

# **M** Survey - Simple Master Requirement BLD 103



## **Purpose**

A survey is required to establish compliance with zoning, building and environmental requirements as well as to identify charges against property that may impact the permit process.

## **Background**

Survey requirements vary with the complexity of the building form and the environmental issues associated with the development.

A *Survey - Simple* is required where a permit is required for external building work such as a garage, shed, carport, deck or small addition where there are no height implications. A Mortgage Survey prepared and sealed by a British Columbia Land Surveyor (BCLS) is typically acceptable as a *Survey - Simple*.

## **Requirements**

### **Content: General**

- Scale 1/8" = 1'-0"
- Complete legal description
- Street names
- North arrow
- Lot dimensions
- Setbacks of existing buildings and structures
- Bldg dimensions

**Timing:** Must be submitted with permit application.

**Owner:** Retain a British Columbia Land Surveyor.

### **Environmental Considerations:**

The following survey details are only required if your project involves new landscape features (walls, stairs, etc.), soil or ground disturbance, grade changes resulting from either excavation or deposit of fill.

- Elevation(s) at the base of all trees greater than 10 cm. or 4 in. in diameter located within any of the following areas, the subject site, on a slope equal to or greater than 30%, streamside protection area, wetland and / or waterfront areas
- Elevation(s) at the base of all trees located on any DNV boulevard, Street or DNV owned land of any zone.
- Location of all private trees or hedges on adjacent private lots whose root zone or canopy, whichever is the greatest, extends over or onto the subject property (e.g. a large diameter tree located 5m from the property line must be surveyed)
- Location of the top of bank and high water mark of any stream or wetland. Location of both the 5m and 15m setback line (from top of bank) e.g. 15m Top of Bank streams, 10m Top of Bank ravines and 30m natural boundary of waterfront or wetland
- Elevations of all significant features including Top of Bank and significant topographic features

## **Related Requirements/Documents/Forms**

Master Requirement GEN 102 *Title Search Print*  
Master Requirement BLD 107 *Survey – Moderate*  
Master Requirement BLD 108 *Survey – Complex*

## **Contacts**

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