

HALIFAX

Case 23033: Variance Hearing 14 Wardour Street, Bedford

North West Community Council

July 12, 2021

Background

- The subject property is zoned RSU General Residential Zone under the Bedford Land Use By-Law.
- There is an existing single unit dwelling on the property.
- A request was made to approve an existing deck that has already been constructed on the property.



Map 1 - Notification Area

14 Wardour St
Bedford



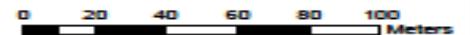
Subject Property



Notification Area

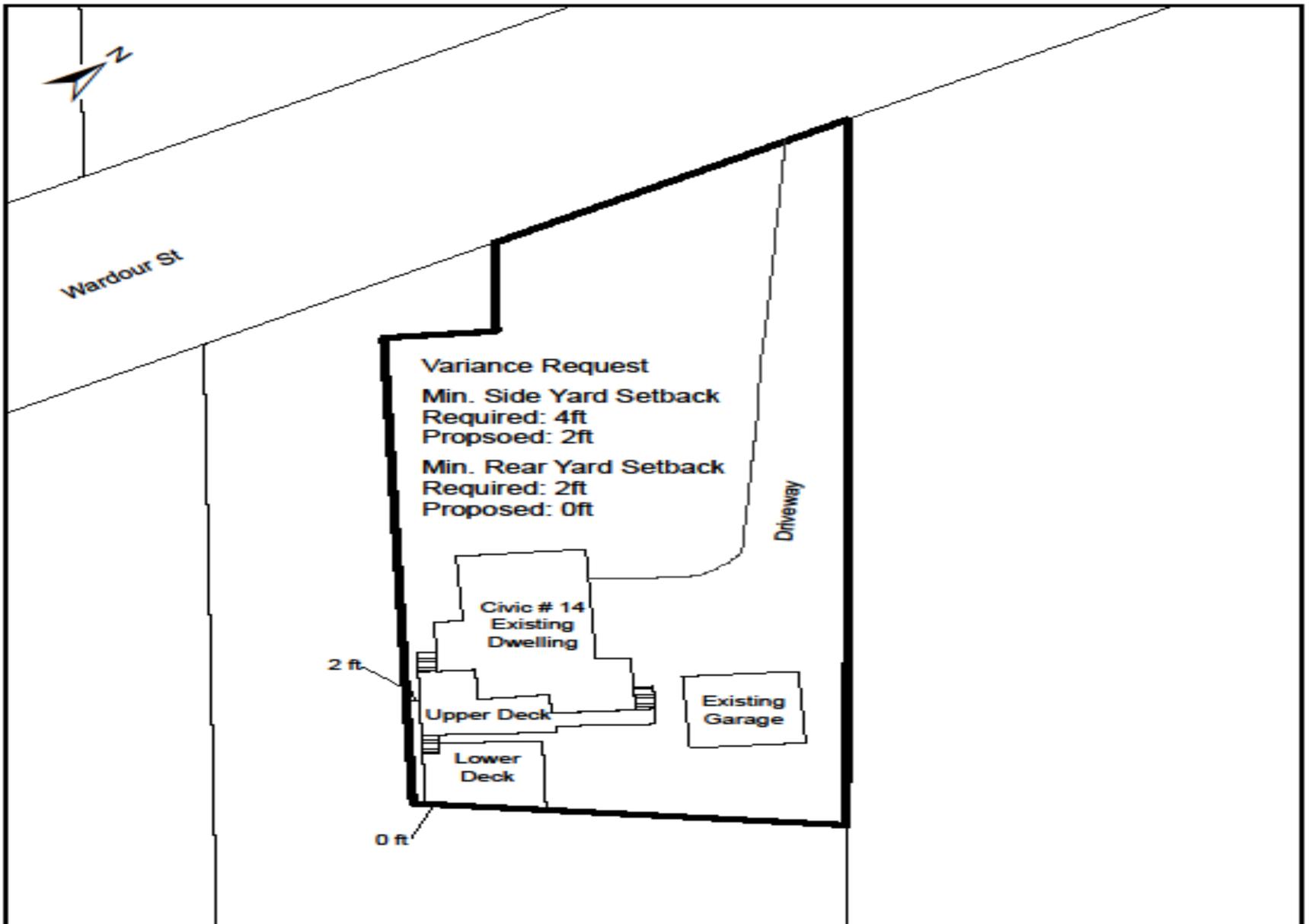
The accuracy of any representation on this plan is not guaranteed.

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Variance Request

	Requirement	Proposed
Rear Yard	10 feet	0 feet
Side Yard	4 feet	2 feet



Map 2 - Site Plan

14 Wardour St
Bedford



Subject Property

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Consideration of Proposal

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

- (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.

Alternatives

- The alternatives before Community Council are:
- If North West Community Council approves the appeal the Variance will be approved.
- Should North West Community Council deny the appeal this would result in the Variance being denied. This is the recommended alternative.