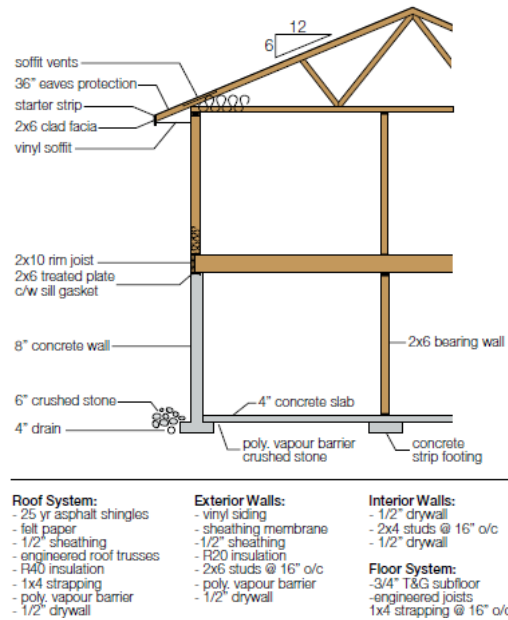


Sample Cross-Section - Fig. 4



Footing Location Certificate

Footing Location Certificates are required when the proposed development is at the minimum setbacks.

Once the footings are installed, a Footing Location Certificate, prepared by a Prince Edward Island Land Surveyor, showing the setbacks from the footings to the boundary lines, must be submitted to the Planning Department for approval by the Development Officer



Minimum Lot Requirements

Minimum Lot Requirements	R1: Low Density Residential Zone	R1L: Low Density Residential Large Lot	R2: Medium Density Residential*	
			Single Dwelling	Duplex/Semi-Detached
Lot Area	700m ² /7,535 ft ²	1440m ² /15,070 ft ²	700m ² /7,535 ft ²	910m ² /9800 ft ²
Frontage	22m/72 ft.	25m/82 ft.	22m/72 ft.	100 ft. or 50 ft./unit
Front Yard Setback	4.5m/15 ft.	10.6m/35 ft.	4.5m/15 ft.	4m/13 ft.
Rear Yard Setback	4.5m/15 ft.	7.5m/25 ft.	4.5m/15 ft.	4.5m/15 ft.
Side Yard Setback	2.5m/8 ft.	3.5m/12 ft.	2.5m/8 ft.	3m/10 ft.
Flanking Yard Setback	4.5m/15 ft.	6m/20 ft.	4.5m/15 ft.	5m/17 ft.
Maximum Building Height	11m/36 ft.	11m/36 ft.	11m/36 ft.	11m/36 ft.

* See section 11.3.6.(c) of the Zoning and Development Bylaw #45 for townhouse dwelling provisions.

General Notes

- If you are considering any changes to your submitted plans or approved plans, please contact a member of the Planning staff immediately for advice on this matter.
- Maximum lot coverage shall be determined as a percentage of the lot covered by the main building, attached and/or detached garage and any accessory building.
- In an **R1L Zone**: maximum lot coverage for a one storey dwelling shall be 20%; for a dwelling of more than one storey, Council may permit up to 25%.
- In an **R1 Zone**: Maximum lot coverage for a dwelling shall be 30%; Council may permit up to 40%.
- In an **R2 Zone**: Maximum lot coverage for a single detached dwelling shall be 30%; Semi-detached shall be maximum of 40%.
- The Town is not responsible for ensuring that you obtain the appropriate provincial permits (i.e. electrical and plumbing), however, these permits are a provincial requirement.

RESIDENTIAL DWELLINGS

R1 - R1L - R2



Information Pamphlet

234 Shakespeare Drive
Stratford, PE
C1B 2V8

Phone: 902.569.6255
Fax: 902.569.1845
E-mail: info@townofstratford.ca

When considering the construction of a new single family dwelling in the Town of Stratford, be sure that the property is researched for easements, rights of way or other legal documents that may affect the location of the building on the property. Information on these items are most often found on the land title for the property. Contact the local Land Registry Office to obtain a copy of your land title.

Building Inspection

As of march 2020, every building within the Town of Stratford must be designed and built according to the 2015 National Building Code of Canada (NBCC).

Applicants must contact the Building Inspector at least 3 working days prior to the following stages of construction:

- Footing prior to placing a structure thereon;
- Foundation prior to backfill;
- Framing prior to covering;
- Building Envelope prior to covering;
- Final Occupancy after completion of all work.

If the completed work meets the requirements of the Building Bylaw an Occupancy Permit will be issued.

