

Formal Application, Review & Revision, Recommendation

Land Development Review Procedures: Stage 2

Formal Application Review Considerations

Environmental	Liabilities & Obligations	Health & Safety	Cultural Heritage	Laws, Policies, & Governance	Financial & Economic Risks	Infrastructure
<ul style="list-style-type: none"> Habitat Fish & Wildlife Water Quality & Quantity Air Quality Soil Health Vegetation Species at Risk Environmental Hazards Invasive Species Climate Change & Ecosystem Shifts Cumulative Effects 	<ul style="list-style-type: none"> Interests & Encumbrances First Nations Land Registry System Limits on Liabilities, Defenses, & Immunities Insurance 	<ul style="list-style-type: none"> Housing Community Walkability Food Security Social Programs & Services Education Childcare Safe & Reliable Employment Access to Land & Waterways 	<ul style="list-style-type: none"> Traditional Knowledge Archeological Areas Ancestral & Burial Grounds Sacred & Ceremonial Sites Medicine Growing Areas Traditional & Cultural Uses Place Names 	<ul style="list-style-type: none"> Land Use Plan, Zoning Laws Applicable First Nation, Federal & Provincial Laws Design Guidelines Permitting Process Community Engagement Requirements Land Advisory Committee Role Delegated Authority Legal tools for Enforcement 	<ul style="list-style-type: none"> Fees & Cost Recovery Land Valuation Taxation Project Feasibility Investment & Project Financing Lease Rates Loans Financial Administration 	<ul style="list-style-type: none"> Water & Wastewater Solid Waste Management Natural Assets Green Infrastructure & Stormwater Management Engineering Standards Transportation Servicing & Servicing Agreements