



## Vegetation Management Plan and Landscape Plan Checklist for Site Plan Review

Development Engineering - Engineering Services - Integrated Planning and Public Works

Second Floor, Waterloo City Centre  
100 Regina Street South, PO Box 337 Stn Waterloo

Waterloo, Ontario N2J 4A8

**Property Address:** \_\_\_\_\_

**Date of Preconsultation Meeting:** \_\_\_\_\_

**Contact of Landscape Reviewer:** \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

**Instructions:** Applicant shall check ("X") requirements which are significant to this application at this time. These requirements may be modified with the submission of additional information. Use this checklist as a guide to prepare a complete submission for both Vegetation Management Plan, and Landscape Plan (with details) for review by City staff in support of the Site Plan Review Committee's (SPRC) Recommendation for Approval. This list shall be used in conjunction with applicable sections of the current City of Waterloo Urban Design Manual and Development Engineering Manual. Landscape design must comply with CPTED design principles and City of Waterloo's Accessibility Guidelines.

### A. General Submission Requirements

#### Plan Preparation Requirements:

- Vegetation Management Plans (and report, if required) must be prepared by a Landscape Architect, Registered Professional Forester, or qualified Arborist.
- Landscape Plans must be prepared and sealed by a Landscape Architect (Full Member).

#### Submission Coordination Requirements:

**IT IS THE RESPONSIBILITY OF THE APPLICANT** to coordinate both the Vegetation Management Plan and Landscape Plan submissions with the Site, Engineering (Servicing, Grading, and Construction Staging), and Electrical/Site Lighting Plan submissions. Provide notation on each individual plan indicating that the plans have been coordinated.

1	Vegetation Management Plan
2	Arborist Report (required if large amount of vegetation exists on site or if significant work will occur within the TPZ of trees to be preserved)
3	Landscape Plan including details
4	Cost estimate – representing the total value of landscape works, provided in an itemized breakdown to determine 50% of total that will be provided in the form of a Letter of Credit as a security for the completion of landscape works. Provide at final submission.
5	Digital Submission of Final Approved Plan: PDF format (CAD drawing may be required)

### B. General Plan Requirements

6	Project Name, municipal address
7	Consultant Information in Title Block
8	Seal and Signature of Landscape Architect/qualified professional

	9	Initials of individual who prepared the plans
	10	North Arrow
	11	Key Plan
	12	Legend
	13	Scale (metric) and graphic bar scale
	14	Property limits and R.O.W., surveyed and labeled
	15	Existing and proposed conditions / improvements
	16	All utilities, servicing, light standards, hydro poles and overhead wires, fire hydrants, etc.
	17	<p>For landscape plans, clearly identify/label the location(s) of existing/proposed :</p> <ul style="list-style-type: none"> <li>a. Snow storage</li> <li>b. visibility triangles flanking the driveway entrance(s) to the site</li> <li>c. hydro infrastructure, including transformers, duct banks and easements, if any</li> <li>d. gas meter(s)</li> <li>e. extents of any underground structures (i.e., parking, basements, transformer vaults, etc.), if any</li> <li>f. exterior garbage storage</li> <li>g. swales</li> <li>h. fire department connections</li> <li>i. light standards</li> <li>j. window wells, (if any)</li> </ul>

#### **C. Vegetation Management Plan (VMP) Requirements**

	18	Identify locations of all existing vegetation on site. Individual tree locations must correspond with tag numbers. Locations of trees, particularly boundary trees and trees on adjacent properties must be accurate to the satisfaction of City staff.
	19	Identify locations of all existing vegetation located within six (6) metres of the site on adjacent private and/or public properties. Refer to the City's Street Tree Bylaw (No. 2014-078) for protection and removal requirements for boulevard trees.
	20	Provide a Tree Inventory Schedule, which includes species (common and botanical names), condition, trunk size (diameter at breast height), drip line/canopy size, identification tag number of the tree, minimum Tree Protection Zone, location (site, adjacent private property with address, shared boundary tree with address, public ROW, etc.), and recommendation action to indicate whether the tree is proposed to be preserved, preserved with impact, removed, or transplanted. This list should include recommendation action for existing trees identified on adjacent properties.
	21	Identify on the VMP existing trees proposed to be removed, preserved, preserved with impact, or transplanted. Each category noted must have individual graphic representation and must correspond with the Tree Inventory Schedule.
	22	Recommend that the proposed built form footprints consider the mature vegetation on site early in the design process, and seek out all reasonable site solutions for preservation and incorporation into the proposed site plan. Mature vegetation should be preserved where possible in accordance with section G of the SPRG and justifications for removal should be provided.
	23	<p><b>Every effort must be made to preserve and protect existing vegetation that is located on adjacent properties.</b> If there is potential impact to or proposed removal of boundary trees and/or trees located on adjacent properties, documentation must be provided to the Site Plan Review Committee which indicates that the adjacent property owner(s) are aware of the proposal and the potential harm to existing vegetation.</p> <p>Documentation shall be in the form of a Letter of Understanding and shall include the following minimum requirements:</p> <ul style="list-style-type: none"> <li>a. Development Address</li> <li>b. Date</li> </ul>

