

## Site Plans must:

- ✓ Be drawn to scale
- ✓ Identify the property, by PID or civic address
- ✓ Show the property lines
- ✓ Show access to the property
- ✓ Show parking areas
- ✓ Show existing and future buildings
- ✓ Dated with the name of person who prepared it
- ✓ Be drawn in black and white

## Sites Plans may also require:

- The location of sewerlines or waterlines
- Location of wells or septic field, if applicable
- Landscaping, such as shrubs and trees
- Amenity areas, such as playgrounds
- Future expansion plans (dashed lines)
- Proposed subdivision lines (dashed)
- Any significant environmental features such as streams, slopes, exposed bedrock, wetlands
- The development or building envelope
- Dimensions, as requested
- Other \_\_\_\_\_

## What is a Development Envelope ?

- ◇ This may be required on a site plan for development agreements (DA).
- ◇ If the DA does not apply to the entire lot, then the area where the DA will apply is called the development envelope.

## What is a Site Plan?

- ◇ Site plans are drawings with an overhead perspective that show the layout of the site.

## Why a Site Plan?

- ◇ Site plans are required for development agreements, site plan approvals and some development permit applications.

## What is a Building Envelope?

- ◇ If the exact location of the proposed building is not known when the site plan is submitted, then an approximate area, must be shown on the site plan where the building will be constructed.

## Other Important Information

- ◇ The Planning Department does **not** require a professional to prepare a site plan. However, site plans need to be clearly drawn and legible and have all the necessary information. Surveyors, engineers and planners can be hired to prepare site plans.

## For More Information

Municipality of the County of Kings  
Community Development Services  
P.O. Box 100, 87 Cornwallis St.  
Kentville, NS B4N 3W3  
Email: [planning@county.kings.ns.ca](mailto:planning@county.kings.ns.ca)  
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# Explaining Site Plans

