



FULL SITE PLAN APPLICATION

Development & Housing Approvals
200 King Street West, 6th Floor P.O. Box 1118, Kitchener ON N2G 4G7
519-741-2426; planning.applications@kitchener.ca

USING THE APPLICATION FORM

This application form is to be used by any person wishing to develop:

- a new building
- a major addition to an existing building
- major building renovations which substantially increase usability of a building or structure
- a commercial parking lot

It is not required for the construction of a farm building or a residential building on a parcel of land containing a total of 10 residential units or less.

COMPLETENESS OF THIS APPLICATION

The information requested in this application must be provided by the applicant and will be used to process the Site Plan under Section 41 of the Planning Act. If the information, including digital copies of the required plans and the applicable fees are not provided the City may return the application or refuse further consideration of the application until receipt of all the required information and fees provided.

Pre-Submission Consultation Meeting is a required prior to the acceptance of a Site Plan Application. Application forms for pre-submission consultation meetings are available from the Development Services Department, 6th floor Kitchener City Hall or at <https://www.kitchener.ca/en/development-and-construction/pre-submission-consultation.aspx>

Please note that this application contains three sections which must be completed by the applicant.

- Submission Requirements and Fees
 - Please complete the fee calculation to ensure you have submitted the appropriate fee
- Site Plan Drawing Submission Requirements
 - Please complete the Applicant's Acknowledgment on page 2
- Application Information
 - Please complete in full and sign as appropriate

RELATED APPLICATIONS

Any applications for a plan of subdivision, official plan amendment and/or zoning by-law amendment that are required for a site plan application must have received a Council decision prior to the submission of the site plan application.

SUBMISSION REQUIREMENTS & FEES

Failure to comply with submission requirements will delay the acceptance and processing of the site plan application.

Digital Submission Requirements:

- A completed application form and copy of the application fee cheque
- Site plan and other plans, studies and reports as required through the Record of Pre-submission (refer to Part 3)
- Copy of the Record of Presubmission
- City standard template site plan in PDF and .DWG (AutoCAD) or .DGN (MicroStation)
- All submission materials shall be provided in one email through planning.applications@kitchener.ca (maximum 10MB); for larger files please upload directly to the City's **ShareFile** account with corresponding email to advise that the application has been submitted. To get access to the City's ShareFile account contact **Garett Stevenson, Director of Development & Housing Approval** (519-783-8922) garett.stevenson@kitchener.ca or the **File Planner**

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Paper Submission Requirements:

- Completed application form and fee (cheque) mailed or delivered to **City Hall, Planning Division** to the attention of **Garett Stevenson or the assigned File Planner** as listed in the presubmission record. Appropriate Fee (as calculated below)

SITE PLAN APPLICATION FEE CALCULATION (please complete)

| | |
|---------------------------|-------------|
| Full Site Plan (base fee) | \$ 6,928.00 |
|---------------------------|-------------|

PLUS (Choose one or more of the options below):

| | |
|--|----------|
| a) # of Residential Units _____ X \$114.00 | \$ _____ |
| GFA new development (non-residential) (sq. m) _____ X | \$ _____ |
| \$2.40 | \$ _____ |
| b) GFA renovations (sq. m.) _____ X \$0.55 | \$ _____ |
| c) Com. Parking Facility, # of Spaces _____ X \$77.00 /space | \$ _____ |
| TOTAL: \$ _____ | |

OTHER FEES

The following are other fees that may apply to the application. These fees will be requested by staff if required, and should not be submitted until requested to confirm applicable amounts.