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		<ol style="list-style-type: none"> <li>4. All tree clearing shall be in accordance with the federal <i>Migratory Birds Convention Act, 1994</i>, and the provincial <i>Endangered Species Act, 2007</i>. Clearing activities shall be completed in accordance with all recommended bird nesting windows and the protection of Species at Risk habitat.</li> <li>5. Tree Protection Fencing (TPF) shall be certified by the Consultant to be in compliance with the approved Vegetation Management Plan. Upon receipt of TPF certification and a satisfactory site inspection by an Engineering Services Landscape Representative, final approval shall be granted by City Staff prior to the commencement of any work or vegetation removals.</li> <li>6. Tree preservation fence will remain installed for the duration of construction.</li> <li>7. Any trees identified to be preserved that are impacted by development (further to the approved VMP plan) will be replaced with the same species or an approved alternate, to the satisfaction of the City of Waterloo, at a minimum of 70 mm caliper size for deciduous trees and a minimum 250 cm height for coniferous trees.</li> <li>8. Any root and branch pruning of existing vegetation to be preserved on site shall be in conformance with current ANSI A300 Standards.</li> <li>9. Every effort to preserve and protect vegetation located on adjacent properties will be undertaken during construction/site works</li> <li>10. Approvals as granted by the City of Waterloo through the Site Plan approval process do not supersede any civil or common law property rights. It is the applicant/Owner's responsibility to: <ol style="list-style-type: none"> <li>a. determine ownership and coordinate and obtain approvals of: <ol style="list-style-type: none"> <li>i. Any removal of a shared boundary tree or tree located on adjacent property;</li> <li>ii. Any injury to a shared boundary tree or tree located on adjacent property;</li> <li>iii. Encroachment and access requirements;</li> </ol> </li> <li>b. resolve any property disputes;</li> <li>c. and ensure compliance with all applicable laws.</li> </ol> </li> <li>11. Where impact/injury to preserved shared boundary trees or trees on adjacent properties has been identified the applicant agrees to provide an assessment of the impact to the long-term health of each tree, to be prepared by a qualified expert (i.e. Certified Arborist).</li> <li>12. The City recommends that the Owner obtain written owner acknowledgement and approval of the required work and potential impacts where potential injury has been identified within the TPZ.</li> <li>13. All trees located on shared property boundaries or on adjacent properties that are proposed to be removed (as identified on this plan or in the accompanying arborist report) will have Owner approval documented through a signed Letter of Understanding for each property to be provided prior to Site Plan Approval.</li> </ol>
	28	<p>Prior to the issuance of the building permit, the following items are required to be submitted to the Landscape Representative from Engineering Services:</p> <ul style="list-style-type: none"> <li>▪ A letter of certification for the installed tree preservation fencing; and</li> <li>▪ A request for the landscape representative to complete an inspection of the tree protection fencing.</li> </ul> <p>The City must accept the installed tree protection fencing prior to the issuance of the Building Permit. It is the developer's responsibility to ensure that required tree protection fencing is maintained in accordance with the approved plans during the course of construction and that any breaches are repaired immediately.</p>
<b>D. Landscape Plan and Detail Requirements</b>		
<b>i) Planting Requirements</b>		
	29	Provide a proposed plant list, including key, quantity, botanical and common names of proposed plant materials, size and condition (ie W.B., potted etc), minimum on-centre spacing, and comments (tree-form, specimen etc.)
	30	Native, salt, and/or drought tolerant plant species are encouraged to respond to site-specific conditions such as adjacent high-traffic/parking areas, natural areas, etc.
	31	<p><u>Minimum required plant sizes:</u></p> <ul style="list-style-type: none"> <li>• deciduous trees: 70mm caliper W.B. for street trees, 50mm caliper W.B. for all other site development, columnar or multi-stem form trees subject to City discretion</li> <li>• coniferous trees: 250cm height</li> <li>• shrubs: #3 container, <b>and</b> 60cm height for deciduous shrubs</li> <li>• perennials/ornamental grasses: #1 container</li> <li>• groundcovers: 10cm container</li> </ul>
	32	Proposed plant materials must be spaced adequately and provided in appropriate quantities to minimize weed growth and future maintenance requirements.

