



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

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:

- 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: _____



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3. DEVELOPMENT PERMIT INFORMATION:

Present Use of Land / Existing Structure: _____

Proposed Use of the New or Existing Structure:

- Single Family Dwelling Duplex Multi Unit Mini Home
- Accessory Structure Accessory Building Commercial Other

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: _____

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)

Watercourse - Is there a watercourse, wetland, or pond on or near the proposed development?
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.

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 / N/A

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.

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

Applicant Signature: _____

For Office Use Only:	Date Application Received: Date Application Approved: Approval Permit Number: Authorized Signature:
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5. APPLICATION FEE: \$25.00

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.