



# Development Application Submission Checklist

## Planning and Development Services

### Development Application Information

Applicant	Project Name (if applicable)	Pre-Application or Application Number (if applicable)
Property Address or Legal Description		PID

The following checklist identifies submission materials required based on application type. Application forms, guides, and resources can be accessed at [www.scrd.ca/planning-applications/](http://www.scrd.ca/planning-applications/)

#### All submissions must meet the following general standards:

- Applications and materials submitted must be clear, legible, and precise.
- Measurements must be provided in metric.
- Submissions must be final versions and dated. **Drafts will not be accepted.**
- PDF documents must be combined into sets, flattened, and clearly named.
- Each submission prepared by a registered professional must be signed, sealed, and dated.
- Submit your application to [planning@scrd.ca](mailto:planning@scrd.ca).

If your submission email is over **14 Mb**, please attach only the [Development Application Form](#) and [Development Application Checklist](#) and request a file upload link.

### SECTION A - FORMS AND DOCUMENTS

✓ REQUIRED

? CONFIRM IF REQUIRED

NOT REQUIRED

APPLICATION REQUIREMENTS	APPLICATION TYPE										Staff Use Only	Applicant Use Only
	Tree Cutting Permit	Development Permit (DP)	Development Variance Permit (DVP)	OCP and/or Zoning Bylaw Amendment	Temporary Use Permit (TUP)	Subdivision	Frontage Waiver	Strata Conversion	Board of Variance	Other		
See the <a href="#">Development Application Submission Details</a> pages below for details on each item.											Check Box If Required	Check Box If Provided
<b>Check All Applications Submitted:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
1. <a href="#">Development Application Form</a>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
2. <a href="#">Development Application Checklist</a> (this form)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
3. <a href="#">Current Title Certificate</a> (within 30 days)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
4. <a href="#">Registered Charges on Title</a>	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
5. <a href="#">BC Company Summary</a> (if applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
6. <a href="#">SCRD Statement of Conformance Form</a>		✓									<input type="checkbox"/>	<input type="checkbox"/>
7. <a href="#">Project Proposal Letter (Rationale Statement)</a>			✓	✓	✓				?	?	<input type="checkbox"/>	<input type="checkbox"/>
8. <a href="#">Development Impact Statement</a>				✓	✓					?	<input type="checkbox"/>	<input type="checkbox"/>

# Development Application Submission Checklist

## SECTION B - PLANS AND DRAWINGS

✓ REQUIRED

? CONFIRM IF REQUIRED

NOT REQUIRED

### All plans and drawings must meet the following standards:

- All plans and drawings must be internally consistent with the overall development proposal.
- All plans and drawings must be to scale, adequately dimensioned, and legible. Extraneous information should be removed to increase readability.
- Plans and drawings should be formatted to 11" x 17" and flattened to remove any comments or previous markup.

APPLICATION REQUIREMENTS	APPLICATION TYPE										Staff Use Only	Applicant Use Only
	Tree Cutting Permit	Development Permit (DP)	Development Variance Permit (DVP)	OCP and/or Zoning Bylaw Amendment	Temporary Use Permit (TUP)	Subdivision	Frontage Waiver	Strata Conversion	Board of Variance	Other		
See the <a href="#">Development Application Submission Details</a> pages below for details on each item.												
<b>Check All Applications Submitted</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Check Box If Required	Check Box If Provided
9. <a href="#">Site Plan</a> (Download <a href="#">Sample Site Plan</a> )	✓	✓	✓	✓	✓		✓	✓	✓	?	<input type="checkbox"/>	<input type="checkbox"/>
10. <a href="#">Certified Topographic Plan</a>	?	?	?	?	?				?	?	<input type="checkbox"/>	<input type="checkbox"/>
11. <a href="#">Architectural Plans</a>		?	?	?	?				?	?	<input type="checkbox"/>	<input type="checkbox"/>
12. <a href="#">Landscape Plan</a>		?	?	?	?				?	?	<input type="checkbox"/>	<input type="checkbox"/>
13. <a href="#">Preliminary Subdivision Plan</a>		?		?	?	✓	✓	✓		?	<input type="checkbox"/>	<input type="checkbox"/>
14. <a href="#">Building Strata Plan</a>								✓		?	<input type="checkbox"/>	<input type="checkbox"/>
15. <a href="#">Stormwater Management Plan</a>		?	?	?	?					?	<input type="checkbox"/>	<input type="checkbox"/>
16. <a href="#">Preliminary Servicing Plan</a>				?	?	?				?	<input type="checkbox"/>	<input type="checkbox"/>
17. <a href="#">Tree Management Plan</a>	?	?	?	?	?					?	<input type="checkbox"/>	<input type="checkbox"/>

