

June 25, 2025

Re: Item 10.1.1
Regional Centre Community
Council June 25 ,2025

HALIFAX

Variance Appeal Hearing Case 2024-01983

1681 Oxford Street

Regional Centre Community Council

Site Context



Applicant Proposal

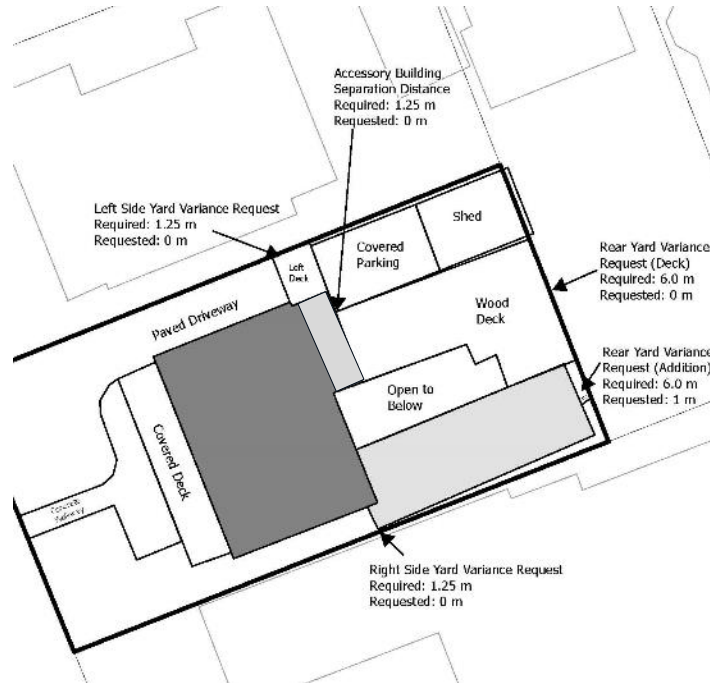
Location: 1681 Oxford Street

Zone: ER-3

LUB: Regional centre

	Zone Requirement	Required	Requested
1.	Minimum Left Side Setback	1.25 m	0m (decks)
2.	Minimum Rear Setback	6.0 m	0m (rear deck) 1.0m (rear addition)
3.	Minimum Right Side Setback	1.25 m	0 m (rear addition)
4.	Accessory structure separation distance	1.25 m	0.0m (covered parking area)

Applicant Proposal



Left side deck



Rear deck



Rear addition



Rear addition



Covered parking area



Consideration of Proposal

The Halifax Charter

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; or
- 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, resulting in approval of the Variance.

OR

Council may uphold the Development Officer's decision and deny the appeal, resulting in refusal of the Variance.
This is the recommended alternative.

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Thank you

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