

Schedule F - 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) Number of storey's of the structure being demolished,
- (g) All decks associated with the structure being demolished,
- (h) Location of any existing on-site sewage systems (tank, bed and loading area),
- (i) Location and type of well, and depth of casing if a drilled well, and identified if to be de-commissioned.
- (j) Existing rights-of-way or easements,
- (k) Shoreline road allowances owned by the Municipality,
- (l) The location of any swimming pool, swimming pool enclosures and/or other recreation facility,
- (m) Location of all overhead hydro lines and hydro pole locations, and
- (n) 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) Existing right-of-way and easements,
- (j) The location of any swimming pool, swimming pool enclosures and/or other recreation facility,
- (k) Direction of surface water through the use of arrows indicating direction of water,
- (l) Swales and culvert locations or other means to direct storm water,

- (m) Locations where major changes in grade will occur with the use of fill, armour stone, and other natural materials that may alter the grade.
- (n) Location of all overhead hydro line and hydro pole locations, and
- (o) 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

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).