33	Coordinate plant materials proposed with those existing on adjacent properties as well as existing buildings or structures on adjacent properties.
34	<p>Identify any required Regional Municipality of Waterloo and City of Waterloo daylight corners. The minimum City of Waterloo requirements are:</p> <ul style="list-style-type: none"> <li>• 3m x 15m visibility triangle at street intersections (corner lots)</li> <li>• 3m x 3m visibility triangle alongside any driveway access and property line</li> </ul> <p>Consider visibility restrictions within the designated visibility triangle including any potential obstructions and planting heights. Note that the maximum height of plant materials at maturity that may be located within the visibility triangle is 50cm height.</p>
35	<p>Landscape buffers to be provided at site perimeters, particularly where low-rise residential/sensitive land uses are adjacent. The following minimum standards shall apply:</p> <ul style="list-style-type: none"> <li>• minimum 1.5m width to support planting, 3m or more is preferred</li> <li>• plant material height shall be a minimum of 1.5m tall at time of installation where low-rise residential is adjacent</li> <li>• maximize tree planting, particularly of large-canopied species</li> <li>• provide all-season interest/screening through a variety of plant species</li> <li>• buffers should be provided without encroachment from any buildings, structures, enclosures, parking areas, driveways, retaining walls, ramps or other impervious areas</li> </ul> <p>Refer to the Urban Design Manual (<a href="http://www.waterloo.ca/UDM">www.waterloo.ca/UDM</a>), Part 4 – Site Plan Review Guidelines, Section H – Landscape &amp; Buffers, Section ii for graphic examples of landscape buffers.</p>
36	Provide enhanced planting where visibility into site occurs from public areas such as from the street. Front and flankage landscaping shall include large canopy trees, all-season foundation plantings, etc.
37	<p>Provide street trees within the public Right-of-Way. Refer to current City of Waterloo's <i>List of Preferred Species for Street Trees</i> for species recommendations. Alternative species may be acceptable subject to City Staff approval. Ensure that any tree plantings located below overhead utility lines are in line with applicable utility/City standards.</p> <p><u>Street Tree Layout Standards:</u></p> <ul style="list-style-type: none"> <li>• Boulevards must be a minimum of 1.5m in width or more where trees are proposed</li> <li>• Tree layout shall be centered within the boulevards with widths of less than 2.5m</li> <li>• Trees shall be spaced 8m on centre for large canopy species; 6m on centre for small canopy species</li> </ul> <p><u>Minimum setbacks:</u></p> <ul style="list-style-type: none"> <li>• Sidewalk and other impervious surface: 1.0 m</li> <li>• Major underground utilities: 1.0m</li> <li>• Centreline of any underground servicing: 2.0 m</li> <li>• Water valves: 3.0 m</li> <li>• Light Standard: 3.0 m</li> <li>• Utility Pole: 3.0 m</li> <li>• Fire Hydrants: 3.0 m</li> <li>• Transformers: 1.5 m to 3.0 m from opening</li> <li>• Driveway Access or Curb Cut: 3.0 m</li> <li>• Regulatory Traffic Signs: 9.0 m</li> <li>• Outside of the daylight visibility triangle at vehicle road accesses and intersections</li> </ul> <p>Regional Arterial Roads: Street trees shall be native species per <i>Tree and Shrubs Native to the Regional Municipality of Waterloo and Invasive Alien Herbaceous Species</i>, 1993. Tree planting shall be in accordance with the <i>Context Sensitive Regional Transportation Corridor Design Guidelines</i>, June 2010. Proposed trees shall not obstruct commercial/business signage. (Note: referenced documents available upon request).</p>
38	Planting medium/topsoil shall be provided in continuous beds where plant material is proposed. Clearly indicated in notes or planting details.