### Site Plan must include:

- Civic address(es), north arrow, and standard scale
- Measurements in metric
- Adjacent roads with names
- Location, dimensions, and area of existing lots, proposed lots, proposed road dedication, and proposed park dedication. Existing and proposed property lines should be distinguished with labels and different colours
- Location, dimensions, and areas of encumbrance (e.g., covenant, easement, rights-of-way)
- Present natural boundaries of all waterbodies/watercourses and associated tops-of-bank (e.g., lakes, rivers, streams, ponds, drainage channels, wetlands)
- Location of all environmental setbacks (e.g., waterbody/watercourse, floodplain, and geotechnical setbacks)
- Location and width of vehicular access(es) from an adjacent road
- Location and dimensions for surface parking/loading spaces
- Location of any overhead or underground power lines
- Location of all fencing and retaining walls
- Location, dimensions, and lot coverage for all structures with distances to relevant structures **and the underlined items above**
- Distances for all setbacks from lot lines to building faces and building projections as well as the distances between building faces and building projections.
- Location, dimensions, and area of common open area, outdoor amenity area, and private outdoor area if required in the zone

The present natural boundary and legal property boundary do not always coincide. Confirm all boundaries with a BC Land Surveyor.

# Development Application Submission Checklist

## SECTION C - REPORTS AND ASSESSMENTS

✓ REQUIRED

? CONFIRM IF REQUIRED

NOT REQUIRED

All reports and assessments must meet the following standards:

- The report or assessment should be prepared in accordance with any provided Terms of Reference. Consult with staff prior to commencing the professional report or assessment to confirm the required parameters and content.
- Must include a statement that the SCRД may rely on the report with respect to the specific application type(s) the report is being submitted for.

APPLICATION REQUIREMENTS	APPLICATION TYPE										Staff Use Only	Applicant Use Only
See the <a href="#">Development Application Submission Details</a> pages below for details on each item.	Tree Cutting Permit	Development Permit (DP)	Development Variance Permit (DVP)	OCP and/or Zoning Bylaw Amendment	Temporary Use Permit (TUP)	Subdivision	Frontage Waiver	Strata Conversion	Board of Variance	Other	Check Box If Required	Check Box If Provided
<b>Check All Applications Submitted</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. <a href="#">Riparian Assessment</a>	?	?	?	?	?				?	?	<input type="checkbox"/>	<input type="checkbox"/>
19. <a href="#">Conditions and Impact Assessment (CIA)</a>		?	?	?	?				?	?	<input type="checkbox"/>	<input type="checkbox"/>
20. <a href="#">Arborist Report</a>	✓	?	?	?	?				?	?	<input type="checkbox"/>	<input type="checkbox"/>
21. <a href="#">Geotechnical Assessment</a>	?	?	?	?	?				?	?	<input type="checkbox"/>	<input type="checkbox"/>
22. <a href="#">Hydrological Assessment</a>		?		?	?				?	?	<input type="checkbox"/>	<input type="checkbox"/>
23. <a href="#">Environmental Assessment</a>	?		?	?	?				?	?	<input type="checkbox"/>	<input type="checkbox"/>
24. <a href="#">Traffic Assessment</a>			?	?	?				?	?	<input type="checkbox"/>	<input type="checkbox"/>
25. <a href="#">Infrastructure Assessment</a>			?	?	?	?				?	<input type="checkbox"/>	<input type="checkbox"/>
26. <a href="#">Archeological Impact Assessment</a>		?	?	?	?					?	<input type="checkbox"/>	<input type="checkbox"/>
27. <a href="#">Landslide Assessment Assurance Statement</a>		?	?	?	?					?	<input type="checkbox"/>	<input type="checkbox"/>
28. <a href="#">Flood Assessment Assurance Statement</a>		?	?	?	?				?	?	<input type="checkbox"/>	<input type="checkbox"/>

