

Site Plan Requirements

A Site Plan is a bird's eye view of your property as if you were looking down at it from above. A site plan shows everything that is on your property now. This includes the footprint of any building (home, garage, storage sheds, decks and patios) and any other improvements such as driveways, walkways, fences, swimming pools, etc. on the property. A site plan should also show any proposed buildings or improvements. Dimensions should be included for each item, and **drawings should be done to scale**.

A site plan is necessary when applying for a building or development permit. This may include a fence, an addition to your home, a new deck, storage shed, even freestanding a sign. Plan 360 uses the site plan to understand exactly what you wish to do, and to determine two important design issues: setback and lot coverage.

The site plan you prepare must include:

- ✓ Location (with dimensions) of all buildings and structures on the property
- ✓ Civic address
- ✓ PID (property identification number) - available on your tax bill or from Service New Brunswick
- ✓ All utility and municipal easements
- ✓ Water courses and/or wetlands
- ✓ Date and signature

