

HALIFAX

Case 23781

Discharge Agreement

1956 – 58 Rosebank Avenue, Halifax

Halifax and West Community Council

January 18, 2022

Slide 1

Applicant Proposal

Applicant: Jeffrey and Katherine Dahn

Location: 1956 – 58 Rosebank Ave, Halifax

Proposal: To discharge an existing development agreement from the property.

Site Context



General Site location in Red

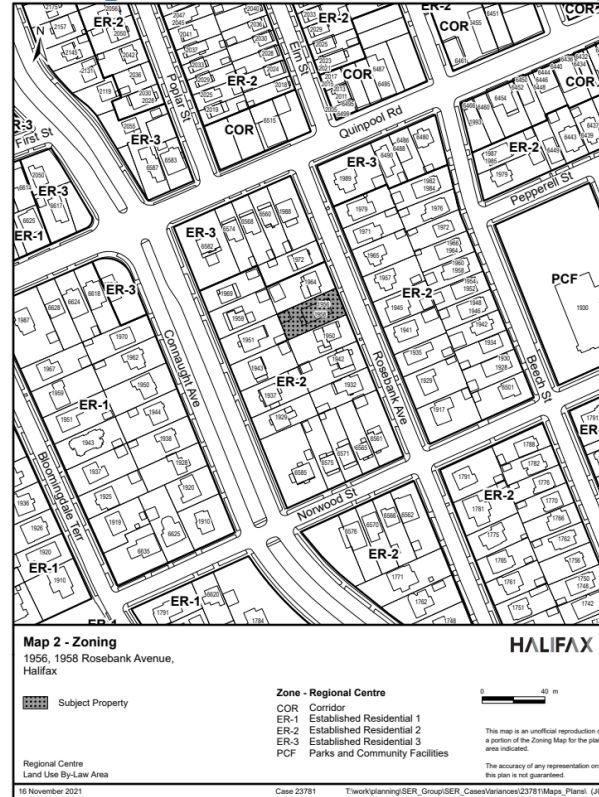


Site Boundaries in Red

Policy & By-law Overview

Regional Centre Municipal Planning Strategy – Regional Centre LUB

- **Designation:** ER (Established Residential)
- **Zone:** ER-2
- **Existing Use:** Two-unit dwelling
- **Enabling Policies:**
 - Existing agreement was enabled under Implementation Policy 3.14 of the Halifax MPS which no longer applies to the site
 - Allows for the construction of a sunroom on a two-unit dwelling.



Proposal Details

- The original agreement was approved in 1992 by the former Halifax City Council to allow the construction of a sunroom at the rear of an existing non-conforming two-unit dwelling
- The applicant would like to renovate the dwelling in accordance with the new zoning regulations and as such, the existing agreement must be discharged from the property

Staff Recommendation

Staff recommend that Halifax and West Community Council:

- Approve, by resolution, the Discharge Agreement, which shall be substantially of the same form as set out in Attachment A of this report

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Thank You

Planners Name



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