

## All-Terrain Consulting Ltd. specializes in:

### Planning:

- Owner representation for Municipal, Provincial, and Federal Authorities
- Re-zonings, Subdivisions, and Variances
- Development Permits
- ALR Applications
- Land Takings and Expropriations
- Highest and Best Use Studies

### Environment:

- Environmental Property Analysis
- Watercourse and Habitat Studies
- Liaison with Municipal, Provincial and Federal Authorities for Approvals
- Tree By-laws
- Compensation Strategies
- Rain Garden, and Watercourse Design
- Erosion and Sediment Control Design

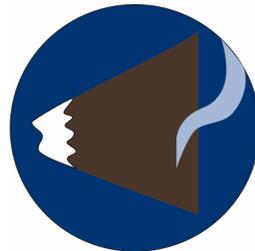
### Engineering:

- Civil Engineering Site Plans and Grading
- Preliminary Services Diagrams
- As-Built Reviews

### Other Services:

- Lot Appraisals, Land Survey, Geotechnical Surveys, Arborist and Tree-Cutting, Archaeological Studies, and Agrology.

ALL-TERRAIN CONSULTING LTD  
ESC & ENVIRONMENTAL SPECIALISTS



Tel: (778) 230-4174 Web: [atconsulting.ca](http://atconsulting.ca)

- Selling?
- Purchasing?
- Developing?

Understand the  
Property's Full Potential



Assessments for  
Land Development

# Property Assessments: Planning, Environmental, and Engineering

Whether buying, selling, subdividing, re-zoning, densifying a development property (or being expropriated), the best first step is to have a property feasibility report done for the site to determine its current value, as well as its future, potential value if redeveloped.

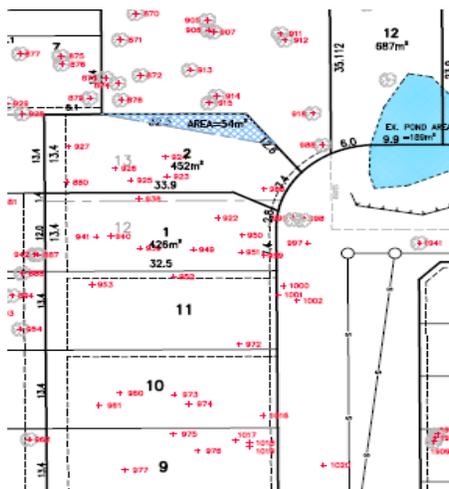
When undertaking a feasibility study for development properties, it is essential to look at three things: the planning factors of the site, the environmental features, and the engineering components.



The planning portion of a property feasibility will explain and outline the steps in the municipal development process, by: 1) assessing what is possible for approval; 2) designing a site plan layout that optimizes the development potential; and 3) examine the opportunity to re-zone the site for higher density development thus allowing the property

owner to increase the value of their property.

The environmental portion of a property feasibility identifies all environmental features on site and their significance. Through creative approaches and by using various environmental methodologies, we can help our client obtain the property's full development potential.



The engineering component of a property feasibility lists all necessary costs for development and infrastructure such as roadways, water, sewer or septic, and electricity. Civil works, soils, and land surveys can also be studied and included in this cost estimate.

On top of the above-mentioned studies, we also provide several site plans and lot layouts showing the developable and buildable areas.



**The advantage for a seller:** the report gives the seller the property background and its highest and best land use, allowing them to get full value for their property.

**The advantage for the buyer:** the report gives the buyer assurance that the property information being offered is accurate, and eliminates the risk of unknown issues concerning the property.

All-Terrain Consulting Ltd. specializes in compiling these assessment reports. Please call us to discuss your property and options.

**All-Terrain Consulting Ltd.**

**Claude Cartelier**

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