

## Site Plan Requirements

### Demolition permit site plan requirements

- (a) Location of all buildings on the property,
- (b) Name of street,
- (c) Building to be demolished to be clearly identified,
- (d) Setbacks from all lot lines to the building being requested for demolition,
- (e) Dimensions of the building(s) on the property,
- (f) The building to be demolished to be clearly identified,
- (g) Number of storey's of the structure being demolished,
- (h) All decks associated with the structure being demolished,
- (i) Location of any existing on-site sewage systems (tank, bed and loading area),
- (j) Location and type of well, and depth of casing if a drilled well, and identified if to be de-commissioned.
- (k) Existing rights-of-way or easements,
- (l) Shoreline road allowances owned by the Municipality,
- (m) The location of any swimming pool, swimming pool enclosures and/or other recreation facility,
- (n) Location of all overhead hydro lines and hydro pole locations, and
- (o) Any other information requested by the Chief Building Official.

### General Construction Site Plan Requirements

- (a) Lot drawn legibly to scale,
- (b) Location of all buildings including decks (proposed and existing including all accessory buildings) on the property,
- (c) Street name to be identified,
- (d) All setbacks measured horizontally and at right angles from all structures to all lot lines and high-water mark (if applicable),
- (e) Dimensions of the building(s) on the property,
- (f) Shoreline road allowances owned by the Municipality,
- (g) Location of the proposed or existing well,
- (h) Type of well to be identified,
- (i) Depth of casing if a drilled well,
- (j) Existing right-of-way and easements,
- (k) The location of any swimming pool, swimming pool enclosures and/or other recreation facility,

- (l) Direction of surface water through the use of arrows indicating direction of water,
- (m) Swales and culvert locations or other means to direct storm water,
- (n) Locations where major changes in grade will occur with the use of fill, armour stone, and other natural materials that may alter the grade.
- (o) Location of all overhead hydro line and hydro pole locations, and
- (p) All sewage system information applicable itemized in Section 12.0.

### **On-site Sewage Site Plan Additional Requirements**

The following information shall be included on a general site plan for general construction projects and for site plans specific to On-site Sewage Applications:

- (a) The location of all existing On-site Sewage Systems on the property,
- (b) Location of the proposed On-site Sewage System,
- (c) Location of tank with setbacks clearly shown to structures and lot lines,
- (d) Location of septic bed with setbacks clearly shown to structures and lot lines,
- (e) Location of On-site Sewage Systems on adjacent properties (if known),
- (f) Location of loading area,
- (g) Location of all overhead hydro lines. On-site Sewage System is not permitted to be located within 4.8 metres of each side of the overhead hydro line,
- (h) Locations of all wells or water supply, including those on neighbouring properties, and the setbacks of sewage system components from these wells or water supplies,
- (i) Eave trough discharge,
- (j) Foundation drainage discharge and/or any drywells on the property,
- (k) Location of all wells including neighbouring wells (including type of well), and
- (l) Topographical features, including slope and direction of sewage flow.

### **Commercial Site Plans**

Commercial site plans shall include the following and shall comply with the Site Plan Control Guidelines:

- (a) The location of all existing and proposed vehicular or pedestrian entrance or exit points, driveways, walkways and parking lots,
- (b) Emergency vehicle access route design including (to conform to Division B, Part 3, and/or other parts of the Building Code, as applicable,
- (c) Traffic circulation plan to include flow traffic, islands and other structures located in parking and traffic areas,
- (d) The location of dry-hydrants and water supply including storage tanks (above or below grade) or ponds,

- (e) Bollard locations,
- (f) Fencing locations,
- (g) Gate access locations,
- (h) Parking requirements in accordance with the Comprehensive Zoning By-law,
- (i) Loading area requirements in accordance with the Comprehensive Zoning By-law,
- (j) Accessible parking spaces,
- (k) Location of any additional service structures (i.e. Generators, propane tanks, oil tanks, HVAC equipment located on the ground),
- (l) Accessibility requirements for path of travel to the building,
- (m) Storm water management,
- (n) Lighting and signage locations,
- (o) Landscaping requirements in accordance with the Comprehensive Zoning By-law or other applicable documents,
- (p) On-site Sewage systems, existing and/or proposed,
- (q) Well locations, existing and/or proposed,
- (r) Refuse storage locations,
- (s) Property dimensions,
- (t) Barrier free path of travel to the proposed buildings,
- (u) Sidewalks, stairs, ramps, patios, steps, etc.,
- (v) Building entrances,
- (w) Existing and proposed grades, and
- (x) Site servicing including underground services (Bell, hydro lines, other services).