- Plan Review Fee – **5% of cost estimate for “Site Development Works”** The Plan Review Fee will only be applied where plans such as Landscape, Lighting, Irrigation, Grading and Erosion Control, Site Servicing, Fire Flow Demand Analysis, Storm Water Management, Multiple Unit Identification Signage, Building Elevations and Emergency Fire Route Plans are required prior to final site plan approval.
- Letter of Credit Release Additional Inspection Fee - **\$1,012.00**
- Development Agreement Registration Fees:
 - \$ 771.00** for preparation of Development Agreement plus Teraview fees and disbursements,
 - \$ 85.00** registration

NOTE: Fees are payable by cash or cheque only. Please make cheques payable to the “City of Kitchener”

Additional agency plan review fees may apply. Please see below for more information and forward fees directly to the applicable agency, as required:

Region of Waterloo – Planning and Development Services, Applications

<https://www.regionofwaterloo.ca/en/doing-business/applications.aspx>; 519-575-4400

Grand River Conservation Authority – Planning & Development, Permit Fees

<https://www.grandriver.ca/en/Planning-Development/Planning-and-Development.aspx>; 519-621-2761

Acknowledgement of Drawing Requirements (please sign below):

“I confirm that the required drawings have been completed and submitted as described starting on page 14 of this form along with the drawing requirements outlined in the Record of Pre-submission. I understand that the application may not be accepted as ‘complete’ until such time as planning staff are satisfied with content and format of the required drawings.”

Applicant's Signature

Date

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APPLICATION INFORMATION

a) Description of Property

| |
|---|
| Municipal Address: |
| Assessment Roll number: |
| Legal Description: |
| Lot Area (square metres): |
| Lot Width (metres): (the horizontal distance between the side lot lines measured at the minimum required front yard) |
| Are there any known easements, rights-of-way, restrictive covenants or other rights over adjacent properties (i.e. mutual driveways), affecting the subject property? |
| Yes <input type="checkbox"/> No <input type="checkbox"/> |
| If yes, please identify the abutting lands: _____ _____ _____ |

b) Current and Proposed Land Use

| | | | |
|---|--------------------------------------|---------------------------------|-----------------------------------|
| Official Plan Designation: | | | |
| Zoning: _____ | Ward #: _____ | | |
| Current use of the land: | | | |
| Is demolition required? (please specify) | | | |
| Proposed Tenure Type: | <input type="checkbox"/> Condominium | <input type="checkbox"/> Rental | <input type="checkbox"/> Freehold |
| What is the proposed use of the subject lands and all buildings thereon including all accessory uses. _____ _____ | | | |

c) Registered Owner

| | | |
|--------------------------|--------------|--------|
| Name of Primary Contact: | | |
| Company Name: | | |
| Address: | | |
| City/Province: | Postal Code: | |
| Phone: | Ext: | Email: |

d) Applicant (If not the registered owner, written authorization from registered owner must accompany the application-see Applicant Authorization page
The applicant is the primary contact during the site plan process until conditional site plan approval is granted.

| | | |
|--------------------------|------|--------------|
| Name of Primary Contact: | | |
| Company Name: | | |
| Address: | | |
| City/Province: | | Postal Code: |
| Phone: | Ext: | Email: |

e) Planner (if known)

| | | |
|--------------------------|------|--------------|
| Name of Primary Contact: | | |
| Company Name: | | |
| Address: | | |
| City/Province: | | Postal Code: |
| Phone: | Ext: | Email: |

f) Architect or Designer (if known)

| | | |
|--------------------------|------|--------------|
| Name of Primary Contact: | | |
| Company Name: | | |
| Address: | | |
| City/Province: | | Postal Code: |
| Phone: | Ext: | Email: |

g) Landscape Architect (if known)

| | | |
|--------------------------|------|--------------|
| Name of Primary Contact: | | |
| Company Name: | | |
| Address: | | |
| City/Province: | | Postal Code: |
| Phone: | Ext: | Email: |

h) Site Grading Engineer (if known)

| | | |
|--------------------------|------|--------------|
| Name of Primary Contact: | | |
| Company Name: | | |
| Address: | | |
| City/Province: | | Postal Code: |
| Phone: | Ext: | Email: |

i) Other (e.g. Heritage Consultant, Environmental Engineer, etc.)

