

A Site Survey is a dimensioned plan prepared by a registered British Columbia Land Surveyor for the subject property. The Site Survey shows the legal boundaries of the site, lot size(s), required road dedication, buildings and other major improvements on the site and adjacent properties, setbacks, lot grading, utilities, rights-of-way, easements, and landscaped areas including location and size of existing trees and hedges. All dimensions should be in the metric scale. The Site Survey must be completed within six months of the development application, and certified correct by the registered British Columbia Land Surveyor with original seal and signature.

Have you included the minimum land use and servicing requirements below on your Site Survey?

- Legal description of the site
- North arrow and drawing scale in metric (minimum acceptable scale is 1:250)
- Area and dimensions of the site or proposed lots, including lot width which is measured at the front setback line
- Area and dimensions of required road dedication, if applicable
- Location, species, diameter, crown and base elevations of existing trees (7 cm calliper and larger) and hedges on the site
- Location, species, diameter, crown and base elevations of all existing trees and hedges on the boulevard adjacent to the site
- Location, species, diameter, crown and base elevations of all existing neighbouring trees and hedges which are within 2 m of the common property line or whose crown (drip line) encroaches onto the subject site
- Location of all existing buildings on the site, indicating if they are to be removed or retained
- Location and dimensions of proposed buildings (clearly indicate building footprint in bold and overhang and cantilever features in dashed line)
- Location and dimensions of existing and proposed patios, decks, walkways, parking areas and driveways
- Proposed and required minimum setbacks for the retained and proposed buildings from **each** lot line
- Proposed and required front or flanking side setback from the centre line of an abutting street
- Existing setbacks of buildings/structures on all adjacent properties from the street that fronts the subject site (for the purpose of calculating front setback averaging requirements)
- Datum elevations of the roof ridge or top of a flat roof of all existing buildings on the site and adjacent properties
- Minimum Building Elevation (MBE) for all proposed buildings
- Existing and proposed ground elevations at corners of the retained and proposed buildings
- Existing and proposed ground elevations at corners of the site or proposed lots
- A minimum of 3 corresponding, side by side ground elevation points on each abutting property and the site or proposed lots
- Other spot elevations on each of the abutting properties, including those to the rear



- Lot grading and drainage details, including pipes, service connections, swales, lawn basins, rock pits, and height of all retaining walls (Letters of approval are required from all neighbours affected by any proposed retaining walls at the Building Permit stage)
- Location and dimensions of all existing and proposed water, sanitary and storm services
- Notation indicating pumping is needed for storm and/or sanitary services, if applicable
- Location and dimensions of abutting streets, including the boulevard, curb and drainage details
- Location and dimensions of all existing municipal mains along the entire street frontage, including water, sanitary sewer and storm sewer
- Location of other utilities such as gas, hydro and telecommunications along the entire street frontage
- Location and dimensions of any existing and proposed rights-of-way and easements
- Location, area and dimensions of any water leases
- High water mark, top of bank and contours for waterfront/steep slope properties
- Delineation of the “Upland Area” and “Water Area” as defined in the Delta Zoning Bylaw and the area of the lot within the “Upland Area” and “Water Area” for properties in Port Guichon East or similar developments
- Any additional requirements specific to the subject site or project, e.g. location and dimensions of a septic system, preload location, and a cross-section drawing showing all the proposed retaining walls and their heights when there are elevation differences with adjacent properties

