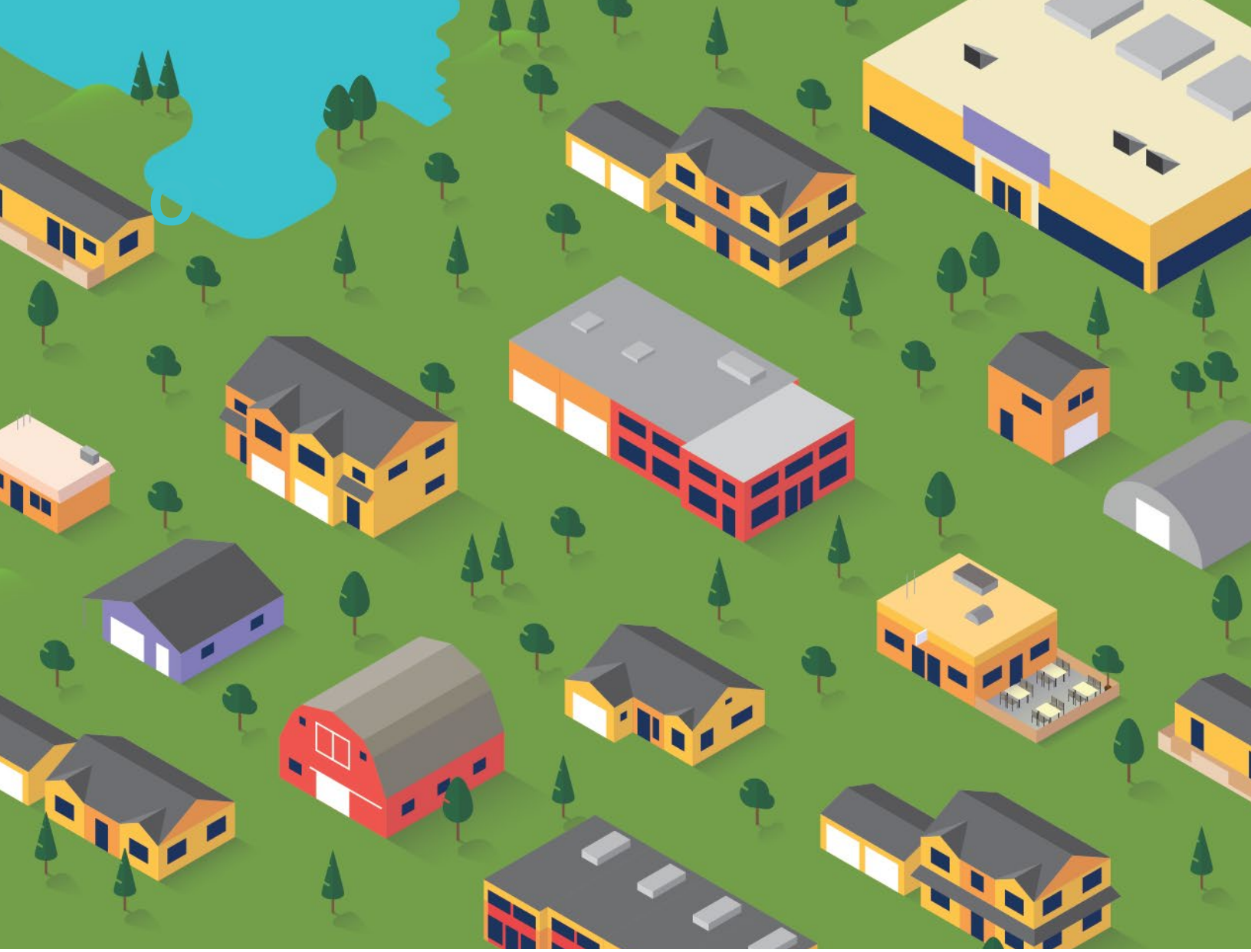

parkland county

Supporting Documents Guide

Subdivision & Development Permit Applications

June 2026

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Technical Reports and Studies Requirements

Introduction

Due to unique land attributes, subdivision and development applications may require the submission of supporting technical reports and studies to assess the suitability of projects.

Note: this guide may not include all required studies and reports. To confirm if additional reports and studies are required, please contact a Subdivision or Development Planner.