| | | |
|--------------------------|------|--------------|
| Name of Primary Contact: | | |
| Company Name: | | |
| Address: | | |
| City/Province: | | Postal Code: |
| Phone: | Ext: | Email: |

j) All persons or institutions who have any mortgage, charge or encumbrance on the property

| | | |
|--|------|--------------|
| Name: | | |
| Principal of Company (if Owner is a Company Name): | | |
| Address: | | |
| City/Province: | | Postal Code: |
| Phone: | Ext: | Email: |

k) Pre-submission Consultation

a) Has the proposed development been the subject of a Pre-submission Consultation Meeting?

Yes No Waived

b) Have copies of the Record of Pre-submission Consultation and receipt been included with this application?

Yes No

NOTE: The Record of Pre-Submission Consultation documents the required information and materials that must be submitted in conjunction with the application form and fees. The Record must be submitted with an application, and is used by Planning Staff to determine completeness of application.

I) Related Applications (complete chart as applicable)

| | Required | Submitted | File Number | Status of Application |
|-------------------------------------|--|--|-------------|-----------------------|
| Official Plan Amendment | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | | |
| Zoning By-law Amendment | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | | |
| Application for Plan of Subdivision | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | | |
| Application for Minor Variance | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | | |
| Application for Consent | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> | | |

NOTE: Any applications for a plan of subdivision, official plan amendment, zoning by-law amendment that are required for a site plan application must have received a Council decision prior to the submission of the site plan application. Approval of a required minor variance and/or consent application may be required as a condition of final approval of site plan.

m) Servicing

| i) Type of Servicing | <u>Existing</u> | <u>Proposed</u> |
|--------------------------|--|--|
| Municipal Water | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Municipal Sanitary Sewer | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Municipal Storm Sewer | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Well | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |
| Septic System | Yes <input type="checkbox"/> No <input type="checkbox"/> | Yes <input type="checkbox"/> No <input type="checkbox"/> |

n) Legal Survey Details

Complete the information source for the proposed site plan.

Survey Date: _____

Surveyor's Name: _____

Surveyor's Address: _____

City: _____ Postal Code: _____

o) Sale, Use, Handling and/or Storage of Propane

Excluding non-commercial uses (such as propane BBQ's in a residential setting), is the sale, use, handling and/or storage of propane anticipated for the subject property?

Yes No

If yes, please provide a description of the activities and proposed storage amount. _____

p) Please complete only if the proposal includes COMMERCIAL or INDUSTRIAL uses

| | | | |
|--|----------|----------|----------------|
| 1. Gross Floor Area: (all floor space measured to outside face of exterior walls <u>excluding</u> any floor area having a ceiling height of 2.0 m. or less) | Existing | Proposed | Total (Sq. m.) |
| 2. Building Height: (per Zoning By-law Section 4.2) | Existing | Proposed | Total (Metres) |
| 3. Gross Leasable Commercial Space for Convenience Retail: (i.e. variety store, bake shop, drug store, photo depot, florist, video film outlet) | Existing | Proposed | Total (Sq. m.) |
| 4. Gross Floor Area for Office Use: | Existing | Proposed | Total (Sq. m.) |
| 5. Gross Floor Area for Restaurant Use: | Existing | Proposed | Total (Sq. m.) |
| 6. Gross Floor Area for Basement: | Existing | Proposed | Total (Sq. m.) |
| 7. Gross Floor Area for Mezzanine: | Existing | Proposed | Total (Sq. m.) |
| 8. Gross Floor Area for Warehouse and Wholesale Use: | Existing | Proposed | Total |
| 9. Number of Employees for Manufacturing Use: (per shift) | Existing | Proposed | Total |
| 10. Number of Off-Street parking spaces: i) Underground or Internal | Existing | Proposed | Total |
| ii) Surface | Existing | Proposed | Total |
| 11. Number of Off-Street Loading Spaces: | Existing | Proposed | Total |
| 12. Number of Service Bays related to Automobile Servicing: | Existing | Proposed | Total |