		<p>Minimum depth requirements:</p> <ul style="list-style-type: none"> <li>• 900mm depth where trees are proposed</li> <li>• 600mm depth where shrubs or perennials/ornamental grasses are proposed</li> </ul>
	39	Provide genetic diversity in species proposed. No one genus should represent more than 30% of the total plantings proposed on a site.
	40	Address recommendations from wind study/opinion letter through site landscaping.
	41	<p>Include the following City Standard landscape notes as applicable to the application:</p> <ol style="list-style-type: none"> <li>1. All Landscape Drawings are fully coordinated with the Vegetation Management Plan, Site Plan, Lighting, and Engineering submissions.</li> <li>2. Any plant material substitutions must be to the satisfaction of the City of Waterloo.</li> <li>3. Any work or access required within the Right-of-Way will require a work permit from either the City of Waterloo or the Regional Municipality of Waterloo (as applicable) prior to the start of the work.</li> <li>4. A one (1) year warranty will be implemented for all landscape materials in accordance with the Site Plan Agreement.</li> </ol>
<b>ii) Urban Planting Situations</b>		
	42	<p>Provide shading of impervious areas including parking areas, driveway accesses and plazas as well as at other strategic locations such as near outdoor amenity space and along walkways/sidewalks. Consider the following design features and strategies to maximize tree planting across the site:</p> <ul style="list-style-type: none"> <li>• Landscape medians and islands within parking areas</li> <li>• Tree grates or planters with soil cells</li> <li>• Large canopy tree planting at perimeters</li> </ul>
	43	<p>Provide landscaped areas (including trees) over underground or raised parking structures. Include the following information:</p> <ul style="list-style-type: none"> <li>• Detailed cross section(s) of the roof/structure to the planting bed/raised planter and materials proposed within</li> <li>• Indicate the minimum depth of planting medium</li> </ul>
	44	<p>Provide proposed green roof and/or rooftop garden/amenity space. Include the following information:</p> <ul style="list-style-type: none"> <li>• Detailed cross section(s) of the proposed plant materials, planting bed/raised planters through to the roof/structure</li> <li>• Indicate the minimum depth of planting medium</li> <li>• Indicate green roof installation product (if applicable)</li> <li>• Consider species selection (of trees, but also large shrubs) based on microclimate conditions (elevation above grade), size of mature tree/shrub, water availability, maintenance and density of leaf cover.</li> </ul>
	45	<p>Minimum soil volume targets for planting beds where trees are proposed:</p> <ul style="list-style-type: none"> <li>• 30 cu.m. per large canopy tree</li> <li>• 15 cu.m. per small canopy tree</li> <li>• Shared volumes between tree groupings will be considered where appropriateness can be demonstrated</li> </ul> <p>Where the above soil volumes cannot be achieved and where ability to install trees on site is limited, the SPRC may require the use of structural soil or structural cells (ex. Deep Root Silva Cell, City Green Strata Cells, equivalent) and/or trench planting methods to achieve the minimum amount of soil volumes to support tree growth on site.</p> <p>Provide the required installation details for the above products and demonstrate how minimum soil volumes have been provided on site.</p>
	46	Structural cells provided within the public right-of-way through site development must be inspected for compliance with the approved plans prior to finished surface installation.
	47	Where trees/shrubs are proposed to be installed in raised planters, include a minimum of 25mm to 50mm (1"-2") insulation to mitigate winter freeze/thaw cycles.
	48	Where underground parking per Section 6.2.2 of the Zoning by-law is located below a required landscaped buffer, there shall be a minimum one-point-two metres (1.2m) between grade and the underground parking.

