



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 PERMIT (ACCESSORY STRUCTURES)

Note: As of March 31, 2021 all construction projects, unless exempt by the *Building Codes Act* Regulations, are required to receive **a separate BUILDING PERMIT** from the provincial government before commencing construction. *It is the responsibility of the applicant to ensure they are in possession of any required permits.* A copy of the Regulations and information regarding project exemptions can be found online at www.princeedwardisland.ca. If, after reviewing this information, you are still unsure as to whether or not a Building Permit is required, you can contact the Lands Division at 902-432-2802 for more information. Note some listed exemptions for the following: **i)** accessory buildings under 215 sq. ft.; and **ii)** decks under 600 sq. ft. not supporting a roof.

1. PROPOSED DEVELOPMENT:

Accessory Building Or Structure

2. APPLICANT & PROPERTY INFORMATION:

Date: _____

Name: _____

Mailing Address: _____

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

E-Mail Address: _____

Property Info: PID: _____ Civic Address _____

Approx. Size of the Property: Width: _____ Depth: _____



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

3. DEVELOPMENT PERMIT INFORMATION:

Present Use of Land: Residential Commercial

The New Building or Structure's size will be as follows:

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

Anticipated Construction Completion Date: _____

Estimated Cost of the Project: \$ _____

4. BUILDING PERMIT APPLICATION SKETCH:

Please draw or attach a sketch of the proposed location of the accessory structure in relation to the residence and please indicate approximate setback distances to each side and rear property boundaries.

5. APPLICATION FEE: \$25.00

Applicant Signature: _____

For Office Use Only:	Date Application Received:
	Date Application Approved:
	Approval Permit Number:
	Authorized Signature:



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

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:

- 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 in the Front Yard or seven (7) 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:

- a) *laying paving materials for patios or sidewalks or similar landscapes improvements;*
- b) *making a garden or preparing land for growing a crop;*
- c) *sheds under 100 sq. ft. or children's play structures;*
- d) *constructing fences of four (4) feet in height or less in the Front or Flankage Yards;*
- e) *constructing fences of seven (7) feet in height or less in the Rear or Side Yards;*
- f) *installing clothesline, pole, or radio/TV antennae (except ground-based satellite dishes);*
- g) *building mounted solar panels on roofs;*
- h) *growing a crop or preparing land for a crop;*
- i) *temporary structures associated with community events or cultural festivals; or*
- j) *performing general building repair, maintenance, and cosmetic renovations to an existing structure which do not change the exterior dimensions, do not require structural alternations, or do not represent a change in use.*

General Set-Backs (Residential):

- a) house front yards to have minimum 20' depth, side yards 10', and rear yards 15';
- b) lot sizes to have a minimum of 15,000 sq. ft. for single unit dwellings;
- c) lot sizes to have a minimum of 20,000 sq. ft. for duplexes.