q) Please complete only if the proposal includes RESIDENTIAL uses

| 1. Number of Dwelling Units: | Existing | Proposed | Total (Sq. m.) |
|--|----------|----------|----------------|
| 2. Building Floor Area: (all floor space measured to outside face of exterior walls, excluding basement or cellar) | Existing | Proposed | Total (Sq. m.) |
| 3. Number of parking spaces: i) Underground or Internal | Existing | Proposed | |
| ii) Surface | Existing | Proposed | |
| 4. Number of Storeys (floors) | Existing | Proposed | |
| 5. Building Height (per applicable Zoning By-law) | Existing | Proposed | |

r) Please complete only if the proposal includes INSTITUTIONAL uses (such as churches, schools hospitals, etc.)

| 1. Gross Floor Area: (all floor space measured to outside face of exterior walls <u>excluding</u> any floor area having a ceiling height of 2.0 metres or less) | Existing | Proposed | Total (Sq. m.) |
|---|----------|----------|----------------|
| 2. Gross Floor Area of Basement: | Existing | Proposed | Total (Sq. m.) |
| 3. Gross Floor Area of Mezzanine: | Existing | Proposed | Total (Sq. m.) |
| 4. Building Height: (per application Zoning By-law) | Existing | Proposed | |
| 5. Number of Off-street parking spaces: i) Underground or Internal | Existing | Proposed | |
| ii) Surface | Existing | Proposed | |
| 6. Number of Off-street Loading spaces: | Existing | Proposed | |
| 7. Seating Capacity for Church (if applicable) | Existing | Proposed | |
| 8. Seating Capacity for Auditorium / Hall | Existing | Proposed | |
| 9. No. of Classrooms in Educational Establishment or Church | Existing | Proposed | |

s) Building Analysis Form (following information is requested to enable a preliminary analysis of the project in relation to the requirements of the Ontario Building Code and to ensure building location and access will comply with all relevant legislation)

- i) Project Location/Address: _____
- ii) Primary Use (i.e. Industrial – repair garage): _____
- iii) Other Uses (i.e. Offices, storage): _____
- iv) Existing Building Area (sq. m.) (Building area = foot print of building): _____
- v) New Building Area (sq. m.): _____
- vi) Total Building Area (sq. m.): _____
- vii) Gross Area (sq. m.) (Gross area = all floor area above grade): _____
- viii) Area of Existing Mezzanine (sq. m.): _____
- ix) Area of New Mezzanine (sq. m.): _____
- x) Number of Storeys: _____
- xi) Basement Yes No _____ include also sq. m.
- xii) Sprinklered Yes No
- xiii) Multiple Suites? _____
- xiv) No. of streets/access routes: _____
- xv) Building Code Classification (eg.3.2.2): _____
- xvi) Type of Construction proposed: Combustible Non-combustible
- xvii) Hazardous Substances to be stored within building? Yes No
- If yes, please list substances: _____
- xviii) Standpipe System: Yes No
- xix) Municipal fire hydrant or private on site? _____
- xx) Setbacks (m): Front: _____ Right: _____ Left: _____ Rear: _____
- xxi) Intended Occupant Load: _____

The following information shall be noted on the submitted architectural site plan to confirm the above information:

- Location of fire hydrants Streets Fire access routes Principal entrance of building
- Setbacks to all property lines Building height Location of siamese connection Firewalls
- On-site sewage system location, if applicable

t) Clean Water Act Requirements

Is the subject site located within a Source Protection Area? Yes No

If YES, has the following information been provided?