iii) Hardscape and Landscape Feature Requirements		
	49	Label proposed surface materials (for example, pedestrian connections, pavers, etc.) and/or provide hatching with corresponding legend.
	50	<p>Proposed fencing/decorative screening:</p> <ul style="list-style-type: none"> <li>• Wood privacy fence/screening – min. 150mm x 150mm (6"x6") posts with min. 45cm dia. footing</li> <li>• Decorative metal ornamental fence – encouraged where adjacent public sidewalks, and to delineate outdoor patio areas</li> <li>• Show all limits of existing and proposed fencing on plan and indicate where existing fencing will be retained or removed as well as clearly label transition changes between fencing types</li> <li>• Perimeter fencing is recommended adjacent parking areas to screen views and mitigate headlight glare</li> <li>• 1.5m height black vinyl chain-link fencing, with no gates or openings unless specified, is City standard at all interfaces where private lands abut buffer lands, environmental lands, woodlots and open spaces meant to be naturalized to minimize encroachment. City may accept privacy wood fence as an alternative.</li> </ul>
	51	<p>Provide outdoor bike parking:</p> <ul style="list-style-type: none"> <li>• Install bike racks on hard surface areas such as concrete (not sod or mulch)</li> <li>• Short-term bike parking spaces shall be provided at the main entrance to the building and where applicable also provided at residential entrances</li> <li>• Covered bike parking is encouraged</li> <li>• Locations shall not conflict with pedestrian circulation, shall not inhibit site accessibility requirements, and shall be convenient to access</li> <li>• Provide a detail with mounting specifications; City of Waterloo's preference is for a single arch (inverted 'U') surface mount bike rack</li> <li>• Provide layout dimensions for: individual spaces, on center spacing of bike racks, access aisle widths, and distances to adjacent obstacles/buildings</li> </ul>
	52	<p>Provide outdoor amenity space for residents/employees that include the following elements:</p> <ul style="list-style-type: none"> <li>• Seating elements and tables (installation, manufacturer, model/style, etc.)</li> <li>• Trash receptacles</li> <li>• Cigarette snuffs</li> <li>• Proposed paving for area (product, color, pattern, installation, etc.)</li> <li>• Shade structure (where planting space is limited)</li> </ul>
	53	<p>Promote pedestrian connectivity throughout the site including connections to the public realm, parking areas, and building entrances. Identify pedestrian/vehicle conflict areas and provide dedicated crossings for user safety.</p> <ul style="list-style-type: none"> <li>• Recommend that the minimum width of the walkway is 1.8 m to 2.0 m</li> <li>• Crossings should include painted line work or change in paving materiality/colour for clear delineation of pedestrian crossing zone</li> <li>• Provide tactile plates/detectable warning surface at all exterior barrier-free paths of travel and pedestrian crossings per Ontario Building Code/AODA requirements (as applicable).</li> </ul>
	54	Encourage improved interface between public-private properties. Unit pavers are not permitted within the City right-of-way. An encroachment agreement is required for all plantings/landscaping that encroaches into the public right of way
	55	<p>Provide details for all applicable landscape elements proposed on the site including but not limited to:</p> <ul style="list-style-type: none"> <li>• Paving (includes product, color, pattern, etc.)</li> <li>• External garbage storage systems (EarthBin/Moloks etc.)</li> <li>• Site furnishings such as benches, tables, bike racks, trash receptacles</li> <li>• Fencing</li> <li>• Retaining walls</li> <li>• Raised planters</li> <li>• Gateway/entrance features</li> <li>• Architectural wind screens/shade structures</li> <li>• Soil cells</li> <li>• Tree grates</li> </ul>
iv) Utility, Servicing and Grading Requirements		