No one other than persons involved with the construction are able to occupy the building unless an Occupancy Permit has been issued.

Application Process

Applications are only accepted once all required information is submitted and a deposit is paid.

Development Applications are reviewed by the Development Officer for conformance with the Town's Zoning and Development Bylaw and by the Building Inspector for conformance with the 2015 NBCC and Building Bylaw.

Building Permits are only issued if they meet the requirements of the Town's Bylaws and if all applicable fees are paid in full. Permits are valid for a 24 month period.

A Building Permit of this nature is normally issued within ten (10) to fifteen (15) business days.

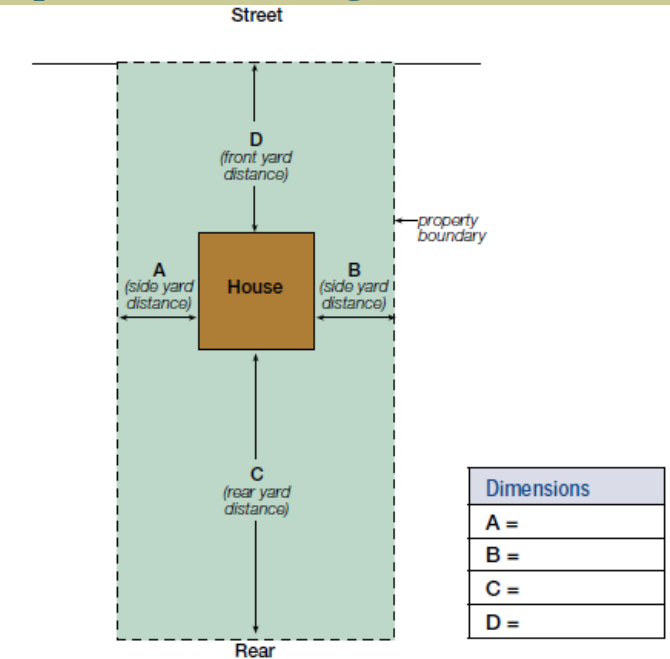
Required Documents:

1. **Application Form**
2. **Letter of Authorization (if applicant is not landowner)**
3. **Site Plan (drawn to scale) - See Fig. 1 - showing:**
 - Lot dimensions.
 - Dimensions of **all** existing and proposed buildings and structures on the lot. i.e. main dwelling, private detached garage, accessory buildings and structures (decks, mini-barns, swimming pool, driveway, fence, etc.)
 - Setbacks of **all** existing and proposed buildings and structures from the front, side and rear lot lines.
 - Location of **all** existing and proposed water systems on-site well, private or municipal connection) and sewerage systems (on-site septic or municipal connection).
4. **Building Plans (drawn to scale) - showing:**
 - Front, side and rear elevations - **See Fig. 2**
 - Floor Plans indicating use of rooms, smoke alarms, CO alarms, door locations and swings. - **See Fig. 3**
 - Cross-sectional details at sufficient locations indicating all structural and finish details. - **See Fig. 4**
 - Foundation, truss and structural framing plans and details.
5. **Lot Grading Plan (drawn to scale) - showing**
 - Existing elevations of the lot, ditch, road, and adjacent structures; top of the foundation wall; final lot grades; and the direction of surface water flow.

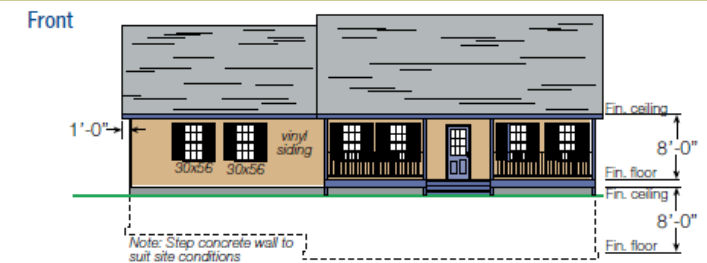
Application Fees:

- Building Permit fee is \$3.00 per \$1000.00 of estimated construction cost.
- Utility Services are \$50 for Sewer & \$100 for Water.
- Entrance Permit is \$1,500 and includes 30' of culvert. (Must be paid in cash or cheque, payable to the *Minister of Finance*.)
- A \$100 non-refundable deposit may be required for a Building Permit. This deposit shall be applied as a credit towards the Building Permit fee. Building Permit fees less than the deposit must be paid at time of application and are non-refundable.

Sample Site Plan - Fig. 1



Sample Elevation - Fig. 2



Sample Floor Plan - Fig. 3