## SECTION D - APPLICANT CONFIRMATION

By signing and dating this application submission checklist, I hereby:

- Declare that I have consulted with planning staff, if necessary, and my application submission is complete and correct.
- Acknowledge that my application may be rejected as incomplete if any of the required information is missing.
- Understand that additional information may be required in accordance with Bylaw 522.

Applicant Signature	Date
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Personal information on this application form is collected for the administration, enforcement and processing of this application. Personal information is collected under the authority of the Freedom of Information and Protection of Privacy Act (FIPPA), Local Government Act and SCRД bylaws. By submitting this application, you consent that all information submitted in support of this application, may be required to be available for public inspection in accordance with SCRД Bylaws and the FIPPA. If you have any questions about the collection of personal information, contact the SCRД Information and Privacy Coordinator at [legislative@scrd.ca](mailto:legislative@scrd.ca) or 604-885-6800.

Revised: 2026-06-23



# Development Application Submission Details

Planning and Development Services

## SUBMISSION ITEM DETAILS

FORMS AND DOCUMENTS	DETAILS
<b>1. Development Application Form</b>	The Development Application Form must be completed by the applicant and reviewed and approved by all property owners. Download at <a href="http://www.scrd.ca/planning-applications/">www.scrd.ca/planning-applications/</a> .
<b>2. Development Application Checklist</b>	The Development Application Checklist must be completed to ensure all applications are complete. Planning staff can assist in reviewing which items must be submitted. Can be downloaded at <a href="http://www.scrd.ca/planning-applications/">www.scrd.ca/planning-applications/</a> .
<b>3. Current Title Certificate</b>	A current Title Search (dated within 30 days of the application) must be provided by the applicant. <a href="#">A Title Search can be obtained the Land Title and Survey Authority of British Columbia (LTSA)</a> . The SCRД can obtain Title documents for an additional fee at the time of application.
<b>4. Registered Charges on Title</b>	Registered Charges (e.g., restrictive covenants, easements, rights-of-way) on title and any associated plans must be provided by the applicant. <a href="#">Registered charges and plans can be obtained from the Land Title and Survey Authority of British Columbia (LTSA)</a> . The SCRД can obtain Title documents for an additional fee at the time of application.
<b>5. BC Company Summary</b>	A BC Company Summary must be provided when the registered owner is a corporation. <a href="#">A BC Company Summary can be obtained from a Service BC location, BC Online, or BC Registries and Online Services</a> .
<b>6. SCRД Statement of Conformance Form (SOC)</b>	An <a href="#">SCRД Statement of Conformance Form (SOC)</a> must be provided with any report required in a Development Permit Area. The SOC must be completed by the qualified professional to demonstrate that the report has addressed relevant guidelines of the applicable Development Permit Area. This statement and accompanying assessment report must be submitted by the applicant as part of a complete Development Permit application. Download at <a href="http://www.scrd.ca/planning-applications/">www.scrd.ca/planning-applications/</a> .
<b>7. Project Proposal Letter (Rationale Statement)</b>	A Project Proposal Letter or Rationale Statement must include a brief project overview and details about: how the proposal meets the SCRД's applicable bylaws, policies, and guidelines; describe any proposed variances and relevant rationale considering the <a href="#">SCRД Board Policy for Development Variance Permits</a> .
<b>8. Development Impact Statement</b>	A Development Impact Statement must indicate the potential impact of the proposed development on surrounding land uses and public facilities such as schools, park land, public space and other potential amenities such as public transit. This must include an assessment of the potential impact of the development on public infrastructure and community services such as water supply, sewage disposal, fire protection systems, solid waste disposal and recycling.
PLANS AND DRAWINGS	DETAILS
<b>9. Site Plan</b>  Download <a href="#">Sample Site Plan</a>	<b>Site Plan must include:</b> <ol style="list-style-type: none"> <li>Civic address(es), north arrow, and standard scale</li> <li>Measurements in metric</li> <li>Date the plan was prepared and date of any subsequent revisions</li> <li>Adjacent roads with names</li> <li>Location, dimensions, and area of existing lots, proposed lots, proposed road dedication, and proposed park dedication. Existing and proposed property lines should be distinguished with labels and different colours</li> <li>Location, dimensions, and area of all <u>encumbrances</u> (e.g., covenant, easement, rights-of-way)</li> <li>Present natural boundaries of all <u>waterbodies/watercourses</u> and <u>associated tops-of-bank</u> (e.g., lakes, rivers, streams, ponds, drainage channels, wetlands)</li> <li>Location of all <u>environmental setbacks</u> (e.g., waterbody/watercourse, Streamside Protection and Enhancement Area (SPEA), floodplain, and geotechnical setbacks)</li> <li>Location and width of vehicular access(es) from an adjacent road</li> <li>Location and dimensions for surface parking/loading spaces</li> <li>Location and dimensions for any existing or proposed sewage disposal fields</li> <li>Location of all fencing and retaining walls</li> </ol>

