



P.O. Box 26, Wellington, PE COB 2E0
Tel.: (902) 854-2920

DEVELOPMENT (BUILDING) PERMIT

1. PROPOSED DEVELOPMENT:

- New Residential Construction
- New Commercial Construction
- Addition / Additional Structure
- 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 / Shed
- 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



P.O. Box 26, Wellington, PE COB 2E0
Tel.: (902) 854-2920

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 body 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: \$ _____

4. APPLICATION FEE:

\$0.15 / sq ft. of Building Area (minimum \$30 and maximum \$1,100).
Please make cheques payable to: *Community of Wellington.*

_____ Sq. Ft x \$ 0.15 = \$ _____



P.O. Box 26, Wellington, PE COB 2E0
Tel.: (902) 854-2920

5. 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:
----------------------	--



GENERAL DEVELOPMENT PERMIT CONDITIONS - SEE ZONING BYLAWS 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) commence any “development”;
- c) construct or replace any structure;
- d) make structural alterations to any structure;
- e) make any water or sewer connection;
- f) make any underground installation such as a foundation wall or the like;
- g) move or demolish any structure;
- h) establish an excavation pit;
- i) construct a driveway;
- j) place, dump or remove any fill or other material;
- k) subdivide or consolidate a parcel or parcels of land;
- l) construct a fence over four (4) feet high, other than for agricultural purposes; or
- m) install a water system or construct a well, other than for domestic water supply.

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 television antennae, except satellite dishes over 24" in diameter;
- d) making a garden;
- e) growing a crop or preparing land for a crop;
- f) making landscaping improvements or constructing ornamental structures of less than 64 sq ft; or
- g) performing regular maintenance that has the effect of maintaining or restoring a structure or any of its elements to its original state or condition.

Residential Zone General Requirements

The following requirements shall apply to all uses permitted in a Residential (R-1) Zone:

	Detached Dwellings; Other R-1 Dwellings	Semi-detached Dwellings; Duplex Dwellings;
minimum lot area	15,000 sq.ft.*	20,000 sq.ft.**
minimum lot frontage	50 feet	100 feet
minimum front yard	17 feet	17 feet
minimum rear yard	15 feet	15 feet
minimum side yard	10 feet	10 feet

* with minimum circle diameter of 100 feet to be contained within the lot boundaries

** with minimum circle diameter of 125 feet to be contained within the lot boundaries