Notice of Source Protection Plan Compliance (Section 59 Notice) to be obtained from the Regional Municipality of Waterloo

For more information, visit the Region's website at: <http://www.regionofwaterloo.ca/sourceprotection>

REGIONAL MUNICIPALITY OF WATERLOO – ENVIRONMENTAL SITE SCREENING QUESTIONNAIRE

This form must be completed by the property owner(s) for all development applications submitted to the City of Kitchener on behalf of the Regional Municipality of Waterloo.

1. What are the current uses of the property?

2. Was the subject property ever used for industrial purposes? Yes No Uncertain
If yes, please describe approximate dates and types of industry:

3. Was the subject property ever used for commercial purposes where there is potential for site construction (i.e. automotive repair, gas station, dry cleaning operation, chemical warehousing, etc.) Yes No Uncertain
If yes, please describe approximate dates and types of commercial activity:

- 4a. Has waste (garbage, solid wastes, liquid wastes) ever been placed on this property? Yes No Uncertain
 4b. **If yes**, when? _____
 Please provide description of waste materials:

5. Have hazardous materials ever been stored or generated on the property Yes No Uncertain
 (e.g. has HWIN registration or other permits been required?) **If yes**, please summarize details:

6. Is there reason to believe that this property may be potentially contaminated based on Yes No Uncertain
 on historical use of this or an abutting property? **If yes**, please describe the nature of the suspected contamination:

7. Has the subject property or adjacent property ever been used as an agricultural operation where cyanide products may have been used as pesticides? Yes No Uncertain

8. Are there or were there ever any above ground or underground storage tanks for fuels or chemicals on the property? **If yes**, please summarize details: Yes No Uncertain

9. Does this property have or ever had a water supply well, monitoring well or geothermal well? Yes No Uncertain
If yes, please provide details:

10. Does the property use or has it ever used a septic system? Yes No Uncertain

11. Have any environmental documents been prepared or issued for this property, including but not limited to a Phase I and II environmental site assessment, risk assessment, Record of Site Condition or Certificate of Property Use? Yes No Uncertain

12. Will lands be dedicated to the Region as part of this application (including road allowances, daylight triangles?) Yes No Uncertain

OWNER Submission Acknowledgements & Applicant Authorization

I fully understand that:

1. This application and all studies in support of this application may be made available for public review pursuant to the provisions of the Freedom of Information and Protection of Privacy Act.
2. Information on this form is collected under the authority of the Planning Act and will be used to determine compliance with The City of Kitchener By-laws.
3. Plans submitted in conjunction with this application are not reviewed for compliance with the Ontario Building Code (O.B.C.) and related regulations. It is the responsibility of the owner/agent and designer to ensure that all plans submitted with this application comply with the basic requirements of the O.B.C. If you need assistance in determining whether your plans comply with the O.B.C. please contact the Building Division, Development Services Department, 200 King Street West, Kitchener.
4. All vegetation on the subject lands must be maintained during the processing of this application.
5. No re-grading is permitted onsite during the processing of this application.
6. There may be additional approvals (e.g. building permit, etc.) and additional fees and charges (e.g. plan review fee, building permit fee, cash-in-lieu parkland dedication, development charges) associated with any development approved in conjunction with this application.
7. Additional information may be required to assist the City in assessing the application and that the City may not be able to process the application unless the additional information is submitted.
8. Projects requiring site plan approval cannot obtain any building permit until final site plan approval has been granted by the City.
9. All submitted drawing(s) and information provided are to be accurate and current, Inaccurate drawings may cause a lack of compliance with City By-laws resulting in an invalid site plan approval. The City is not responsible for the accuracy of the submitted drawing(s).
10. Submission of this application constitutes consent for authorized municipal staff to enter upon the subject property for the purpose of conducting surveys and tests that may be necessary for the evaluation of this application.
11. **Further, I agree not to cut or destroy any vegetation on the subject lands (including vegetation both within and outside of woodlots) and not to re-grade the site during the processing of this application.**

12. I/we _____, the registered owner(s) of

_____, hereby authorize
(Municipal address or legal description)

_____, to act as agent for the Site Plan Approval Application which
relates to the above noted lands.

Owner Name (please print)

Signature of Owner

Date

AFFIDAVIT OR SWORN DECLARATION

I, _____
(Name of Applicant/Owner)

of the _____
(City/Town or Township)

in the Region or County of _____ make oath and say (or solemnly declare) that the information contained in this application is true, the information contained in the documents that accompany this application is true and that the owner as of the day on which this application is made has unconditional ownership of the subject lands and has disclosed any agreements or encumbrances that apply to the subject lands.

