COMMUNITY OF VICTORIA
Prince Edward Island

REQUIREMENT FOR A DEVELOPMENT PERMIT

In accordance with section 12.0 of the Community of Victoria Zoning & Subdivision Control Bylaws, no person shall:

a) construct, erect, demolish, change the exterior dimensions of, or construct an apartment within any building or structure;
b) change the use of any land or existing building or structure, or expand the existing use of a building or structure to the extent that it will require the provision of new or expanded services by the Community; or
c) move within or into the Community any building or structure, without applying for and receiving a permit from the Community's Development Officer prior to commencing any construction, erection, demolition, movement, change of use or site excavation.

DEVELOPMENT PERMIT APPLICATION PROCESS

1. Complete, or have your building contractor complete on your behalf, the enclosed building permit application form.
2. If the structure you are erecting requires a new or expanded septic system, you will require either:
- An On-site Sewage Disposal System Permit from the PEI Communities, Cultural Affairs and Labour. Contact the Building & Development Section at 31 Gordon Drive, Charlottetown (902368- 4867) for a list of on-site sewage disposal system contractors. Arrange with a contractor to complete the required form and to pay the required fee on your behalf. (** Note: a development permit will not be issued until an on-site sewage disposal system permit has been paid for and issued). or
- Conditional approval based on the fact that the structure will be serviced by the Community's central sewage system as determined from the Community of Victoria Servicing Standards. Contact the Community's Development Officer for information.
3. If you require a new culvert or an entrance way permit for your property, contact:
   Dawn Moase, Traffic Technician, PEI Department of Transportation & Infrastructure Renewal, Summerside, tel: 902-888-8273.

4. If your new structure requires a civic address, contact Marsha Empson, Finance and Administrative Assistant, 902-658-2541.
5. Attach a copy of the approved on-site sewage disposal system permit, entranceway permit (if required) and culvert permit (if required) to the completed development permit application form. Attach a cheque made out to the Community of Victoria for the appropriate development permit fee ($300 + $45.00 HST for a new or expanded structure, or $100.00 + $15.00 HST for an accessory building), and either drop the documents off or mail them to:

Rural Municipality of Victoria
c/o Marsha Empson, Finance and Administrative Assistant
PO Box 7, Victoria PE C0A 2G0
Tel: 902-658-2541
Fax: 902-658-2541
e-mail: victoriamunicipalitypei@gmail.com
Office hours: Monday to Thursday 9:30 a.m. to 12 noon and 1:00 p.m. to 3:30 p.m.

****Note:** Failure to complete any of the above-noted forms (as required), could result in a delay in the issuance of your development permit. Please make sure that you, or your building contractor on your behalf, have provided all relevant information requested on the forms, paid all required fees and received all required permits.

If all documentation, etc. is in order, you should receive your approved development permit within approximately 2 weeks of receipt of the completed development permit application.

If you have any questions respecting the development permit application process, please contact Derek French, Development Officer at 902-394-2945 or send an e-mail to dfrenchservices@gmail.com, or contact the municipality at the number listed above.

COMMUNITY OF VICTORIA
DEVELOPMENT PERMIT APPLICATION

NOTE: Please refer to the Community of Victoria Official Plan and Zoning & Subdivision Control Bylaws (contact development officer Derek French at 902-394-2945, email dfrenchservices@gmail.com re: information regarding development within the Community of Victoria.

This is a development permit application for (check appropriate section):
_ new structure _ demolition of an existing structure
_ apartment within an existing dwelling _ addition/extension to existing structure
_ moving a structure onto an existing property _ expansion of existing use of a structure _ change of use of existing structure **X _Re-Zoning**

I. Property Information:
Property tax no: 207290_____ Location of property (street name): _1 Causeway Rd_____
Subdivision lot no: (if applicable): _____ Civic no: 1_____
Property owner's name: _____AMAR Seafood PEI_____
Phone Number: (h[redacted]_____ (w)
E-mail address:[redacted]_____
Existing use of property: farming_____ Width _770mDepth _____92m Acreage +-53

II. Applicant information:
Applicant's name (if different from above): _____
Mailing address:[redacted]_____
Postal code:[redacted]_ Phone no: (h[redacted]_____ (w) _____
Fax: _____ Email:[redacted]_____

III. Development permit information:
If existing, what is the present use of the structure on the property? N/A_____
If applicable, number of bedrooms?
The proposed use of the "new" or "existing" structure is:

single family dwelling _ duplex dwelling _ summer cottage _ accessory building
agricultural _ commercial _ public service/institutional _ recreational _ light industrial
other (please state what the proposed use will be) _____

IV. New structure/addition information: Final Dimensions to be confirmed
length 126m height 10m_ width 46m_ storeys 1 foundation type Concrete w/footing

V. Location of new structure/addition on property:
a. distance to centre of nearest road, street, lane way or right-of-way? 10m__
b. distance to nearest property line? 6m min___>6m
c. Is there a watercourse or wetland on or near the proposed structure? no _yes
If yes, what is will be the separation distance between the new structure/addition and the landward boundary of the watercourse or wetland? 15m

VI. Driveway:
Will the new structure/addition require the creation of a new driveway or the relocation of an existing driveway?
no _ yes

VII. Septic system information:

Type of septic system to be installed on site or connected to?

new _ existing _ private _ central

If existing private, what is the capacity of the existing holding tank? ____ gallons

VIII. Site plan:

Draw a sketch of property showing the following: See Following page. Layout, Building details and ancillary details are estimates and final design to be determined.

a. dimension of lot (width and depth)

a. location or proposed location (distance from all boundary lines) of new or existing structure(s)

b. location of existing or proposed driveway (incl. distances from nearest boundary line)

c. general slope of property (indicate by arrows)

d. location of existing or proposed on-site septic tank and absorption field (incl. setback distance from dwelling, well and property boundaries)

e. location of existing or proposed well (incl. setback distance from dwelling and nearest portion of septic tank and disposal field)

f. distance of structure from any adjacent watercourse or wetland

Estimated Cost of Project: $32,000,000____

Affirmation:

I, Scott Travers_____, hereby affirm to the best of my knowledge and ability, the information that I have provided on this form is true and complete.

Applicant's signature: _____ Date: __Mar 7_____, 2024_, or

Agent for applicant signature: _____ Date: _____,

201_

Community Use:

Date application received: _____, 20_____ Application no. _____

Application complete? yes _ no

Appropriate development permit fee attached? yes _ no

Person who received the fee? (please print) _____

Was a receipt issued? no _ yes _ Receipt no. _____

The Community Development Officer may contact you for any other information considered relevant to this application.

Proposed Location of New Structure