	<ul style="list-style-type: none"> <li>m. Location, dimensions, and lot coverage for all structures with distances to relevant structures <b>and the underlined items above</b></li> <li>n. Distances for all setbacks from lot lines to building faces and building projections as well as the distances between building faces and building projections.</li> </ul>
<p><b>10. Certified Topographic Plan</b></p>	<p><b>Certified Topographic Plan must include:</b></p> <ul style="list-style-type: none"> <li>a. Signature and seal of a BC Land Surveyor (BCLS)</li> <li>b. Legal description, north arrow, and standard scale</li> <li>c. Date the plan was prepared and date of any subsequent revisions</li> <li>d. Adjacent roads with names and road rights-of-way widths</li> <li>e. Location, dimensions, and area of existing lots, proposed lots, proposed road dedication, and proposed park dedication. Existing and proposed property lines should be distinguished with labels and different colours</li> <li>f. Location, dimensions, and area of all <u>encumbrances</u> (e.g., covenant, easement, rights-of-way)</li> <li>g. Location and present natural boundaries of all <u>waterbodies/watercourses</u> and <u>associated tops-of-bank</u> (e.g., lakes, rivers, streams, ponds, drainage channels, wetlands)</li> <li>h. Location of all <u>environmental setbacks</u> (e.g., waterbody/watercourse, Streamside Protection and Enhancement Area (SPEA), floodplain, and geotechnical setbacks)</li> <li>i. Location and width of vehicular access(es) from an adjacent road</li> <li>j. Location, dimensions, and lot coverage for all structures with distances to the relevant lot lines, structures, <b>and the underlined items above</b></li> <li>k. Existing grades at key locations throughout the site</li> <li>l. Existing topographic contours with 1 metre intervals, and location of natural slopes greater than 15% as well as greater than 25% with indication of the elevation of the crest and toe of these slopes</li> <li>m. Location of all existing trees on or adjacent to the site with a diameter of 20 cm or greater</li> </ul>
<p><b>11. Architectural Plans</b></p>	<p><b>The Architectural Plans must include:</b></p> <p><b>General</b></p> <ul style="list-style-type: none"> <li>a. Signature and seal of an Architect for practice requiring an Architect under the Professional Governance Act Architects Regulation</li> <li>b. Civic address(es), north arrow, and standard scale</li> <li>c. Measurements in metric (imperial can follow in parenthesis)</li> <li>d. Date the plan was prepared and date of any subsequent revisions</li> <li>e. Table specifying site and development details/statistics, including:             <ul style="list-style-type: none"> <li>▪ Parcel area</li> <li>▪ Floor area</li> <li>▪ Parcel coverage</li> <li>▪ Building height</li> </ul> </li> </ul> <p><b>Site Plan</b></p> <ul style="list-style-type: none"> <li>f. Refer to submission requirements for "<a href="#">Site Plan</a>"</li> </ul> <p><b>Floor and Roof Plans</b></p> <ul style="list-style-type: none"> <li>g. Floor plans for all levels</li> <li>h. Floor plans specifying the gross floor area with a spatial and numerical breakdown of floors areas including those exempted from gross floor area calculations (See definition of floor area in relevant <a href="#">Zoning Bylaw</a>)</li> <li>i. Floor plans specifying the location of building faces and building projections as well as the distances between building faces and building projections</li> <li>j. Roof plans with indication of rooflines and eaves</li> </ul> <p><b>Elevation Plans and Cross Sections</b></p> <ul style="list-style-type: none"> <li>k. Elevation plans with elevations for existing grades, proposed finished grades, each floor/level, and the overall height of the building or structure in accordance with the <a href="#">SCRD Building Height Guide</a>.</li> </ul>