Sworn (or declared) before me

at the _____

in the _____ this _____ day of _____ 20____

Commissioner of Oaths

Applicant Signature

The personal information contained on this form is collected pursuant to the Planning Act and will be used for the purpose of responding to your application. If you have any questions on the gathering of personal information, you can contact the City's Manager of Corporate Records Management & Archives Services (519-783-8159)

SITE PLAN APPLICATION PROCEDURE

The City of Kitchener has a two-phase Site Plan application process:

1. **Phase 1 – Conditional Approval.** This completed application form and required application material is circulated to staff for review and confirmation that the site plan layout is acceptable. The Site Plan Review Committee will provide comments to the applicant regarding any required changes to the site plan that are required to issue the Conditional Approval. Once the layout is finalized, a Conditional Approval letter will be sent to the applicant that confirms the required conditions to be satisfied in order to obtain full Site Plan Approval and the conditions to be registered on title in a Section 41 Development Agreement.
2. **Phase 2 – Full Site Plan Approval.** The applicant will work with staff and agencies as appropriate to clear all of the required conditions of approval. Examples of typical conditions of approval are such items as landscape plans, lighting plans, engineering reports and drawings, cost estimate for site works and a letter of credit. Once all of the conditions are satisfied, Site Plan Approval will be granted and associated building permits may be issued.

An application generally requires about 4 to 8 weeks to achieve Conditional Site Plan Approval, depending on the complexity of the project. This process generally encompasses the following steps:

1. The application is received and reviewed by Planning staff to ensure all required information is provided on the application form, that the application is accompanied by a signed Record of Pre-Submission Consultation (or waiver), that the appropriate fee is submitted, and that drawings are submitted in accordance with the City's requirements.
2. A meeting with the City's Site Plan Review Committee is scheduled to discuss the proposal. Meetings will be scheduled after the application is deemed complete to allow for circulation to City departments and external agencies.
3. At the SPRC meeting staff and agencies will comment on the proposal and will outline the required conditions of Site Plan Approval and conditions to be included in a Section 41 Development Agreement. Standard Site Plan Approval conditions, delegated under Section 41 of the *Planning Act*, R.S.O 1990, can be viewed at: <https://www.kitchener.ca/en/development-and-construction/site-plans.aspx>
4. Following the SPRC meeting, a formal Conditional Site Plan Approval letter will be provided to the applicant. This letter will include the red lined Site Plan, the required conditions of Site Plan Approval and the conditions to be registered on title in a Section 41 Development Agreement.
5. In order to obtain Full Site Plan Approval, the applicant will provide an updated Site Plan to address the required revisions identified in the red lined Site Plan and proceed to work with appropriate staff to clear all of the other required conditions of approval. The updated Site Plan plan must be in the City's standard template Site Plan format.

SITE PLAN DRAWING SUBMISSION REQUIREMENTS

Drawings submitted in support of this application must comply with the submission requirements. The Acknowledgement (pg. 2) must be signed in this regard.

