

# M Site Plan - Moderate Master Requirement BLD 107



## 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.

Permit applications for a new single family dwelling or for major additions will require, at minimum, a *Site Plan - Moderate*. Applicants are advised, however, to contact a District Plan Checker early in the planning stage to determine whether a *Site Plan - Moderate* or *Complex* is required. Applications involving work on **steeply sloping lots** will typically require a *Site Plan - Complex*.

## Requirements

### Content: Property Information Summary

- Complete legal description
- Municipal address
- Owners name

### General:

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

## Zoning Compliance Summary

- Scope of work
- Proposed and existing FSR
- Proposed and existing building coverage

## Building and Zoning Considerations:

- Parking plan c/w stall width and depth dimensions
- Proposed and existing setbacks to property lines
- Natural and finished grades at all building corners
- Main floor and ridge elevations
- Datum determination points
- Retaining walls
- Exterior steps, stairs and decks
- Line of upper floor

## Engineering Considerations:

- See:

Master Requirement ENG 103 *Driveway Requirements - Slope 10 DEG to DEG*

Master Requirement ENG 105 *Curb Requirements*

for complete details.

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

## Environmental Considerations:

- See:

**(Master Requirement to be inserted).**

for complete detail

- Location of top of bank and water courses
- Elevations of all significant features including top of bank and Location and species of all trees greater than 10 cms (4 inches) in diameter significant topographic features

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

**Owner:** Submit site plan with permit application

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

Master Requirement ENG 103 *Slope 10 DEG to 20 DEG*  
Master Requirement ENG 105 *Curb Requirements*

### **Contacts**

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