



Rural Municipality of Abram-Village /
Municipalité Rurale d'Abram-Village

8938 Rte 11
Wellington, PE
C0B 2E0

Tel: (902) 854-2255

E-Mail: abvillage@bellaliant.com

DEVELOPMENT (BUILDING) PERMIT

1. PROPOSED DEVELOPMENT:

- New Residential Construction Addition / Additional Structure
 New Commercial Construction Change in Use / Relocation of Structure

2. APPLICANT & PROPERTY INFORMATION:

Date: _____

Name: _____

Mailing Address: _____

Phone Numbers: _____ (home) _____ (work) _____ (cell)

E-Mail Address: _____

Property Info: PID: _____ Civic Address _____

Size of the Property: Width: _____ Depth: _____

3. DEVELOPMENT PERMIT INFORMATION:

Present Use of Land / Existing Structure: _____

Proposed Use of the New or Existing Structure:

- Single Family Dwelling Duplex Fourplex Mini Home
 Garage Storage Building Commercial Other



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The New Building, Structure, or Addition will consist of:

Number of Stories: _____ Number of Bedrooms: _____ Type of Foundation: _____
Type of Roof Material: _____ Exterior Wall Finish: _____

Accessory Building: _____ Ft. X _____ Ft. = _____ Sq. Ft

Main Building: First Floor _____ Ft. X _____ Ft = _____ Sq. Ft

Second Floor _____ Ft. X _____ Ft = _____ Sq. Ft

Total Area of the Main Building _____ Sq. Ft

Mini Home: List the Manufacturer / Model Name: _____

Width: _____ Ft. Length: _____ Ft. Number of Bedrooms: _____

Location of the Structure, Building, or Addition on the Site:

(a) Distance to the center of the nearest road, street, or right-of-way? _____ Ft.

(b) Distance to the nearest property boundary? _____ Ft.

(c) Is there a watercourse, wetland, or pond on or near the proposed development? Yes / No

If yes, indicate the proposed separation distance between the new building, addition, or structure and the top of the bank or the edge of the wetland _____ Ft.

Driveway

Will the development require either the creation of a new driveway or the relocation of an existing driveway? Yes / No

If yes, separate permits are required from the Province (Entrance Way / Culvert Permits)

Wastewater System Information

Is there an existing septic system? Yes / No

If no, how will it be serviced? Hook Up To Sewers / Add New Septic System

Anticipated Construction Dates: _____

Estimated Cost of the Project: \$ _____



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4. BUILDING PERMIT APPLICATION SKETCH:

Please attach a construction design plan or draw a sketch of the proposed development to scale, showing parcel identifying features and distances from the new development as per guidelines below. Note any new development must confirm to the Zoning Bylaws, a copy of which can be supplied upon request.

- Property boundaries and dimensions
- All existing structures and exterior dimensions
- Setback from front, side and rear yard property lines
- Distance of structures and boundaries to driveway
- Location of well and any septic tank or field tile and show distances from structures
- Roads, driveways, and watercourses
- Distance of structures from center of road
- Distance from watercourse and top of bank
- Location and width of driveway

Applicant Signature: _____

For Office Use Only:

Date Application Received:
Date Application Approved:
Approval Permit Number:
Authorized Signature:



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5. APPLICATION FEE:

\$ 25 - *Structures and accessory buildings 100 sq. ft. or less in total floor area*

\$ 50 - *Single family and two family dwellings*

\$100 - *Multiple family dwellings and all other buildings*

GENERAL DEVELOPMENT PERMIT CONDITIONS - SEE ZONING LAWS FOR MORE DETAILS:

No person shall proceed with the following without first applying for and receiving a permit from Council:

- a) change the use of a parcel of land or a structure;
- b) construct, replace, or make structural alterations to any structure;
- c) make any underground installation such as a foundation wall or the like;
- d) move or demolish any structure;
- e) place, dump, or remove any fill or other material such as in an excavation pit;
- f) subdivide or consolidate a parcel or parcels of land; or
- g) construct a fence over four (4) feet high.

The following shall not be interpreted as changing the use of land or a structure, or constructing or replacing a structure, and shall not require a permit from Council:

- a) laying paving materials for patios or sidewalks;
- b) constructing fences of less than four (4) feet in height;
- c) installing clotheslines, poles, and radio/TV antennae, except ground-based satellite dishes;
- d) making a garden;
- e) growing a crop or preparing land for a crop;
- f) cosmetic renovations to an existing building or structure;
- g) making landscaping improvements;
- h) the construction of ornamental or children's play structures; or
- i) performing regular maintenance that has the effect of maintaining or restoring a structure or any of its elements to its original state or condition.

General Set-Backs (Residential):

- a) house front yards to have minimum 20' depth, side yards 10', and rear yards 15';
- b) accessory buildings to have a minimum 5' set-back from any lot lines.