1. Existing Site Conditions Plan

- Plans are required to be drawn in one of the following metric scales – 1:100, 1:200, 1:250, 1:300, 1:400, 1:500 or 1:1000.
- All plans are required to be folded to legal size (8 1/2" x 14") or smaller, with the title block visible in the lower right hand corner of the drawing sheet.
- General requirements as follows:

Shown N/A

| | |
|--------------------------|---|
| <input type="checkbox"/> | North Arrow; |
| <input type="checkbox"/> | Location of driplines, including location of existing landscaped areas and tree cover; |
| <input type="checkbox"/> | Location of existing driveways, paved areas and gravelled-surfaced areas; |
| <input type="checkbox"/> | Location of buildings to be demolished and buildings to be retained; |
| <input type="checkbox"/> | Existing topography of the land, showing contour lines. Severe slopes are to be clearly illustrated showing both top and bottom of banks; |
| <input type="checkbox"/> | Existing service connections and on-site sewage system, if applicable; |
| <input type="checkbox"/> | Existing surrounding land use; |
| <input type="checkbox"/> | Existing streams, creeks, ponds, wetlands and marshes; |
| <input type="checkbox"/> | ESPA boundaries; |
| <input type="checkbox"/> | Flood line boundaries; |
| <input type="checkbox"/> | Location of existing driveways on adjacent properties. |

2. Proposed Site Plan

- Plans are required to be drawn in one of the following metric scales – 1:100, 1:200, 1:250, 1:300, 1:400, 1:500

General requirements:

Shown N/A

| | |
|--------------------------|--|
| <input type="checkbox"/> | North Arrow; |
| <input type="checkbox"/> | A key map showing the location of the property; |
| <input type="checkbox"/> | True dimensions, bearings and area of the property; |
| <input type="checkbox"/> | Location and dimensions of all existing and proposed buildings and structures including basements, mezzanines; electrical transformer pads and/or electrical transformer enclosures; |
| <input type="checkbox"/> | Street names, street lines and curb locations; |
| <input type="checkbox"/> | Assignment of unique building identifiers (e.g. A, B, C or through addressing) where more than one building exists or is proposed on a lot; |
| <input type="checkbox"/> | Building entrances and exit doors; |

Zoning review:

| | |
|--------------------------|--|
| <input type="checkbox"/> | Dimensions of all yards (e.g. setbacks of all buildings, structures from property lines); |
| <input type="checkbox"/> | Location of off-street parking (typical and barrier free) and loading areas including their dimensions and setbacks of such areas from property lines. (Note: All underground parking designs are to be shown on a separate plan); |
| <input type="checkbox"/> | Location, height and type of fencing; |
| <input type="checkbox"/> | Location of landscaped areas; |
| <input type="checkbox"/> | Location of outdoor storage areas; |
| <input type="checkbox"/> | Location and extent of easements, rights-of-way, restrictive covenants, etc., on the subject property. A note on the plan must explain the nature of the encumbrance. |
| <input type="checkbox"/> | Location and extent of any easements, rights-of-way over adjacent properties in favour of the subject property (e.g. mutual driveways). A note on the plan must explain the nature of the encumbrance; |

Parking and Site Circulation:

- Required right-of-way widenings and property dedications;
- Required road improvements;
- Required 7.5 m corner visibility triangles;
- Required 4.57 m driveway visibility triangles, including those for existing driveways on adjacent properties
- New driveway entrances (and existing facilities to be removed or relocated to construct new driveways);
- Width of driveways and aisles at the entrance to the site, accessing parking stalls and loading areas;
- The location of outdoor containers and/or vaults, central storage and collection areas, or other facilities for the storage of garbage and other waste or recyclable materials;
- Location of existing and proposed sidewalks and pedestrian facilities, including connections to public sidewalks (identify surface type);
- Location of road intersections and driveways across the street and adjacent to the subject property;
- Directional traffic arrows on pavement, one way arrows, left turn arrows, etc.

