

Case 18929 and 18930

Community & Recreation Services – Development Approvals

**Halifax and West Community
Council**

Variance Appeal

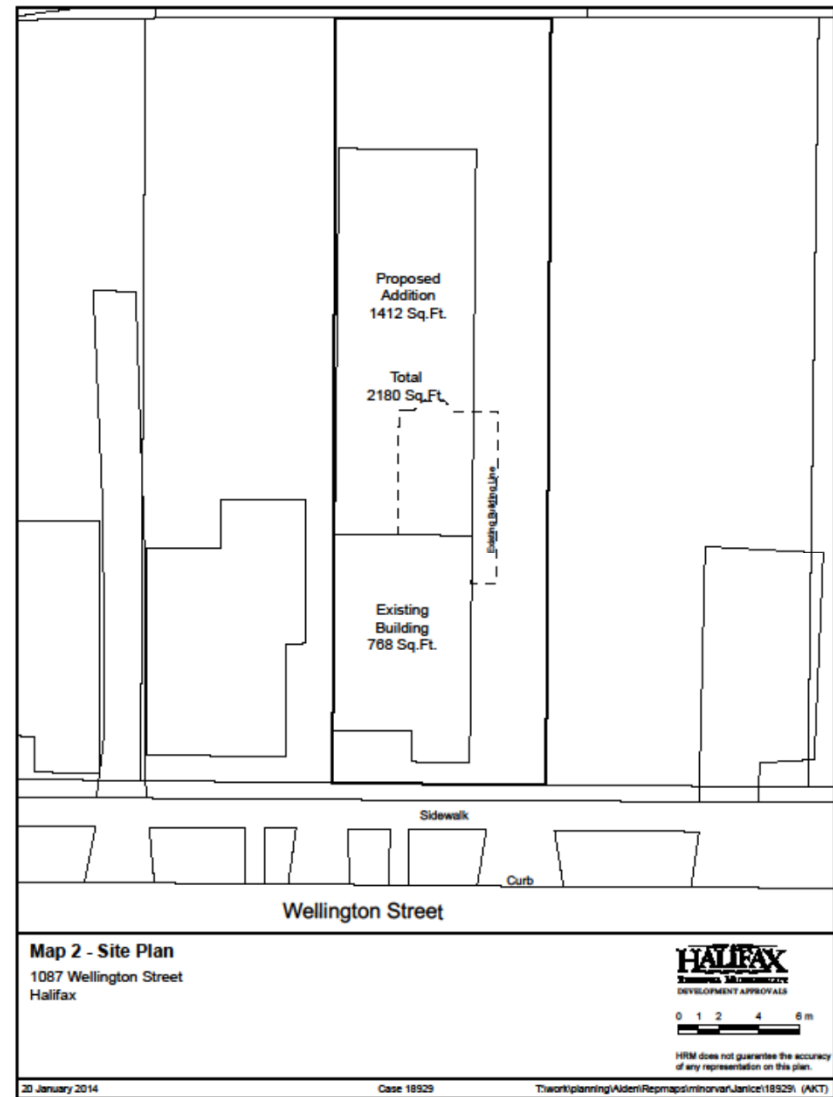
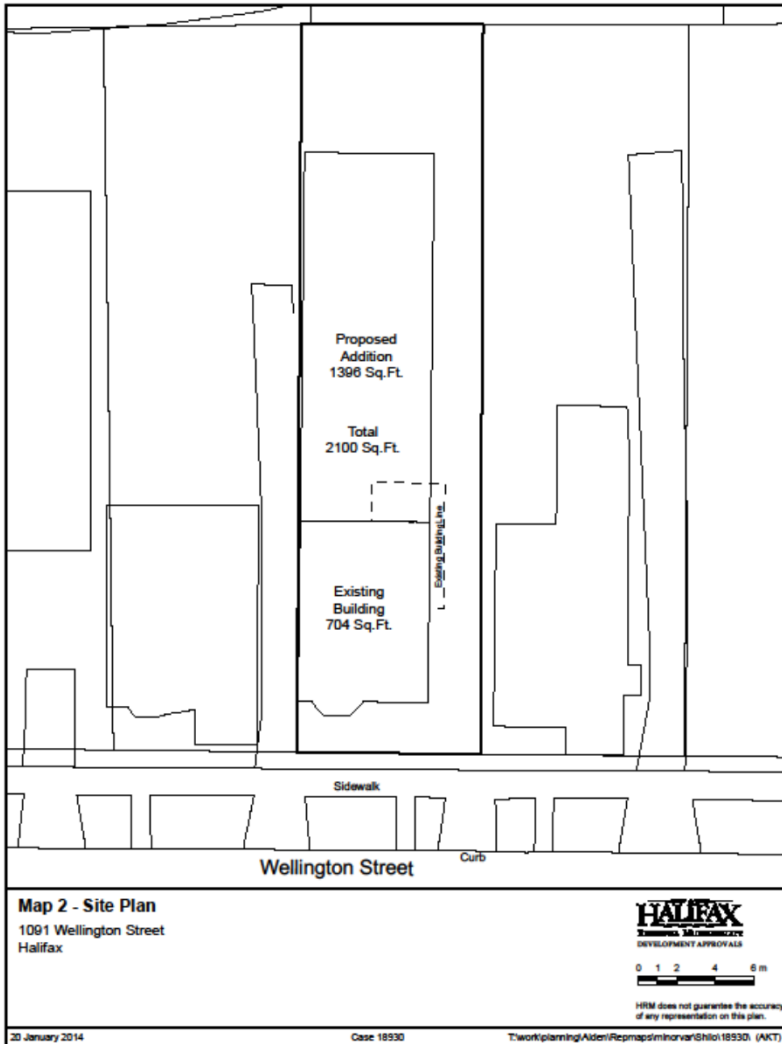
Item 8.1.1 and 8.1.2