	<ul style="list-style-type: none"> <li>l. Elevation plans and cross sections identifying existing and proposed property lines and distinguishing between them with labels and different colours</li> <li>m. Cross sections through the site and building(s) at several locations</li> </ul>
<p><b>12. Landscape Plan</b></p>	<p><b>The Landscape Plans must include:</b></p> <p><b>General</b></p> <ul style="list-style-type: none"> <li>a. Signature and seal of a Landscape Architect</li> <li>b. Civic address(es), north arrow, and standard scale</li> <li>c. Measurements in metric</li> <li>d. Date the plan was prepared and date of any subsequent revisions</li> <li>e. Plans in colour</li> <li>f. Landscape Plans are to be coordinated with other plans, including the <a href="#">Tree Management Plan</a>, <a href="#">Stormwater Management Plan</a>, <a href="#">Riparian Assessment</a>, and <a href="#">Conditions and Impact Assessment (CIA)</a>.</li> </ul> <p><b>Site Plan</b></p> <ul style="list-style-type: none"> <li>g. Refer to submission requirements for "<a href="#">Site Plan</a>"</li> </ul> <p><b>Planting Plan</b></p> <ul style="list-style-type: none"> <li>h. Location, quantity, botanical name, common name, and size of plants with a distinction between trees and shrubs</li> </ul> <p><b>Soil Volume Plan</b></p> <ul style="list-style-type: none"> <li>i. Location, depth, and type (e.g., structural soil) of soil for all planting</li> </ul> <p><b>Hardscape and Permeability Plan</b></p> <ul style="list-style-type: none"> <li>j. Location and details of paved surfaces and other landscaping materials</li> <li>k. Location and size of permeable and impermeable areas</li> </ul> <p><b>Furnishing Plan</b></p> <ul style="list-style-type: none"> <li>l. Location and details of all furnishings (e.g., benches, gazebos, pergolas, playgrounds, bicycle racks, mailboxes, on-site lighting)</li> </ul> <p><b>Common Open Area, Outdoor Amenity Area, and Private Outdoor Area Plan</b></p> <ul style="list-style-type: none"> <li>m. Location, dimensions, and details for any common open, outdoor amenity, and private outdoor areas</li> </ul> <p><b>Grading and Retaining Wall Plan</b></p> <ul style="list-style-type: none"> <li>n. Finished grades at key locations throughout the site with an indication of the location of any retaining walls with bottom-of-wall and top-of-wall elevations, and distances between adjacent retaining walls</li> </ul> <p><b>Fencing Plan</b></p> <ul style="list-style-type: none"> <li>o. Location and details for all fencing with a clear connection between the location, type, and height of fencing</li> </ul>
<p><b>13. Preliminary Subdivision Plan</b></p>	<p><b>The Preliminary Subdivision Plan must include:</b></p> <p><b>General</b></p> <ul style="list-style-type: none"> <li>a. North arrow, legal description and civic addresses of all lots included in the subdivision</li> <li>b. Civic address(es), north arrow, and standard scale</li> <li>c. Measurements in metric</li> <li>d. Date the plan was prepared and date of any subsequent revisions</li> <li>e. Location, dimensions, and area of existing lots, proposed lots, proposed road dedication, and proposed park dedication. Existing and proposed property lines should be distinguished with labels and different colours</li> <li>f. Location, dimensions, and setbacks of any existing buildings and structures which will be retained</li> <li>g. Existing topographic contours with 2 metre intervals, and location of natural slopes greater than 15% as well as greater than 25% with indication of the elevation of the crest and toe of these slopes</li> <li>h. Visual indication of the minimum usable area for each lot</li> <li>i. Visual indication of any hooked lots</li> <li>j. Indication for each lot as to whether it will be a fee-simple lot or a bare land strata lot</li> <li>k. Where a subdivision is proposed to be phased over time, the plan should indicate the order in which the development is proposed to be phased</li> </ul>

