



# Site Plan Drawing Requirements

## Site Plan Control

### **Minimum Site Plan requirements** (for Pre-application Consultation purposes only)

Note: Site Plan must be sufficiently detailed for City staff to review.

#### Required Information:

- North arrow
- Dimensioned property boundaries
- Names of streets fronting the property
- Proposed building footprint and setback measurements
- Driveway entrances
- Main (principal) entrance to proposed building
- Location of the nearest fire hydrant
- Number of parking spaces

### **Full Site Plan requirements** (for complete application)

(In addition to the Minimum Site Plan requirements)

Note: Site Plan must be prepared by engineer, architect or other professional designer

#### Required Information as applicable:

- All drawings shall be prepared by a certified professional in the relevant field
- Drawing to be to scale using Metric Units
- Legend including:
  - Key plan
  - Project name and municipal address
  - Legal Description
  - Ownership name
  - Drawing title, revision number and issue date
- Zoning Matrix including:
  - Current zoning
  - Total lot area, frontage, lot coverage and landscaped open space
  - Minimum yards and proposed setbacks
  - Gross floor area (by proposed use if applicable)
  - Number of units (if residential)
  - Total number of parking spaces
  - Building Height
- Limits of Proposed Work (Phasing Limits) if applicable
- Proposed Road Widening
- Sight Triangles
- Existing 0.3 meter reserves



