

VARIANCE DETAILS

Name of Owner: Long Point Lobster and Seafood Limited

Location: Civic number, PID, and AAN 78 Boundry Street – West Head PID 80029598 AAN 03516881

Type of Property: (residential/commercial/industrial) Industrial – Tank House

Zoning for that area: Industrial Marine (IM) Zone

Normal setbacks for this property in this zone (example – 20 feet from side line as it a commercial property) 25 feet on rear line (present building is 19.75 feet but it will be torn down to build new)

New distance from property line (5 feet) 5.8 feet

Variance requested - 25 feet normal – new building 5.8' so 19.4' variance

Variance approved by Development officer YES NO

Variance appealed to Council by Owner YES NO

Were all property owners within 30 M advised of variance YES NO


What is use of neighbouring property and is there any structures on property that abuts property line for which variance is requested

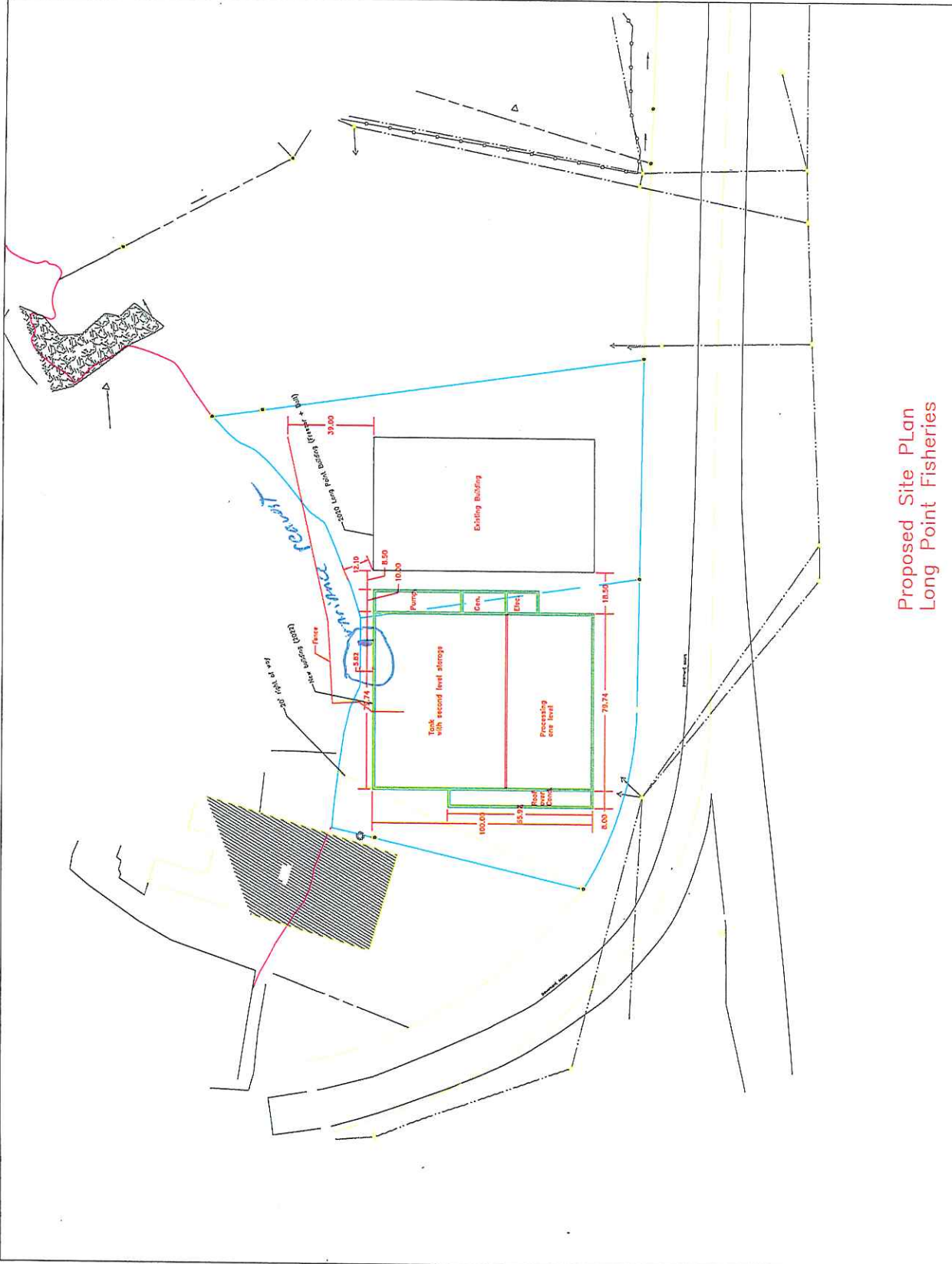
Abutting properties are all industrial to do with fishing. IM Zone