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	<ul style="list-style-type: none"> <li>l. Location, dimensions, and area of all encumbrances (e.g., covenant, easement, rights-of-way)</li> <li>m. Location and present natural boundaries of all waterbodies/watercourses and associated tops-of-bank (e.g., lakes, rivers, streams, ponds, drainage channels, wetlands)</li> <li>n. Location of all environmental setbacks (e.g., waterbody/watercourse, Streamside Protection and Enhancement Area (SPEA), floodplain, and geotechnical setbacks)</li> <li>o. Location and width of vehicular access(es) from an adjacent road</li> <li>p. Location of all proposed utilities, services, percolation test holes, sewage disposal fields, and sources of domestic water (to be included in a <a href="#">Preliminary Servicing Plan</a> where applicable)</li> </ul>
<b>14. Building Strata Plan</b>	A Building Strata Plan must be completed by a BC Land Surveyor to delineate how an existing lot would be divided into strata lots within partially or completely constructed buildings and common property for those strata lots.
<b>15. Stormwater Management Plan</b>	A stormwater management plan must be completed by a professional engineer with expertise in hydrology. The plan establishes the hydrology, drainage, and stormwater quality of the subject site under existing conditions, identifies impacts from the proposed development on these items, and recommended solutions to mitigate and manage these impacts are required.
<b>16. Preliminary Servicing Plan</b>	A Preliminary Servicing Plan must be completed by a Professional Engineer to identify potential servicing connectivity. The Utility Engineering department may require demand modelling analysis for Community Water and Sewer systems. Please consult with the Utility Engineering Department before preparing a Preliminary Servicing Plan.
<b>17. Tree Management Plan</b>	A Tree Management Plan must be completed by a Landscape Architect or Certified Arborist to visually identify existing trees on the site and their critical root zones with specification as to whether the trees are intended to be removed or retained. For trees intended to be retained, the Tree Management Plan should identify the location and details of the Tree Protection Zone and include recommendations for suitable temporary fencing.
<b>REPORTS AND ASSESSMENTS</b>	<b>DETAILS</b>
<b>18. Riparian Assessment</b>	A Riparian Assessment must be completed by a Qualified Environmental Professional where development is provided within a Riparian Assessment Area. The assessment must establish the Streamside Protection and Enhancement Area (SPEA), evaluate the effects of the proposed development on natural features, functions, and conditions in the SPEA in accordance with the <i>Riparian Areas Protection Regulation</i> . Riparian Assessments must be submitted by the QEP directly to the Province for approval.
<b>19. Conditions and Impact Assessment (CIA)</b>	A Conditions and Impact Assessment is a component of a Riparian Assessment that must be completed by a Qualified Environmental Professional where development has occurred within the Streamside Protection and Enhancement Area (SPEA). The assessment must document existing conditions within the SPEA, evaluate the effects of the existing development on natural features, functions, and conditions, and recommend restoration or mitigation measures that must be taken to restore natural features, functions and conditions in the SPEA in accordance with the <i>Riparian Areas Protection Regulation</i> . The CIA and Riparian Assessment must be submitted a by the QEP directly to the Province for approval.
<b>20. Arborist Report</b>	An Arborist Report must be completed by a Certified Arborist or Registered Professional Forester to assess trees proposed to be removed on the subject site. The report must document the number, size, species, and condition of trees proposed to be cut and provide recommendations for tree replacement.
<b>21. Geotechnical Assessment</b>	A Geotechnical Assessment must be completed by a Qualified Geotechnical Professional for proposed developments subject to natural hazardous conditions. The assessment must evaluate the geotechnical suitability of the subject site for the intended use, identify any natural hazards or geotechnical constraints affecting the proposed development, and recommend measures to mitigate identified risks.
<b>22. Hydrological Assessment</b>	A Hydrological Assessment must be completed by a Professional Engineer with expertise in hydrogeology to evaluate existing groundwater conditions and aquifer characteristics on and adjacent to the subject site. The assessment must identify potential impacts of the proposed development on groundwater and aquifer resources and recommend measures to mitigate those impacts and protect groundwater quality and quantity.
<b>23. Environmental Assessment</b>	An Environmental Assessment must be completed by a Qualified Environmental Professional to assess existing natural conditions and identify opportunities for enhancement and restoration. An Environmental Impact Assessment is a specialized version of an Environmental Assessment that considers the impact of a proposed development on existing natural conditions.
<b>24. Traffic Assessment</b>	A Transportation Assessment must be completed by a Professional Engineer with expertise in transportation planning to evaluate the impact of a proposed development on transportation patterns and traffic flow. The assessment must estimate vehicle trips generated by the proposed development, analyze impacts on existing highways, intersections, and adjacent land uses, identify conflicts with pedestrians, trails, and wildlife corridors, and provide parking, loading, and internal circulation requirements. Traffic flow breakdowns by

