



DEVELOPMENT SERVICES - WESTERN REGION
ZONING CONFIRMATION LETTER

1. **DATE:** November 28, 2005
2. **CIVIC ADDRESS:** 8 St Margarets Bay Road, Halifax
3. **ZONE:** Halifax Mainland Land Use Bylaw, R-1 Single Family Dwelling Zone, Mainland South Secondary Plan Area
4. **AUTHORIZED (LEGAL) USE:** **A 17 unit apartment building.** A Occupancy Permit has not been issued for the 17th residential unit, however evidence indicates the use was established in 1969 and *could have been approved* in the original construction in 1962. The Building Bylaw does not require a Occupancy Permit for uses created prior to 1987.
5. **HERITAGE STATUS:** **Heritage properties are registered at the Registry of Deeds. It is important that you check the above noted address and if the property is registered, please contact the Heritage Office at 490-4436.**
6. **BYLAW/ORDINANCE OR MINIMUM STANDARDS VIOLATIONS:** **As the Halifax Regional Municipality is no longer providing this information, here are two suggested methods of obtaining this information:**
 - (i) Hire a "private"inspector to review the building for deficiencies, or
 - (ii) Have the owner of the property provide a written disclosure that there are no violations.

HRM is only providing the zoning and the legal use of a property, and will no longer respond to matters concerning single family dwellings or any other inquiries.



Andrew Faulkner
Development Officer



Attention: 