

Rural Municipality of North Shore

DEVELOPMENT PERMIT - AMENDED

Permission is hereby granted, to construct a new 7,961 square foot Single detached dwelling in Parcel No. 926279.

This permit is subject to the following conditions:

1. a minimum front yard depth of 15.2m. (50 feet);
2. a minimum side yard width of 4.6 m. (15 feet);
3. the minimum setback of any building or structure from a coastal area, wetland, watercourse or shoreline shall be 23 m (75.5 ft);
4. a minimum flankage yard width of 15.2 m. (50 feet);
5. a maximum height of 10.6 m. (35 feet);
6. the lot shall be graded in accordance with Ardezen Design Group Site plan and Grading plan, Stormwater Management Plan v2.0 Addendum 1, Project number 21-009 C103 site grading plan. Project Number 21-009 C102, dated January 11, 2024 MAY 08, 2023 and with acceptable standards, and no additional water runoff (no amounts greater than the amount naturally occurring prior to development) is permitted onto other lands;
7. no development (including, but not limited to, the placement/construction of a building or other structure, the cutting of trees/shrubs, the operation of heavy equipment and excavation/disturbance of the ground) is permitted in a watercourse, wetland or buffer zone without a Watercourse, Wetland and Buffer Zone (WWBZ) Activity Permit;
8. the use of best practices like silt fences or other activities is required in order to address siltation and overland erosion during construction that may impact an adjacent wetland or watercourse;
9. ~~a Coastal Erosion and Flood Risk Assessment must be submitted by June 18, 2023; and~~
10. a building permit must be obtained from the province. The contact info is Email: landdivision@gov.pe.ca or by Tel: 902-368-5590. The Building Permit application is at: www.princeedwardisland.ca/sites/default/files/forms/build_development_permit.pdf

Permit Holder: **Nicholas Jay (Craftsman Construction)**

Property owner(s): **Nicholas & Tara Waddell**

Location: **Lot 9A Mac Millian Point Road, West Covehead**

Permit Number: **NS-23-025**



Authorized by: **Mirko Terrazas; Development Officer**

Date: **February 5, 2024 May 18, 2023**

Permit to be displayed in a prominent location on or near the property being developed.
Issued by the authority of the Rural Municipality of North Shore.