

Concept Plan Application (New Concept Plan or Major Amendment)

#	Document Name	Description	Required / Optional
1	Proposed Concept Plan	Includes proposed wording, figures, maps etc. for the Concept Plan or Major Amendment	Required
2	Concept Plan Summary Letter	Provide a summary of the proposed Concept Plan or Amendment. Where applicable, provide an analysis of the Official Community Plan, Sector Plan, Zoning Regulations, existing land uses, and proposed development statistics.	Required
3	Traffic Impact Study	Professional Analysis. Contact Development Review for further information.	Optional
4	Environmental Site Assessment	Professional Analysis. Contact Development Review for further information.	Optional
5	Heritage Impact Assessment	Professional Analysis. Contact Development Review for further information.	Optional
6	Hydro Geological Assessment	Professional Analysis. Contact Development Review for further information.	Optional
7	Noise and Vibration Study	Professional Analysis. Contact Development Review for further information.	Optional
8	Natural Area Screening	Professional Analysis. Contact Development Review for further information.	Optional
9	Wetland Mitigation Plan	Professional Analysis. Contact Development Review for further information.	Optional
10	Servicing Report	Professional Analysis. Contact Development Review for further information.	Optional
11	Letter of Consent	If the applicant is not the owner of the property, a letter of consent will need to be submitted (form is accessible through the ePermitting application).	Optional