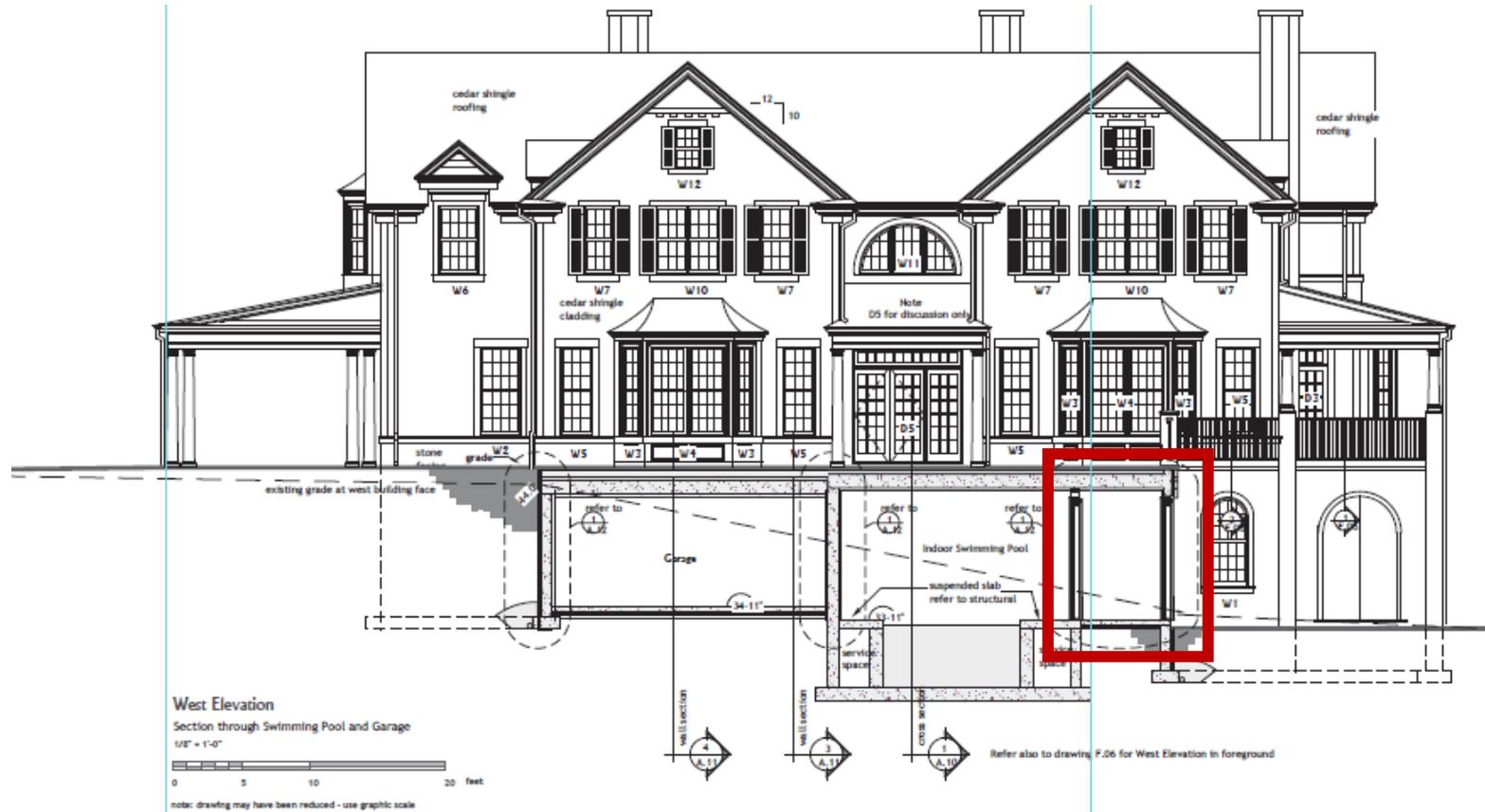
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# Rear – South Elevation (Civic 5956)



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# Side – West Elevation (Civic 5956)



# Site Photo: Existing



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# Site Photo: Proposed



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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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**Thank You – Questions?**