

APPENDIX C

Topics or Studies for a Complete Application

ERO # 025-0462: Proposed Regulations – Complete Application

What topics or studies should be identified as being permitted to be required by municipalities as part of a complete application?

- **Land Use Considerations:**
 - Planning Justification Report: Explains how the proposal aligns with planning policies and zoning.
 - Heritage Impact Statement: Evaluates impacts on nearby heritage properties or districts.
 - Archaeological Assessment: Identifies potential archaeological resources on site.
 - Urban Design Brief: Outlines design strategy and principles.
 - Streetscape Plan: Illustrates streetscape improvements and compliance with municipal standards.
 - Shadow Analysis: Assesses shadow impacts on adjacent properties and public spaces.
 - Park/Open Space Concept Plan: Describes proposed recreational spaces and features.
 - Landscape Plan: Shows vegetation retention and proposed landscaping features.
 - Character Impact Analysis: Evaluates how the development respects the area's existing character.
 - Wind Study: Assesses pedestrian-level wind conditions and impacts.
 - Lighting/Photometric Plan: Details lighting fixture placement, type, and illumination levels.
- **Engineering Considerations:**
 - Stormwater Management Report: Addresses drainage, flood prevention, and property protection.
 - Grading and Servicing Plan: Confirms appropriate site grading and service connections.
 - Geotechnical Study: Reviews soil stability and suitability for development.
 - Hydrogeological Study: Assesses groundwater conditions and potential impacts.
 - Land Use Compatibility Assessment: Identifies conflicts with nearby sensitive uses (e.g. industrial operations, major roads, waste facilities).
 - Air Quality Study: Evaluates emissions and recommends mitigation.
 - Noise and Vibration Study: Analyzes impacts from nearby sources and proposes mitigation (e.g. railways, highways)
- **Environmental Considerations:**
 - Environmental Implementation Report/Environmental Impact Study/Environmental Impact Assessment (EIR/EIS/EIA): Reviews effects on natural heritage features and systems (e.g. wetlands, woodlands, wildlife).
 - Hydraulic/Floodplain Analysis: Assesses flood risks in vulnerable areas.

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- Fish Habitat Assessment: Evaluates impacts on aquatic ecosystems.
- Migratory Bird Study: Reviews potential impacts on bird species and habitats.
- Tree Inventory and Preservation Plan: Identifies trees for protection or removal.
- Environmental Site Assessments (Phase I & II): Identifies site contamination risks and ensure human and environmental health.
- Climate Adaptation/Mitigation Study: Ensures development aligns with municipal goals for resilience and greenhouse gas reduction.
- Coastal Engineering Report: Evaluates impacts on shoreline areas.
- Erosion and Sediment Control Plan: ensures that activities due to the placing or dumping of fill, removal of top soil and alteration of grade do not have a negative impact on the receiving storm drainage system.
- **Transportation Considerations:**
 - Transportation Impact Study (TIS): Evaluates traffic flow, capacity, and intersection performance.
 - Parking Justification Study: Assesses parking requirements and supply.
 - Active Transportation Plan: Reviews pedestrian and cycling access and connectivity.
 - Pedestrian Circulation Plan: Illustrates internal site movement patterns.
 - Transportation Demand Management Plan: Proposes strategies to reduce car dependency.
- **Servicing Considerations:**
 - Functional Servicing Study: Provides servicing design requirements, preliminary sizing of water and wastewater infrastructure, layout of roads and preliminary sizing and location of stormwater management facilities for subdivisions or other major development applications.
 - Water and Wastewater Servicing Report: Confirms available infrastructure capacity.
 - Utility Co-ordination Plan: Reviews utility needs and confirms co-ordination with service providers.
- **Financial Considerations:**
 - Market Impact Study: Assesses demand and potential market effects of development.
 - Financial Impact Study: Evaluates long-term financial impacts on municipal budgets.
 - Capital Impact Assessment: Estimates infrastructure costs and timelines.