

REQUIRED SITE PLAN INFORMATION

NEW CONSTRUCTION AND ADDITIONS

(NOT APPLICABLE FOR SINGLE, TWO-UNIT, SEMI-DETACHED DWELLINGS AND SMALL ACCESSORY BUILDINGS)

The list below is in reference to the National building code of Canada, the City of Dieppe zoning bylaw (Z-10) and some of the requirements from the Engineering Department of the City of Dieppe.

The site information can be covered on one or more plans. The submitted plans shall be legible, drawn and printed to scale with notes and dimensions clearly showing all existing and proposed items. Generally, two complete paper sets (one copy for Planning and Development Department and one copy for the Engineering Department) and electronic version of the documents (.pdf) are required. Electronic documents may be sent to construction@dieppe.ca

Site information

- Key plan
- Lot identifications (civic or PID) and surrounding streets
- All buildings on the lot and adjoining lots
- Lot dimensions, setback dimensions locating buildings and distances between buildings
- Easements, right-of-way's or other relevant encumbrances
- Fire lanes and hydrants
- Sidewalks, patios, bike racks
- Parking area (driveways, lanes, aisles, stalls, walkways, etc.)
- Barrier free design (stalls and path of travel)
- Loading area
- Screening types and heights (fences, buffer areas, hedges and plantings)
- Surface features (forest, vegetation, crushed stone, asphalt, landscaping, etc.)
- Watercourses on lot or within 30 m (98 ft.) and any wetland protection areas
- Garbage storage and screening
- Drive-thru lane details
- Outdoor lighting
- Signs

Drainage information

- Building foundation elevations
- Existing and proposed grades
- Drainage flow arrows
- Drainage swales or other elements
- Catch basins
- Zero net pond(s)
- Puddle maps
- Grades on adjoining lots

Site services information (for lot and streets)

- Water lines
- Sanitary lines
- Storm sewer lines
- Natural gas lines
- Underground electrical lines
- Any other relevant conduit

Additional documents may be required.