Biophysical Assessments

The consultant must be a qualified Environmental Scientist.

Desktop Biophysical Assessments

A desktop biophysical assessment may be required for simple subdivisions, as well as any stripping, filling, excavation, grading activities, tree clearing, or creation of a pond or dugout if the proposed activities take place within or adjacent to an Environmentally Significant Area, High Priority Landscape, watercourse, wetland or water body. The desktop biophysical assessment is a simple one-page assessment based on publicly available information that is used to identify if any environmental triggers are present that require mitigation measures, further investigation or additional permits/ approvals from other government agencies. Field delineation may be required for any Natural Features, including wetlands, identified during the desktop assessment.

Comprehensive Biophysical Assessments

A comprehensive biophysical assessment shall be required for all Area Structure Plans, Conceptual Schemes, Master Site Development Plans, and resource extraction activities.

The Comprehensive Biophysical Assessment shall, at a minimum, include:

a. an in-depth assessment of potential impacts to the existing environmental associated with a proposed development project;

b. completion of desktop studies, as well as detailed field surveys for specific environmental disciplines where applicable (e.g., soil surveys, vegetation and listed plant surveys, wetland assessments, species specific wildlife surveys, fish habitat surveys, hydrological and water quality surveys);

c. identification of key issues or environmental sensitivities; and

d. identification of proposed conservation tools or Best Management Practices (BMPs) including avoidance, offsetting and mitigation measures that will be implemented, as well as the rationale of how those tools or BMPs will avoid or minimize potential development impacts and create a nature-positive project.

The Comprehensive Biophysical Assessment should follow the suggested Table of Contents provided below:

1. Introduction
    a. Project Overview and Scope (description of the project purpose and rational; proposed location)
    b. Project Description (description of the project in terms of what is proposed – concept design and design considerations, extent of alteration/construction, timing of construction works)
    c. Regulatory Information Requirements (Municipal, Provincial, Federal)
2. Study Area (description of regional ecological setting (e.g., natural subregion, general physiography, climate, surrounding landscape)
3. Assessment Methods (information review; data sources; field survey methods)
4. Overview of Existing Environment
    a. Terrain and Soils (description of soil and landform classification)
    b. Hydrology and Water Quality
        i. Surface Water (describe ephemeral and permanent drainage patterns; describe any known water quality issues and anticipated impacts)
        ii. Ground Water (describe potential for groundwater recharge or discharge; groundwater vulnerability)
        iii. Riparian Areas (delineate area and assess intactness level; relate to subwatershed pressure mapped in the associated Riparian Area Assessment)
    c. Wetlands (describe all mineral and organic wetlands)
        i. Historical Air photo Review (dating back to pre-settlement, note: can be a summary from the WAIR)
        ii. Wetland Delineation and Classification (note: can be a summary from the WAIR)
        iii. Identification of high value wetlands (rated as having Excellent or Very Good ecological function) from Parkland County Inventory
    d. Uplands (describe existing plant community types, listed plants, invasive plants (weeds))
        i. Vegetation Communities
        ii. Tree Canopy Coverage

iii. Listed Plants
iv. Invasive Plant Species

e. Wildlife and Wildlife Habitat (describe wildlife habitat potential including landscape connectivity or movement corridors and any wildlife species observations; species specific survey results (where required); provincially and federally listed wildlife species of concern)
f. Fish and Fish Habitat (where applicable, describe potential for fish or fish habitat – only applicable if waterbody/watercourse has fish or is connected to a fish bearing watercourse/waterbody)

5. Key Environmental Sensitivities and Proposed Mitigation
    a. Terrain and Soils
        i. Environmental Sensitivities (describe potential impacts to soils associated with erosion, compaction, indirect effects of soil stockpiling)
        ii. Proposed avoidance, mitigation and offsets
    b. Hydrology and Water Quality and Surface Water
        i. Environmental Sensitivities (describe potential impacts to water quality, flow)
        ii. Proposed avoidance, mitigation and offsets
    c. Groundwater
        i. Environmental Sensitivities (describe potential impacts to groundwater recharge, discharge and contamination)
        ii. Proposed avoidance, mitigation and offsets
    d. Wetlands
        i. Environmental Sensitivities (describe potential impacts to wetlands, including indirect impacts to wetland hydrology)
        ii. Proposed avoidance, mitigation and offsets (following the provincial wetland mitigation directive for avoidance, minimization, replacement)
    e. Uplands
        i. Environmental Sensitivities (describe potential impacts to vegetation, listed plants, and tree canopy)
        ii. Proposed avoidance, mitigation and offsets
    f. Wildlife
        i. Environmental Sensitivities (describe potential impacts to wildlife species, wildlife habitat, and movement corridors)
        ii. Proposed avoidance, mitigation and offsets
    g. Fish and Fish Habitat (describe potential impacts to fish species/ habitat, if applicable)
        i. Proposed avoidance, mitigation and offsets

