

## Drawing Standards

### Draft Plan

The Planning Act requires that the applicant shall provide cops of a draft plan as may be necessary. The Drawing shall show all information prescribed in Section 16.1 and 34 (10.1 & 10.2) of the Planning Act. The plan must be drawn to scale with boundaries certified by an Ontario Land Surveyor and include the applicants' certificate. All drawing dimensions must be shown in metric units.

Information to be shown on the draft plan under section 51 (17) of the planning act, r.s.o., 1990

1. the boundaries of the land proposed to be subdivided, certified by an Ontario Land Surveyor;
2. the locations, widths and names of the proposed highways within the proposed subdivision and of existing highways on which the proposed subdivision abuts;
3. on a small key plan, on a scale of not less than one centimetre to 100 metres, all of the land adjacent to the proposed subdivision that is owned by the applicant or in which the applicant has an interest, every subdivision adjacent to the proposed subdivision and the relationship of the boundaries of the land to be subdivided to the boundaries of the township lot or other original grant of which the land forms the whole or part;
4. the purpose for which the proposed lots are to be used;
5. the existing uses of all adjoining lands;
6. the approximate dimensions and layout of the proposed lots;
7. natural and artificial features such as buildings and other structures or installations, railways, highways, watercourses, drainage ditches, wetlands and wooded areas within or adjacent to the land proposed to be subdivided;
8. the availability and nature of domestic water supplies;
9. the nature and porosity of soil;
10. existing contours or elevations as may be required to determine the grade of the highways and the drainage of the lands proposed to be subdivided;
11. the municipal services available or to be available to the land proposed to be subdivided; and
12. the nature and extent of any restrictions affecting the land proposed to be subdivided, including restrictive covenants or easements

**Site Plan (Conceptual Site Development Plan)**

1. Title of plan and municipal address
2. Once a City File Number is issued, it must be shown on the drawing
3. Scale must be shown (for Site Plan Application scale should be 1:200)
4. All measurements shall be in metric units only
5. North arrow
6. Summary statistics showing the lot area, lot coverage, including the building height, gross building floor area (existing and proposed), floor area to be demolished, landscape area ratio, density and proportion of different uses
7. Location and dimensions of all existing and proposed buildings, including porches, garbage disposal facilities and accessory structures
8. Building setbacks to all lot lines
9. Key plan showing the location of the site within the City of Brampton with reference to nearest intersection of public roads.
10. Current use of abutting lands
11. Existing and proposed street widenings
12. All proposed access locations and their widths plus existing access locations on properties abutting and on the opposite side of roads from the subject property
13. Layout of parking spaces, aisles and driveways
  - a. Dimensions of parking spaces, aisles and driveways should also be displayed
14. Location and size of existing and proposed landscape areas (i.e. trees, shrubs, berming, sodding, walkways, etc )
15. Location and dimensions of all hard surface driveways, walkways and patios
16. Depict the full width of the municipal roadway, including all existing pavement markings
17. Location and details of easements
18. Location of existing and proposed service lines (i.e. gas, water, sewer)
19. Location of temporary construction and material storage
20. Any artificial or man-made features (i.e. watercourses, swales, woodlots, etc.) on or adjacent to the site
21. Existing and proposed contours when significant alterations to grade are proposed (Only for Official Plan Amendment and Zoning By-law Amendment applications)

**Elevations** (for each side of the house or detached garage) and **Roof Plans** shall illustrate:

1. Title of plan and Scale (NOTE: All measurements shall be in metric units only.)
2. Grade level
3. Type and colour of external building materials
4. Roof slopes
5. Building dimensions

**Floor Plans**

1. Title of plan and Scale (NOTE: All scales and measurements shall be in metric units only)
2. Overall dimensions and dimensions of each room and space
3. Use of rooms and space
4. Size, type (material), spacing and location of all structural members including beams, lintels, columns, joists, bearing walls and partitions
5. Material and sizes of all components of floor, wall and ceiling assemblies
6. Location of all plumbing fixtures

**Property Survey:**

1. Boundaries and dimensions of the subject property;
2. Location, size, type of all existing buildings and structures on the subject property including the distance of all buildings or structures from the front, rear, and side lot lines;
3. Locations of all natural and artificial features (buildings, railways, roads, watercourses, wooded areas, wells and septic tanks);
4. Certified by an Ontario Land Surveyor.

**Surveyor's Certificate: (only for SUB and Condo)**

The Certificate will include the following:

- Residential: Lot/Block Number, Area (in Metres) with minimum 1 decimal, Frontage (in Metres) with minimum 1 decimal, Land Use Type
- All other lot/blocks: Lot/Block Number, Area (in Metres) with minimum 1 decimal, Frontage (in Metres) with minimum 1 decimal, Land Use Type

**GIS Requirement (only for Official Plan Amendment, Zoning By-law Amendment and Site Plan Applications)**

- One (1) digital CAD file of the plan in MicroStation DGN (2D) or AutoCAD DWG (2D) format.
- The digital drawing must be georeferenced. The standard coordinate system for the City is Universal Transverse Mercator (UTM) Zone 17 with the North American Datum 1983 (NAD83).
- The map units for all features in the file must be in metric, set to metres and un-scaled (1:1). A base seed file for a specific area is available upon request from Planning, Building & Economic Development Department. The plan must be specifically formatted to be clear and legible in preferably 24" x 36" (Architectural D size) landscape print format. It should be proportionally scaled by the applicant to fit their plan.
- Applicable Layers/levels must be as set out in the Level Structure (as shown in Appendix A) and is provided within the base seed file.