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	time of day, day of week, land use activity, and directional splits are required. The assessment must identify any highway improvements needed to accommodate generated trips including costs and funding sources and recommend solutions to traffic problems including transit and alternative route opportunities. Note that the Ministry of Transportation and Transit may have requirements for developments affecting provincial roads or highways.
<b>25. Infrastructure Assessment</b>	An Infrastructure Assessment must be completed by a Professional Engineer to evaluate the impact of a proposed development on local infrastructure. The assessment must estimate water and sewer demand generated by the proposed development, analyze existing water supply, sewage treatment and disposal, and surface drainage systems, identify options available for servicing the proposed development, identify any deficiencies in existing systems, and outline required capital works including estimated costs and potential funding sources. In the case of phased development, the assessment must address demand and servicing requirements for each phase.
<b>26. Architectural Assessment</b>	An Architectural Assessment must be completed by a qualified professional for proposed developments within a development permit area designated for form and character. The assessment must evaluate the aesthetic value and visual character of the proposed development, including building massing, scale, exterior materials, and design features, and demonstrate how the development integrates with adjacent land uses, public amenity areas, and the natural environment. The assessment must also address lighting, noise, and air quality impacts associated with the proposed development.
<b>27. Archeological Impact Assessment</b>	An Archeological Impact Assessment must be completed by a Qualified Professional to assess any archaeological resources and identify the impact of a proposed development on any archaeological resources. Refer to the Province's <a href="#">Archeological Impact Assessments</a> page for more information.
<b>28. Landslide Assessment Assurance Statement</b>	A Landslide Assessment Assurance Statement (LAAS) must be submitted with any report that contains a landslide risk assessment. The LAAS must accompany the assessment report and be sealed by the qualified professional. Download here: <a href="#">Landslide Assessment Assurance Statement (LAAS)</a>
<b>29. Flood Assurance Statement</b>	A Flood Assurance Statement (FAS) must be submitted with any report that contains a flood risk assessment. The FAS must accompany the assessment report and be sealed by the qualified professional. Download here: <a href="#">Flood Assurance Statement (FAS)</a>