23 *West Planning District*

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SITE PLAN REQUIREMENTS

- Legal Description (i.e. Lot, Block, & Plan or Sec-Twp.-Range), Civic address and North direction arrow.
- Location of the property or site boundaries, including dimensions of property lines and their bearing relative to north.
- Identification of adjacent streets, lanes, alleys, and other public right-of-ways.
- Locations and dimensions of existing buildings and structures (including septic/water or other underground utility structures)
- Description of any demolition that will precede any new construction
- Location, shape, and size of any proposed buildings or structures to be constructed
- Location and dimensions of existing and proposed driveways, parking areas, and walkways

BUILDING PLAN REQUIREMENTS

- Foundations and footing plans with construction details (must be stamped by P. Eng. Registered in the Province of Manitoba).
- Basement plan or basement future layout with all required dimension.
- Floor plan with dimensions and layout of rooms, windows, doors (for each floor).
- Roof system plan including pre-fab truss drawings and specifications.
- Elevation drawings showing all sides, exterior finish, location of doors, windows, chimneys including size and elevation details.
- Details of cross sections, materials, dimensions and elevations
- Plumbing layout and details showing sewer, water and radon capture systems.
- Minimum scale for drawings 1:100

ANY BUILDING/PLUMBING/DEVELOPMENT PERMITS AND VARIANCES are good for a period of one year from being issued. If no activity is conducted the permit or variance is then void and invalid.