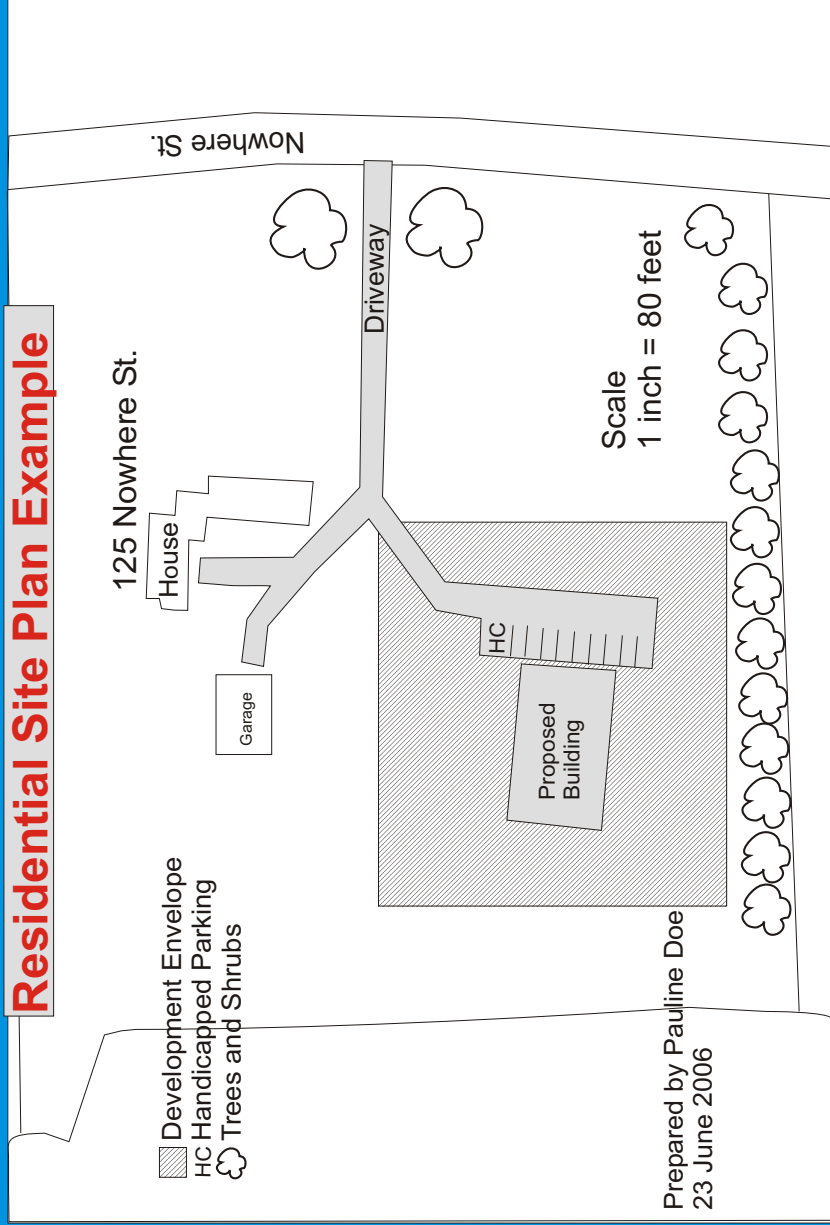


The information provided will inform the public on what the Planning Department requires for any Site Plans to be submitted as part of a proposal.