Other pertinent information – The existing building is 19.75' from rear line but building will be torn down and built new – no properties within 30 m are residential

Attach diagram of property project with approximate distance to property lines.

See attached plot plans.

General Notes			No.	Revision/Issue	Date
Site Plan (Existing)			Project Name and Address		
Long Point Lobsters New Plant			Project Name and Address		
Project	Sheet	June 22, 2021 S1			



Proposed Site Plan
Long Point Fisheries

General Notes



No.	Revisions/Issue	Date

Print Name and Address

Site Plan (Existing)

Print Name and Address

Long Point Lobsters
New Plant

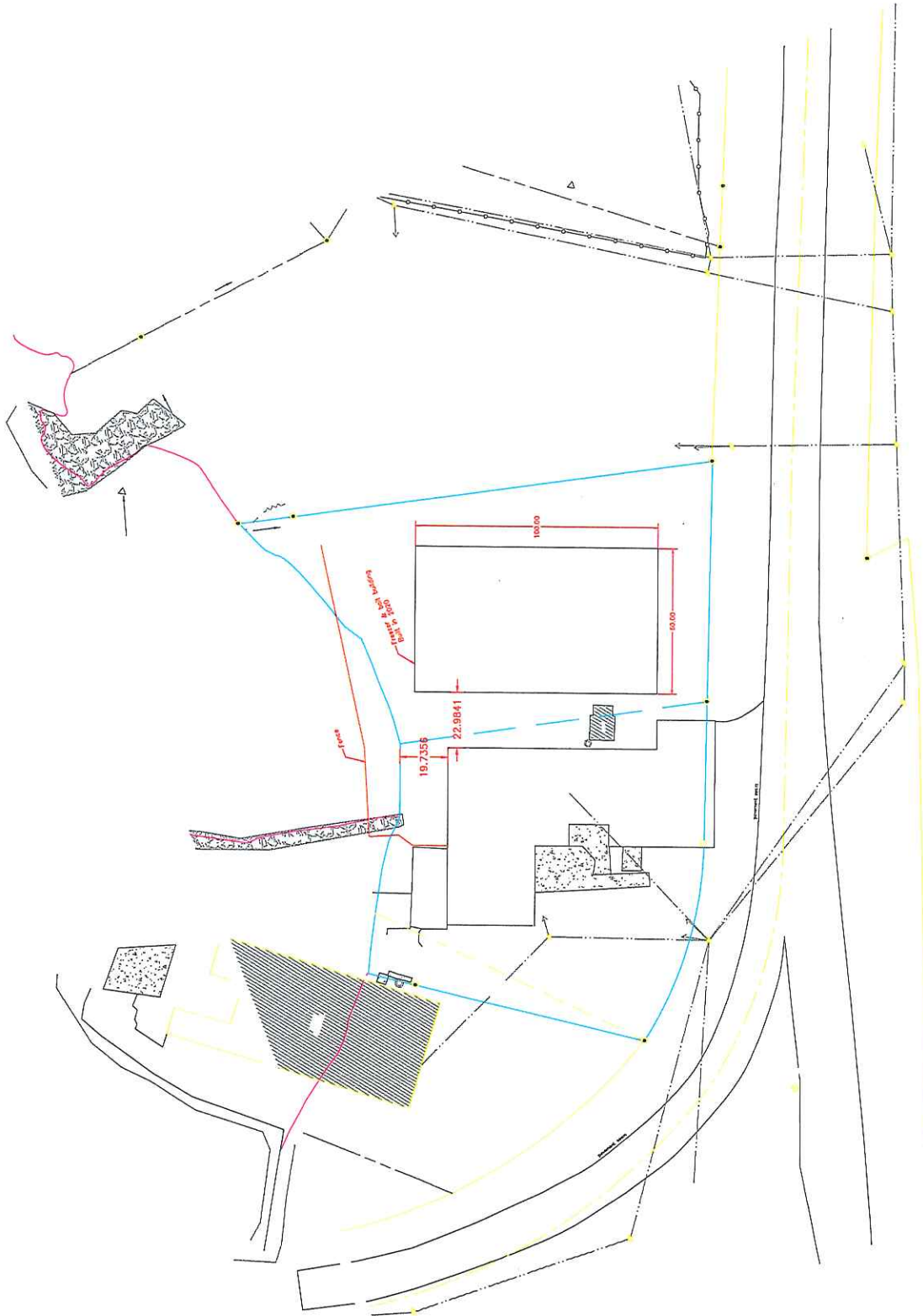
Project

June 22, 2022

Scale

Sheet

S1



LONG POINT LOBSTER & SEAFOOD LIMITED

**P.O. BOX 152, 81 ORION WHARF ROAD
CLARK'S HARBOUR, NOVA SCOTIA
BOW 1P0**

TELE: 902-745-0372 FAX 902-745-1190

EMAIL: jonathan@longpointlobster.com

RECEIVED
JAN 16 2022



January 17 2022


Municipality of Barrington
Box 100
Barrington, NS
B0W 1E0

Attn: Chris Frotten

Dear Mr. Frotten:

I wish to appeal the decision of your development officer, David Andrews, for not granting my request for variance from the rear property line located at #78 Boundry Street in West Head. Assessment account # 03516881 PID# 80029598.

The new building will be 5.8 feet from the rear property line instead of the required 25 feet. The variance request was refused on January 17th 2022 by Mr. Andrews and we wish to appeal this decision.


Regards,
Jonathan MacKinnon
President

2447 Highway 3, P.O. Box 100, Barrington, Nova Scotia B0W 1E0

