

M Survey- Complex Master Requirement BLD 105



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 - Complex* is required where a permit application is for a new house or where significant alterations or additions are contemplated and the site topography is steeply sloping (greater than 20°). A survey prepared and sealed by a British Columbia Land Surveyor (BCLS) is required.

Requirements

Content:

General:

- Scale 1/8" = 1'-0"
- Complete legal description
- Street names
- North arrow
- Lot dimensions in relation to the property line
- Location and identifier of all registered easements, right of way and covenants
- Location of alternative sewage disposal system

Building and Zoning Considerations:

- Setbacks of existing buildings and structures on the subject property **AND** within a distance of 5 feet outside the property line
- Location of retaining walls, driveways, fences both on the subject property and within a distance of 5 feet outside the property line
- Perimeter spot elevations where existing and proposed structures will be sited

- Street, curb and property corner elevations
- Datum determination points
- Main floor, ridge and eave height elevations of existing house– if Demolition application in the Grousewoods and Lions Gate Neighbourhoods
- Contours required at 3 foot intervals
- Slopes generally greater than 50% need to be graphically identified (shaded) and total areas therein calculated

Engineering Considerations:

- Location and elevations of curbs, drop curbs, sidewalks, manholes, kiosks and service poles within the boulevards
- Invert elevations of sanitary and storm connections where possible

Environmental Considerations:

Environmental considerations for survey work needs to take into account both the area of construction on the subject lot as well as areas adjacent to construction including neighboring lots.

- 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

Timing: Must be submitted with permit application.

Owner: Retain a British Columbia Land Surveyor.

Related Requirements/Documents/Forms

Master Requirement GEN 102 *Title Search Print*

Master Requirement BLD 103 *Survey - Simple*
Master Requirement BLD 104 *Survey - Moderate*

Contacts

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