## Information Brochure

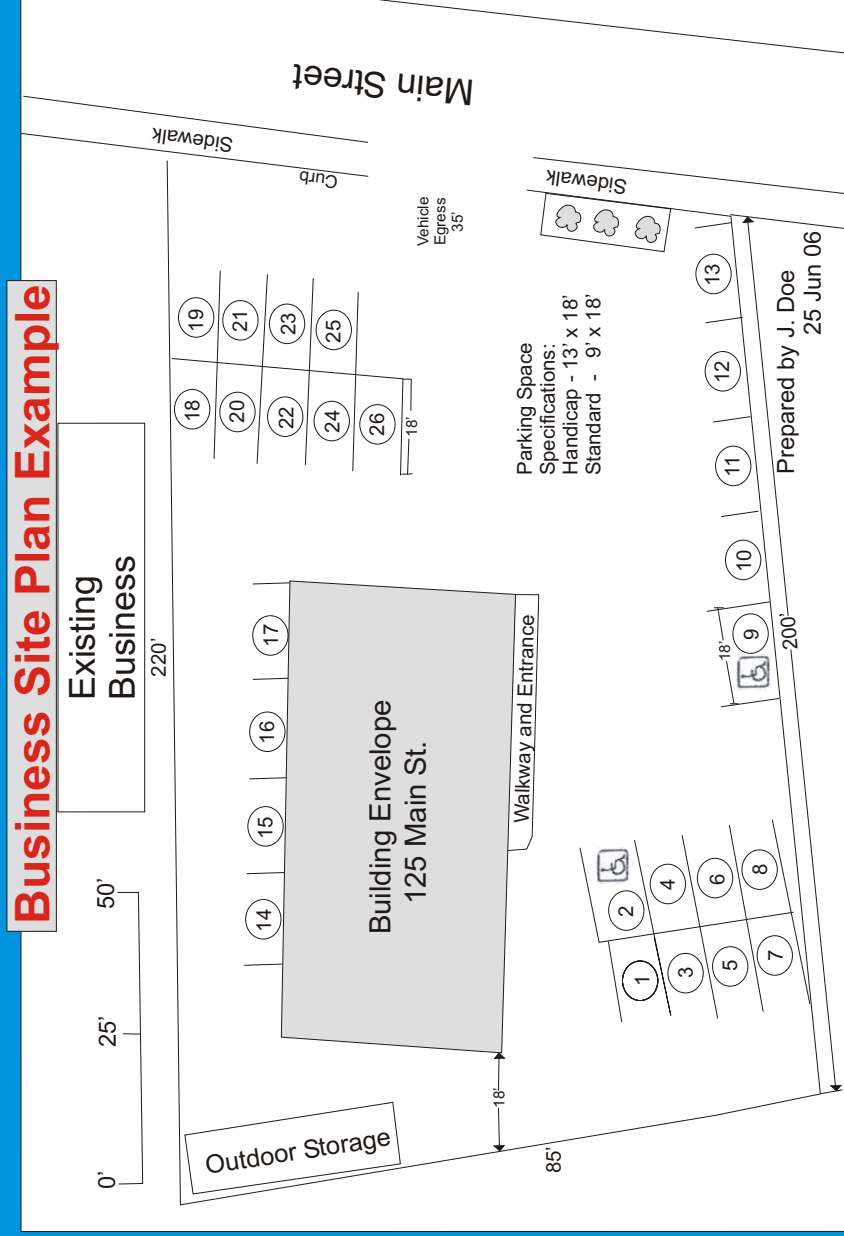
Municipality of the County of Kings

# Residential Site Plan Example



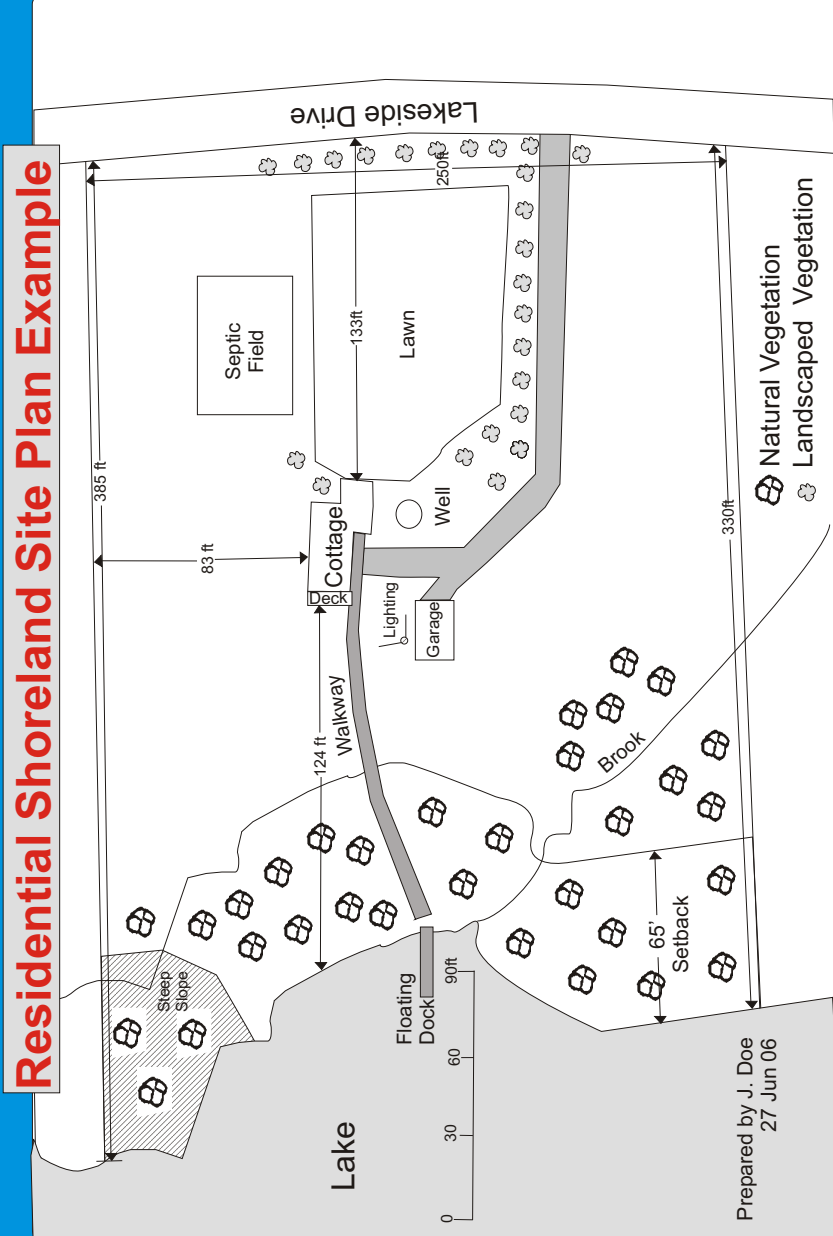
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# Business Site Plan Example



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# Residential Shoreland Site Plan Example



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