Other information:

- Storm water management area, if required (shown conceptually);
- Location of septic tile field;
- Location of Fire Department connection(s), if any, and the nearest fire hydrants; 6m centreline 12m turning radius and width of Fire Department access routes;
- Location, length and exposed height of retaining walls including height and type of guards at top (retaining walls higher than 1.0 metre will require a P.Eng. stamp during the building permit application process);
- Location, width and gradient of barrier-free access to the building entrance;
- Location of any wall openings located less than 1.2 metres from interior lot lines;
- Location of existing and proposed multiple unit identification signs, if applicable;
- Location of proposed firewalls (if any, if known);

Title Block & Site Data Table Information:

- Title block including project title or proposed use of building, project address or location, owner's/developer's name and address, agent's name and address, scale, date of issue of drawing, title project (job) number, drawing number and revisions suffix and designer's name, address, telephone number and professional seal;
- Number of dwelling units and total unit count by bedroom type;
- Number of parking (including barrier-free) and loading spaces required and proposed;
- Percentage (%) lot coverage of: buildings, concrete asphalt surfaces, landscaped areas and gravel surfaced areas;

Digital Submission Requirements:

- The file must be prepared in .dwg (AutoCAD) or .dgn (MicroStation) and formatted using the City of Kitchener standard title block.
- All line-work for the site plan drawing should be contained within The City of Kitchener standard site plan title block (see example drawing below)
- Submit the site plan, on The City of Kitchener standard site plan title-block in MODEL SPACE
- Use only the applicable layers of Proposed Site Plan on the City of Kitchener Standard site plan title block.
- The drawing must be specifically formatted to be CLEAR AND LEGIBLE in an 8 1/2" x 11" (letter) format printout using the City of Kitchener pen settings.
- The City of Kitchener Standard Site Plan Title-block must be scaled proportionally to fit the site plan drawing.
- Use only standard, true type, font types
- Edit the Title-block text to enter the site owner's name, site address, current date, site plan number (if known), and property legal description.
- Edit the Title-block text layer 'Site Statistics', as applicable,
- Drawing units are to be in metric.
- All data is to be contained on title block layers as described in the table entitled Standard Title Block Layer Properties, as applicable.
- Only the content described under each respective layer's "Description of Content" shall be allowed.
- Purge all old or extra drawing layers
- All line work should be closed. i.e. All lines that meet must be snapped together.
- Use of hatch pattern in CAD files should be kept to a minimum.

Please Do Not:

- overwrite the assigned symbology, or layer colours.
- redraw title-block
- use your own Site Statistics formatting.
- xref any files. (Bind xref files through the xref manager under the Insert menu.)
- attach any raster images to the CAD file submitted.
- include any layers other than those contained in the City of Kitchener standard site plan title-block

Do not include the following on the submitted 8 1/2" x 11" (letter) Digital Site Plans:

(PLEASE NOTE: This only applies to the City's standard template site plan)

- Company Stamps or Logos
- Legends
- Key Maps
- Additional North Arrows
- References To Other Drawings
- Features 'To Be Removed'
- Commercial Names
- Point Elevations
- Slopes
- Grading Lines
- Swales
- Trees
- Cross Sections
- Inside Building Details
- Bound Layers
- Empty Layers
- Truck Turning Circles
- Setback lines

Special Consideration:

- Label all Grassed or Sodded or Seeded areas as LANDSCAPED
- Include car stacking illustration for drive-through establishments
- Label all flush curbs and roll-over curbs

Resources:

Information regarding The City of Kitchener site plan submission requirements can be found on the City of Kitchener website at:
<https://www.kitchener.ca/en/development-and-construction/site-plans.aspx>

The City of Kitchener standard site plan title block and pen settings (.dwg file) can be found at:
https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_Standard_site_plan_title_block.zip

Information regarding Standard Title Block Layer Properties and Content can be found at:
https://www.kitchener.ca/en/resourcesGeneral/Documents/DSD_PLAN_Site_plan_title_block_instructions.Pdf

The City of Kitchener title block (.dwg file) and colour dependent plot style table (.ctb file) can also be received upon request by phone at 519-741-2200 ext.7851