

**Site Plan Requirements
Buildings with Only One (1) or Two (2) Dwelling Units**

The site plan must be drawn to scale with all dimensions clearly labeled in metric and submitted in paper format or electronically in PDF format showing:

	Applicant	Staff
1. Title and date (latest revision)	<input type="checkbox"/>	<input type="checkbox"/>
2. North arrow (oriented to top of page)	<input type="checkbox"/>	<input type="checkbox"/>
3. Location (civic address and legal description)	<input type="checkbox"/>	<input type="checkbox"/>
4. Drawing scale	<input type="checkbox"/>	<input type="checkbox"/>
5. Legend for all symbols, hatching and shading	<input type="checkbox"/>	<input type="checkbox"/>
6. Property lines and all adjacent public streets and lanes	<input type="checkbox"/>	<input type="checkbox"/>
7. Existing & proposed structures	<input type="checkbox"/>	<input type="checkbox"/>
8. Setbacks (distances) to all property lines from all existing and proposed structures, and between existing and proposed structures	<input type="checkbox"/>	<input type="checkbox"/>
9. All easements (utility, overland drainage, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
10. Area of site (m ²)	<input type="checkbox"/>	<input type="checkbox"/>
11. Gross (total) floor area of building(s) (m ²)	<input type="checkbox"/>	<input type="checkbox"/>
12. Total building(s) coverage (%)	<input type="checkbox"/>	<input type="checkbox"/>
13. Surface treatment(s) of all areas	<input type="checkbox"/>	<input type="checkbox"/>
14. Existing / proposed roadways, driveways, laneways, aisles (including curbing and/or wheel stops, if applicable)	<input type="checkbox"/>	<input type="checkbox"/>
15. Pathways and sidewalks	<input type="checkbox"/>	<input type="checkbox"/>
16. Parking spaces and number of spaces provided	<input type="checkbox"/>	<input type="checkbox"/>
17. Existing and proposed utility facilities on or near the property (e.g. hydro poles, utility pedestals)	<input type="checkbox"/>	<input type="checkbox"/>
18. Elevations and arrows to show drainage (include a "City of Brandon Engineering Lot Grade Permit" form with your submission)	<input type="checkbox"/>	<input type="checkbox"/>
19. All required swales, indicated and labelled with elevations	<input type="checkbox"/>	<input type="checkbox"/>
20. Grades of neighbouring properties to ensure drainage will not affect them	<input type="checkbox"/>	<input type="checkbox"/>

* The list above is a typical list and, since every project is unique, additional requirements might be applicable.

Below is an illustrative example of a site plan for a single detached house.

