

Demolition Permits (Section 4.55 of the Zoning & Development Bylaw) Moving Permits (Section 4.59 of the Zoning & Development Bylaw)

Fees: \$40.00



Demolition Permits

1. A demolition permit is required when a building or structure, or any part of the building or structure is being demolished.
2. The demolition permit application is available at the Planning Department, 1st Floor, City Hall, or on the City's website: www.city.charlottetown.pe.ca
3. Photos of the building or structure are required to be submitted with the demolition permit application as well as a \$500 deposit to cover any damage that may occur to sidewalks or curbing. The Public Works Department will carry out an inspection before and after the demolition, and if no damage has occurred, the deposit cheque will be returned. If the building is deemed to be an important or historic building, Planning Staff would like to take pictures of the interior.
4. Notification of the application will be forwarded to the Water & Sewer Utility, Public Works and Police Department.
5. A demolition permit application for a building or structure containing more than 398.3 sq ft is subject to the following:
 - (a) if located on Heritage Resource identified in Appendix A of the Bylaw, the application will be treated as if an application to amend the Bylaw had been received, and will be referred to the Heritage Board for recommendation to Council prior to Council determining the disposition of the application;
 - (b) if located within a Heritage Preservation Area and not located on a Heritage Resource, the application will be referred to the Heritage Board which will make a recommendation to Council respecting the approval or denial of the application, and Council will determine the disposition of the application;
 - (c) if located within the Downtown Growth Area, not located on a Heritage Resource and not located in a Heritage Preservation Area, the application will be processed according to the procedure described in clause 4.29.2 (Minor Variances) of the Bylaw, with the appropriate changes, and if an objection is made by a resident of the City, the Development Officer may, prior to making a decision on the application, consult with the Heritage Officer and Planning Board. If no objection is made, the Development Officer will make the decision to approve or deny the application.

6. A decision to approve or deny the application for demolition will be based on the following factors:
 - (a) the condition of the building or structure;
 - (b) the importance of the building or structure to meeting heritage objectives;
 - (c) the impact of demolition of the building or structure on maintenance of the streetscape of the area in which it is located;
 - (d) the future use of the lot on which the building or structure is located;
 - (e) the compatibility of the architectural style of any proposed replacement building or structure;
 - (f) any other relevant factors.

7. A demolition permit will be valid for sixty (60) calendar days but the Development Officer may set a lesser or greater time period not to exceed ninety (90) calendar days.

Time Frame: If notice is required 1 - 2 months

If notice is not required 1 - 2 weeks

Moving Permits



Fees: \$75 for permits not requiring a Police escort (less than 4.27 metres in width)
\$300 for loads exceeding 4.27 metres in width requiring a Police escort

1. No building or structure, including accessory, residential or otherwise shall be moved into or out of the City limits without obtaining a Moving Permit from the City of Charlottetown Planning Department.
2. Moving permit applications are available at the Planning Department, 1st Floor, City Hall, or on the City's website:
www.city.charlottetown.pe.ca
3. A \$500 deposit to cover any damage that may occur to sidewalks or curbing is required prior to the permit being issued. The Public Works Department will carry out an inspection before and after the building or structure is moved, and if no damage has occurred, the deposit cheque will be returned.

4. The Moving permit application will be forwarded to the Water & Sewer Utility, Public Works and Police Departments for their information and comments.

Time Frame: 2 – 4 days if going outside City
Moving within City also requires a Building Permit