	56	Provide unobstructed access to any fire department connection locations. These areas shall be clear of shrubs and trees. Install only low-growing plant materials (for example, perennials/grasses) in this area.
	57	Ensure light standards do not conflict with proposed tree locations and obstruct illumination levels.
	58	Landscape screening shall be provided between the street frontages and any garbage storage, above-grade utility infrastructure (including gas and hydro meters), loading or parking areas. Provide plant materials with all-season interest/screening attributes. Where space is limited decorative screening can be considered in the form of metal panels, walls, fencing, etc.
	59	<p>Pad-mounted Transformers:</p> <ul style="list-style-type: none"> <li>All hydro transformers must be screened using a combination of decorative screening or all-season planting.</li> <li>Plant materials and decorative screens must be set outside of the required 6m x 6m hydro transformer easement per Waterloo North Hydro requirements.</li> </ul> <p>Duct banks and underground power lines:</p> <ul style="list-style-type: none"> <li>Trees are not permitted within the required 3m wide hydro easement over an underground high-voltage duct bank <ul style="list-style-type: none"> <li>Minimum clearance required is 1m between the edge of the root ball and to the edge of the duct/conduit per Waterloo North Hydro guidelines</li> <li>A root barrier is recommended to be installed for further separation between potential rooting areas and underground hydro lines</li> </ul> </li> <li>Hydro duct banks may not conflict within landscape buffer therefore locate the hydro duct bank below drive aisles as opposed to below the site landscape areas</li> <li>Where landscaping (small shrubs, perennials, grasses) is proposed over top of the proposed hydro duct bank/within the hydro easement <ul style="list-style-type: none"> <li>provide a cross-section showing how site landscaping may be accommodated identifying the minimum depth of planting medium for landscape installation on top of the duct bank, and the proposed depth of the hydro duct bank.</li> </ul> </li> </ul> <p>Any proposed landscaping which does not meet the requirements/landscaping with potential conflict the hydro lines, transformers, or easements will require written clearance from Waterloo North Hydro.</p>
	60	<p>Site servicing may not conflict with site landscaping. Specifically:</p> <ul style="list-style-type: none"> <li>Municipal site services must be located a minimum of 2m away from any proposed trees</li> <li>Recommend the use of a 1.2m (48") depth root barrier product in areas where space is limited to protect private services/utilities where sufficient cover/separation cannot be provided. Root barriers shall not prevent unnecessary root access to available soil volumes.</li> </ul>
	61	<p>Provide specifications of any proposed retaining walls. The following information must be provided:</p> <ul style="list-style-type: none"> <li>Minimum and maximum proposed height(s) of the walls</li> <li>Accurately reflect the widths of the required walls (to scale) on the plan</li> <li>Proposed products, materials and finishes</li> </ul> <p>Details shall include:</p> <ul style="list-style-type: none"> <li>Drainage/backfill considerations including outlet intent/connection to servicing</li> <li>Tiebacks</li> <li>Footings and anticipated construction/excavation area required for installation</li> <li>Fastening details of fence/guards to the wall (if applicable)</li> <li>A note that the final design to be stamped by a qualified engineer and that no substitutions/modifications from the original design intent are to occur with approval from the City of Waterloo</li> </ul>
	62	Ensure that all 3:1 slopes are identified and that slope stabilization has been considered through proposed plant selection, sod/seeding methods, and with the provision of erosion control strategies such as blankets or matting, particularly where steeper slopes are proposed.
	63	<p>Swales, storm water storage areas and infiltration galleries:</p> <ul style="list-style-type: none"> <li>Do not locate woody materials within the centerline of a proposed swale</li> <li>Ensure seed/sod type will is appropriate to proposed slopes and function</li> <li>Incorporate planting into storage areas</li> </ul>



		<ul style="list-style-type: none"> <li>• Avoid conflicts with underground infrastructure such as infiltration galleries, recommend the use of a root barrier where planting is adjacent</li> <li>• Ensure species selection of plant material, seed mix or sod is appropriate to the function and design of the feature considering regular soil moisture levels, flood frequency and duration and maintenance requirements</li> </ul>
<b>v) Required Warranty on Landscape Surface Works</b>		
	64	<p>In compliance with the Registered Site Plan Agreement, all landscape materials must be under warranty for a period of one (1) year, commencing on the date of substantial completion certificate as provided by the City of Waterloo Landscape Representative.</p> <p><i>* Staff strongly encourages the Applicant to obtain at minimum a two-year plant material warranty despite the City's requirement for a one-year warranty. Any additional warranty will not impact the release of the performance deposit upon the completion of the required one-year warranty period.</i></p>
<b>E. Certification of Landscape Surface Works and Request for Release of Site Securities</b>		
	65	<p>Upon the completion of the installation of site Landscape Surface Works, the qualified Landscape Architect must inspect and certify compliance with the approved landscape plans. The Landscape Architect must provide certification to the City upon completion of the installation and approximately 6 weeks before the warranty period expiry, the Landscape Architect may contact the City requesting the release of the performance deposit. At that time, staff will complete a second inspection to verify the existence, health and condition of installed plant materials for release of the performance deposit once the year warranty period has expired.</p>
	66	<p><b>Due to unfavorable environmental conditions, landscape compliance inspections will be completed between May 1st and October 31st of a calendar year.</b></p>
<b>F. Site/Development Specific Requirements</b>		
	67	<p>Refer to preconsultation document for site/development specific requirements.</p>