# Site Plan Drawing Requirements

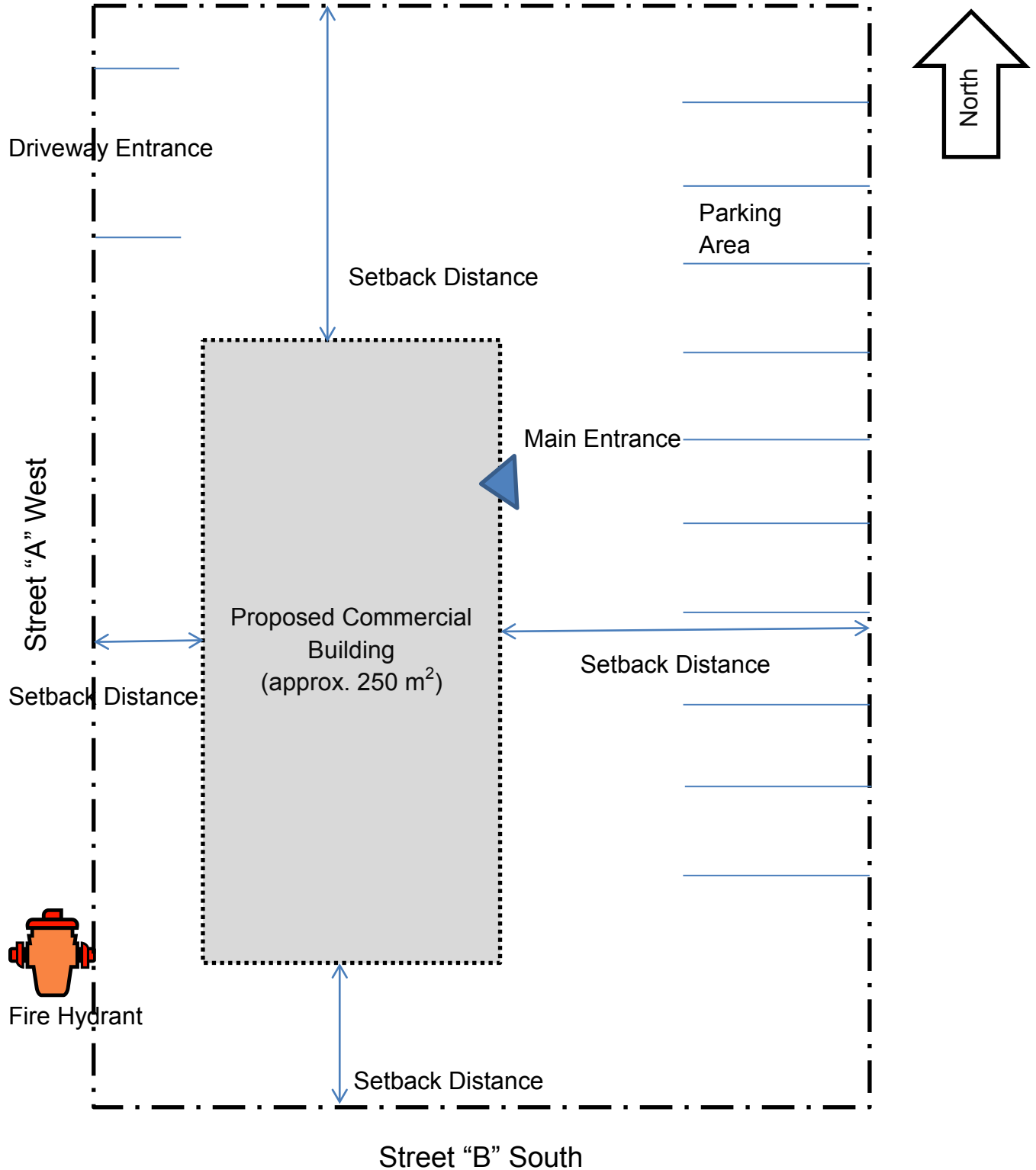
## Site Plan Control

- Dimensioned driveway entrances and widths as per OPSD 350.010 (see attached)
- Dimensioned parking spaces and locations (regular, parallel, visitor and accessible)
- Dimensioned aisle widths
- On-site traffic and parking signage
- Identification of one-way or two-way traffic
- Identification of Main (principal) entrance and nearest hydrant or distance to nearest hydrant and proposed siamese connection locations on the building.
- Asphalt paving and base specifications for both light and heavy duty asphalt
- Proposed Curbing and identification of type
- Specifications for Sidewalks and Walkways
- Proposed Boulevard Treatment
- Identification of proposed fire routes in accordance with Ontario Building Code, Section 3.2.5.6 (see attached) and fire route signage
- Refuse vehicle access and garbage enclosures
- Adjacent traffic islands, utility poles, transformers, fire hydrants and sidewalks (as applicable)
- Watercourse, swales, culverts, retaining walls, embankments, catch basins, utilities and other features on or adjacent to the site
- Existing or proposed easements and identification of whom they are in favour
- Location of Outdoor Light Fixtures
- Location of Man Doors and Loading Doors
- Snow Storage Areas
- Location of proposed commercial Signage
- Location of Privacy Fencing

