

TOPOGRAPHIC SURVEY REQUIREMENTS

The survey needs to include:

- The PID (Property Identifier Number)
- Legal description (found on tax notice)
- Street address, street name(s) and location, as well as location and width of any lane(s)
- Dimensions of site and site area, including north arrow
- Existing Lane dedications, registered easements, encroachments and right-of-ways must be indicated on the surveys
- Ultimate property line
- Location and exterior dimensions of all proposed and retained buildings on the site.
- Existing grades at each of the four corners of the site
- Existing grades along dividing lot lines of neighbouring lots spaced 3 metres apart.
- Location and grades at the top and bottom of wall on each side of any existing retaining walls at each end of a retaining wall section and at regular intervals of approximately every 3 metres
- Existing grades at the corners of existing buildings
- Existing grades within 3 metres of neighbouring properties. Including existing building corners; decks; stair landings; corners of any paved area (one centre elevation is sufficient if areas is less than 10 sq. m [53.8 sq. ft.] and the slope is less than 1%); using geodetic datum.
- Existing grades at the main floor and Basement or Cellar elevations
- Elevations along the centre line of the gutter and back of the walk at property lines, lane cross-sections
- Grades along the centre line of the lane opposite to the centre line of the accessory building envelope (if lane paved, elevations must also be shown along the centreline of the gutter)
- Elevations of the gutter line, center line, and opposing gutter line of any street adjacent to the development site
- Elevations along the property line, edge of pavement, and center line of both sides of any lane adjacent to the development site
- Location of existing street crossings
- Adjacent signage, street lighting, utility poles, easements, on-site and off-site utilities, basement elevation, any changes in grade, top and bottom elevations of retaining walls (if applicable)
- Rim and invert elevations of all storm and sanitary manholes and catch basins adjacent to, and upstream and downstream of the subject property. Contact Engineering if manholes are inaccessible
- Nearest fire hydrant
- Tree Survey Information:
 - Location, height & diameter of all stumps 20 cm (8") caliper or greater
 - Location of all existing trees (including adjacent property trees within 4 m [13.1'] of the property line and trees on City lands) that are 20 cm (8") in diameter or greater (and all multi-branching trees where the combined diameter of the three largest stems equal 20cm (8") or greater) when measured 1.4 metres (4.5') above the ground
 - Location of all existing trees on City lands (including adjacent property) within 10m [32.8'] of the property line)
 - Record diameter at breast height for each tree that measures 20cm DBH or more
 - Tree grades (existing tree base elevations) for all trees on City lands and on private property, exceeding 20cm (8") DBH that are affected by development
 - Record the drip line (crown of the trees or extent of tree branches) and tree species or type of trees. Please note: properties subject to a Streamside Protection and Enhancement Development Permit will require survey shots at five, ten and fifteen metres from ravines and/or top of bank of watercourse, respectively