City of BRANDON

Site Plan Requirements
Accessory Uses for Residential Properties Only

The site plan must be drawn to scale with all dimensions clearly labeled in metric and submitted in paper format or electronically in PDF format showing:
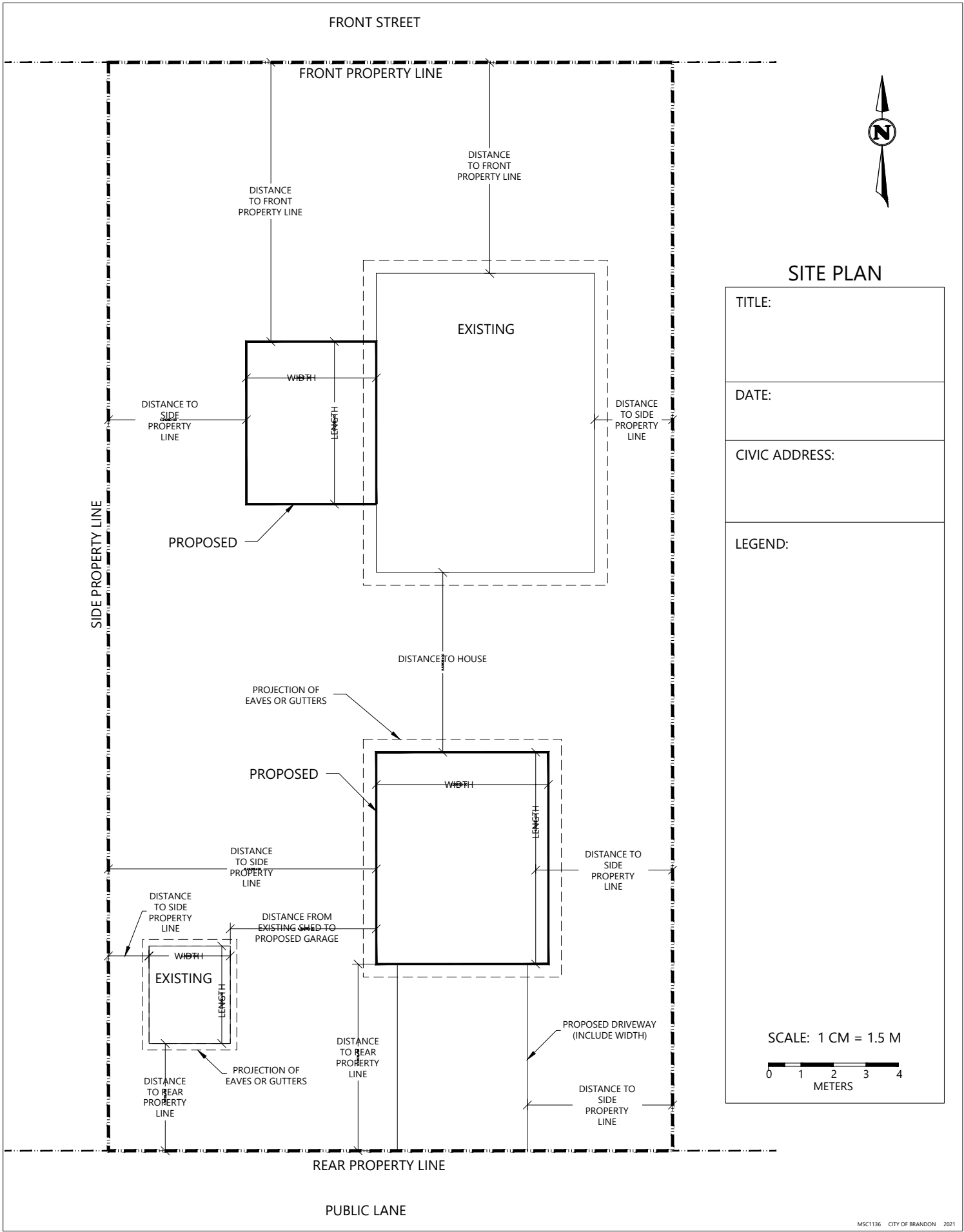
		Applicant	Staff
1.	Title and date (latest revision)	☐	☐
2.	North arrow (oriented to top of page)	☐	☐
3.	Location (civic address and legal description)	☐	☐
4.	Drawing scale	☐	☐
5.	Legend for all symbols, hatching and shading	☐	☐
6.	Property lines and all adjacent public streets and lanes	☐	☐
7.	Existing & proposed buildings and structures	☐	☐
8.	Setbacks (distances) to all property lines from all existing and proposed structures, and between existing and proposed structures	☐	☐
9.	Dimensions of proposed building(s) and/or structure(s)	☐	☐
10.	Surface treatment(s) of all areas	☐	☐
11.	Existing / proposed roadways, driveways, laneways, aisles (including curbing and/or wheel stops, if applicable)	☐	☐
12.	Utility facilities on or near the property (e.g. hydro poles, gas meters)	☐	☐

* The list above is a typical list and, since every project is unique, additional requirements might be applicable.

Also, have you considered the following?

1. "Call Before You Dig!" Contact all utility services, such as water and telephone, to locate their facilities on your property before doing any construction on your property.
2. Are you installing a pool or hot tub? Do you have overhead hydro lines on your property? If you answered "yes" to both questions, check with Manitoba Hydro on minimum clearances of pools and hot tubs from overhead hydro lines.
3. Do you know if you have easements registered against the Title to your property? Easements may impose additional restrictions on your property beyond the City's by-laws. You may check with the Brandon Land Titles Office on confirming the existence of easements registered against the Title to your property and details on those easements.

Site Plan Checklist - Residential Accessory Only

REV 3/25

FRONT STREET

FRONT PROPERTY LINE

DISTANCE
TO FRONT
PROPERTY LINE

DISTANCE
TO FRONT
PROPERTY LINE

EXISTING

SITE PLAN

TITLE:

DATE:

DISTANCE TO
SIDE
PROPERTY
LINE

WIDTH

LENGTH

DISTANCE
TO SIDE
PROPERTY
LINE

CIVIC ADDRESS:

PROPOSED

LEGEND:

SIDE PROPERTY LINE

DISTANCE TO HOUSE

PROJECTION OF
EAVES OR GUTTERS

PROPOSED

WIDTH

LENGTH

DISTANCE
TO SIDE
PROPERTY
LINE

DISTANCE TO
SIDE
PROPERTY
LINE

DISTANCE
TO SIDE
PROPERTY
LINE

DISTANCE FROM
EXISTING SHED TO
PROPOSED GARAGE

WIDTH

LENGTH

EXISTING

PROPOSED DRIVEWAY
(INCLUDE WIDTH)

SCALE: 1 CM = 1.5 M

DISTANCE
TO REAR
PROPERTY
LINE

PROJECTION OF
EAVES OR GUTTERS

DISTANCE TO
SIDE
PROPERTY
LINE

0   1   2   3   4
METERS

DISTANCE
TO REAR
PROPERTY
LINE

REAR PROPERTY LINE

PUBLIC LANE