1087 and 1091 Wellington Street

April 22, 2014



Site Plans



Variance Request

Community & Recreation Services - Development Approvals

	Required	Proposed
Lot Coverage	40%	1087 Wellington – 53% 1091 Wellington – 51%

Community & Recreation Services - Development Approvals

1091 Wellington



1087 Wellington



Community & Recreation Services - Development Approvals

1091 Wellington



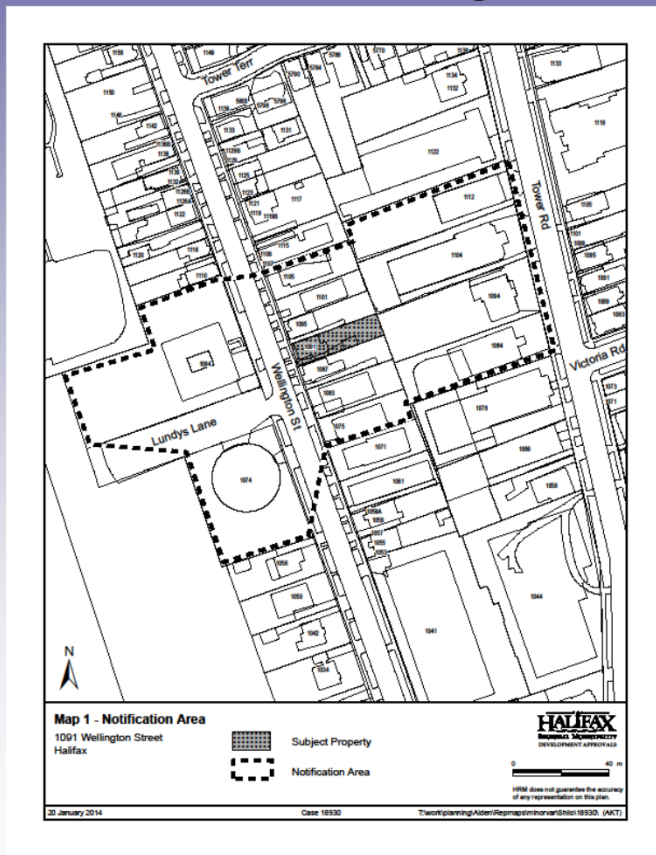
1087 Wellington



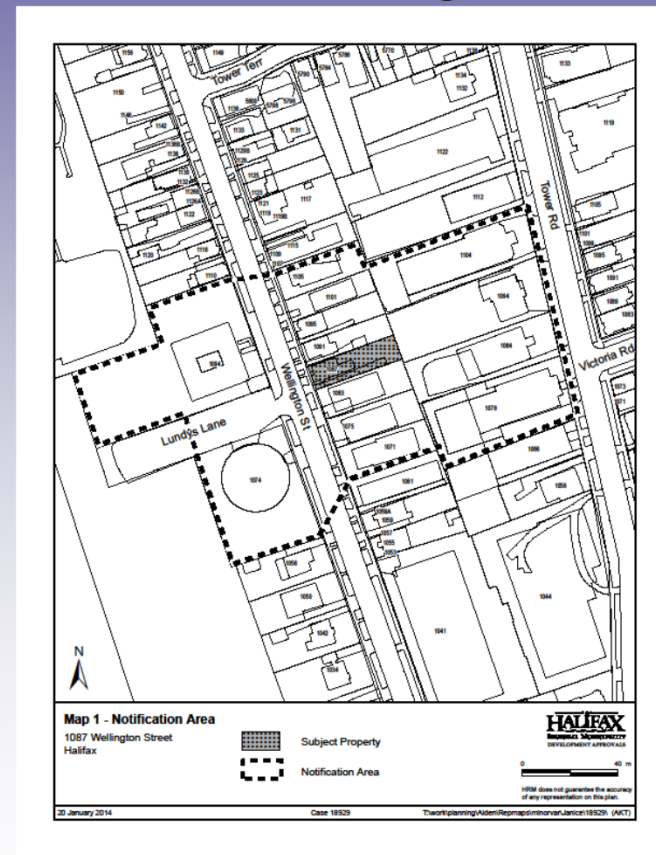
Notification Area

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1091 Wellington



1087 Wellington



Context

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1083 Wellington



1075 Wellington



Decision

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Charter Criteria:

- a) The variance violated the intent of the development agreement or land use by-law;
- b) The difficulty experienced is general to properties in the area; or
- c) The difficulty experienced resulted from intentional disregard for the requirements of the development agreement or land use by-law.

Alternatives

Community & Recreation Services - Development Approvals

1. Council can overturn the decision of the Development Officer and approve the variance.
2. Council can uphold the decision of the Development Officer to refuse the variance. This is the recommended alternative.