

Site Plan - Simple

Master Requirement BLD 106

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Purpose

A site plan establishes the relationship of the proposed work to the property lines, the topography, environmental features including trees and streams, neighbouring properties and structures and engineering services. Site plans indicate work not described on the *Floor Plans* such as parking, driveways, retaining walls and drainage.

Background

Site plan requirements vary with the complexity of the building form, topography and the environmental issues associated with the development.

A *Site Plan* is typically not required for an interior renovation except a *Site Plan - Simple* is required where interior renovations include a secondary suite. Permit applications involving minor additions and alterations, parking structures and accessory building will require, at minimum, a *Site Plan - Simple*. **Applicants are advised, however, to contact a District Plans Reviewer early in the planning stage to determine whether a *Site Plan - Simple, Moderate or Complex* is required.**

Requirements

Property Information Summary

- Complete Legal description
- Municipal Address
- Owners Name

General

- Date
- Scale 1/8" = 1'-0"
- North arrow (orient to top or right of page)
- Property lines, adjacent street and lane names
- Lot dimensions in relation to the property lines
- Outline of all existing and proposed buildings and/or structures
- Setbacks of existing and proposed buildings and/or structures
- Location and identifier of all registered easements, right of way and covenants
- Location of existing and proposed alternative sewage disposal system

Building and Zoning Considerations:

- Scope of work
- Proposed and existing FSR
- Proposed and existing building coverage
- Parking plan c/w stall width and depth dimensions

Timing

Must be submitted with permit application.

Owner

Submit site plan with permit application.

Related Requirements/Documents/Forms

Master Requirement BLD 107 *Site Plan - Moderate*

Master Requirement BLD 108 *Site Plan - Complex*