

3 SITE DEVELOPMENT

3.1 Introduction

This section has been developed to assist the Site Plan applicant, its consultants and contractors to achieve a comprehensive approach for engineering approvals. This guide is intended to supplement the City's Design Criteria (Section 1 - Municipal Infrastructure) by summarizing the design requirements for Site Plans.

An application for a Site Servicing Permit may be made in conjunction with, or in addition to, an application for Site Plan approval. The Site Plan application should be made through either the Development Planning Department or the Building Standards Department and the Site Servicing Permit application should be made through the Building Standards Department, depending on whether the Site Plan is classified as a "complex site plan" or a "simple site plan". As a rule of thumb, a site that abuts a regional road and/or is a commercial development usually goes through the "complex site plan" 'DA' process and therefore the Development Planning Department would coordinate the application. A "simple site plan" 'BP' is coordinated through the Building Standards Department. Either coordinating department will require an Engineering review of the application.

The information that follows will assist the applicant in achieving a satisfactory engineering submission for both the Site Plan application and the Site Servicing Permit application.

It should again be noted that in both cases the Development Engineering Department does not receive submissions directly from the applicant, rather, the applicant submits to the appropriate coordinator either in the Development Planning Department or the Building Standards Department, as explained above.

PAGE INTENTIONALLY LEFT BLANK

PAGE INTENTIONALLY LEFT BLANK