January 17, 2022

Long Point Lobster & Seafood Limited
Box 152
Clark's Harbour, N.S.
BOW 1PO

Dear Sir:

RE: Variance

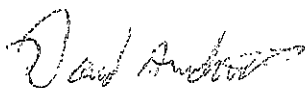
Your letter of January 13, 2022 refers. The Variance requested is beyond my allowance to accept, therefore I must refuse your Variance request.

As per section 236(4) of the Municipal Government Act:

Where a variance is refused, the applicant may appeal the refusal to council within seven days after receiving notice of the refusal, by giving written notice to the CAO, Chris Frotten, who shall notify the development office.

Should you have any questions, please contact me.

Yours truly,



David Andrews,
Development Officer

DA:tjr

LONG POINT LOBSTER & SEAFOOD LIMITED

*P.O. BOX 152, 81 ORION WHARF ROAD
CLARK'S HARBOUR, NOVA SCOTIA
BOW IPO*

TELE: 902-745-0372 FAX 902-745-1190

EMAIL: jonathan@longpointlobster.com




January 13 2022

Dear Mr. Andrews – Building Inspector and Development Officer,
Re: Civic # 78 Boundry Street, West Head NS
PID – 80029598
AAN# - 03516881

We are going to tear down our existing building at 78 Boundry Street, West Head NS and replace it with a new building. Our plans will result in the finished building being 5.8 feet from the rear property line. This line has recently been surveyed and marked. We are aware of the existing 25 foot distance requirement. We are requesting a variance to the 25 feet requirement that would allow us to build up to 5.8 feet from the property line.

Thank you for your cooperation in this matter.


Regards,
Jonathan MacKinnon
President