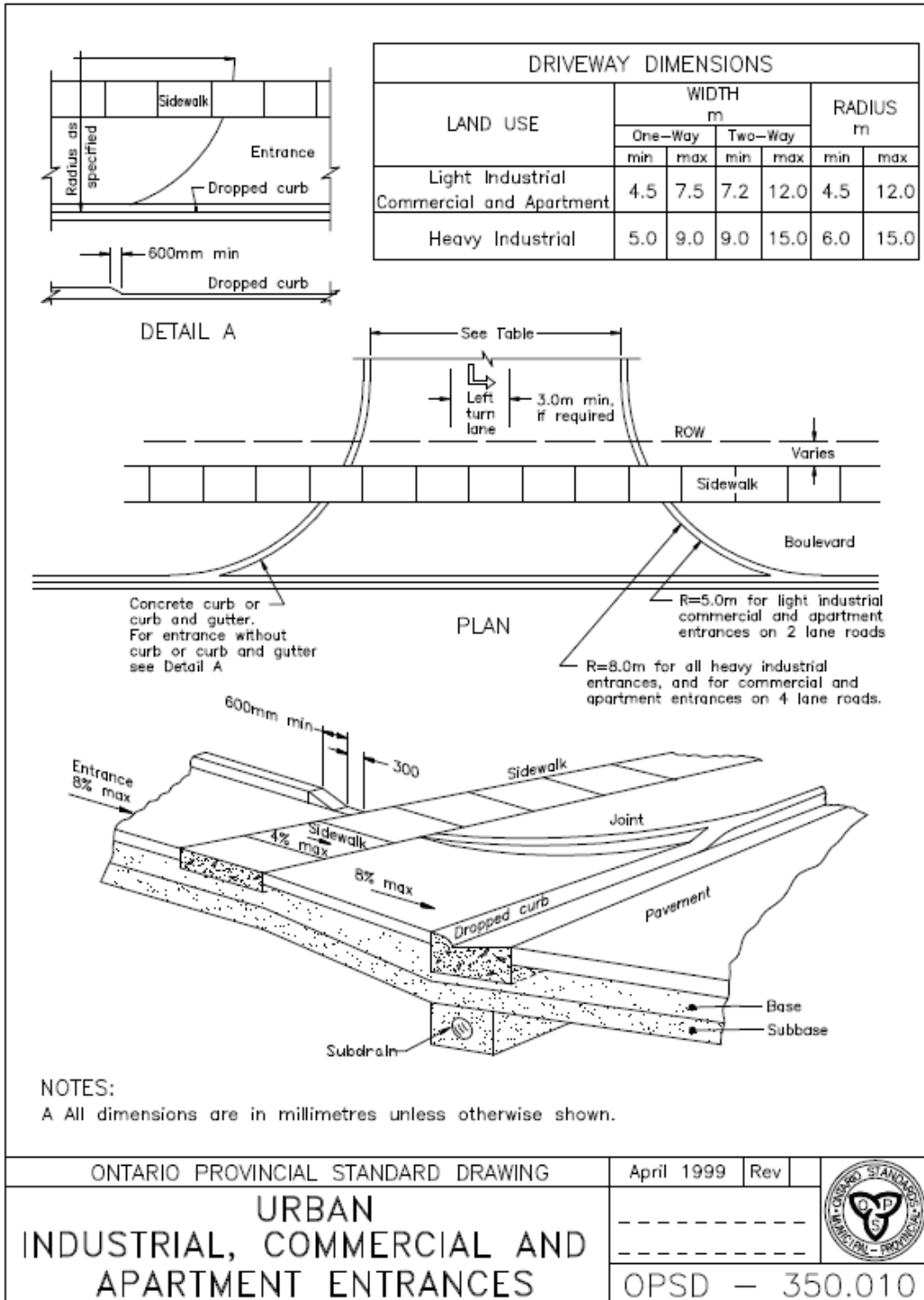
### **Site Plan requirements for Shoreline Vegetation Buffer** (for complete application)

- All drawings shall be prepared by a certified professional in the relevant field
- Location, size, species and condition of existing trees and shrubs, and whether they are to be preserved or removed
- Location, size and species of proposed trees, shrubs and groundcovers
- Proposed landscape areas and general treatment of those areas, including walkways, open grassed areas, etc.
- Plant list stating common name, height, caliper and quantity of proposed planting
- Typical planting detail
- Specification of all proposed retaining walls
- Detail of any proposed tree protection measures
- The minimum plant sizes (at installation) – Deciduous Trees 50mm (2") Caliper; coniferous trees 1.8m (6') in height.

### SAMPLE OF SITE PLAN DRAWING (Minimum Requirements)



### OPSD 350.010



ONTARIO PROVINCIAL STANDARD DRAWING

**URBAN  
INDUSTRIAL, COMMERCIAL AND  
APARTMENT ENTRANCES**

April 1999 Rev

OPSD - 350.010





# Site Plan Drawing Requirements

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### OBC 3.2.5.6

#### **3.2.5.6. Access Route Design**

(1) A portion of a roadway or yard provided as a required access route for fire department use shall,

- (a) have a clear width not less than 6 m, unless it can be shown that lesser widths are satisfactory,
- (b) have a centreline radius not less than 12 m,
- (c) have an overhead clearance not less than 5 m,
- (d) have a change of gradient not more than 1 in 12.5 over a minimum distance of 15 m,
- (e) be designed to support the expected loads imposed by fire fighting equipment and be surfaced with concrete, asphalt or other material designed to permit accessibility under all climatic conditions,
- (f) have turnaround facilities for any dead-end portion of the access route more than 90 m long, and
- (g) be connected with a public thoroughfare.