6. Conclusions and Recommendations
    a. Summary
    b. Wetland mitigation (avoidance, minimization, replacement)
    c. Setback recommendations for water bodies (including wetlands/watercourses (where applicable)
    d. Conservation Tool Recommendations (including dedication of Protected Natural Areas or Innovative Conservation Approaches).

Domestic Groundwater Assessment

The consultant must be a qualified Engineer, Geologist or Geophysicist (as defined in the Engineering, Geological and Geophysical Professions Act), whose area of competence lies within the groundwater field, and who is a member of the Alberta Association of Professional Engineers and Geoscientists of Alberta (APEGA).

The Domestic Groundwater Assessment shall identify:

1. quantity and quality of Groundwater Available to Households within the proposed subdivision;
2. potential interference with existing groundwater users; and
3. consistency with an applicable approved Water Management Plan.

The Domestic Groundwater Assessment shall include:

a. collection, summary and assessment of existing local groundwater data;
b. aquifer testing if existing local groundwater data insufficient; and
c. clearly stating the following three major conclusions:
    i. whether groundwater in the underlying Proposed Subdivision Area can supply water for household purposes to each proposed lot and associated household during peak demand periods and over the long term (where each household has its own water well; each household can use a maximum of 1250 cubic metres of water per year);
    ii. whether the diversion of 1250 cubic metres of water per year for household purposes under section 21 of the Water Act for each of the households within the subdivision will interfere with any household users, licensees or traditional agriculture users who exist when the subdivision is approved; and
    iii. whether the diversion of groundwater by the proposed subdivision's households is consistent with an applicable approved Water Management Plan.

Environmental Site Assessments (ESA)

The consultant must be a qualified Environmental Scientist with an ability to undertake, at an appropriate level, one or more component(s) of the reclamation or remediation work.

Phase 1 Environmental Site Assessment (ESA)

The Phase 1 ESA shall at a minimum contain the following:

a. scope, including the subject site and activities to be completed;
b. records review, including but not limited to, a historical aerial photograph review, title search; regulatory information;
c. a site visit;
d. interviews with property managers or site owners/users;
e. an evaluation of information and reporting; and
f. reporting shall conclude one of the following:
    i. no evidence of contamination in connection with the property;
    ii. evidence of potential contamination in connection with the property (listed and described);
    iii. evidence of actual contamination in connection with the property (listed and described); or
    iv. evidence of actual and potential contamination in connection with the property (listed and described).

If evidence of potential contamination is identified,
the Phase 1 ESA shall recommend if a Phase 2 ESA is required.

Phase 2 Environmental Site Assessment (ESA)

The Phase 2 ESA shall at a minimum include:

a. confirmation of Phase I ESA findings;
b. a Sampling Plan that includes sufficient sampling points to clearly delineate each APEC;
c. sampling and analysis of all pertinent media within all areas where the Phase I ESA identified APECs, and/or has not been able to rule out COPCs or APECs.
d. description of the properties of media (e.g., soil texture classification) that will affect the generic or property-specific guidelines applicable to the property.
e. summary of site conditions, and interpretation and evaluation of the data gathered;
f. contaminant delineation in both horizontal and vertical directions to enable the proper assessment of all applicable exposure pathways and receptors;
g. a receptor and exposure evaluation, including a Conceptual Site Model;

h. summary of conclusions which, at a minimum, provides interpretations of the data that will justify one of the two conclusions:

    a. the ESA has provided sufficient information to support that there is no reasonable basis to suspect a substance release has occurred at the site that has caused, is causing, or may cause adverse effect; and

    b. the ESA has confirmed a substance release has occurred at the site, and further assessment, remedial measures, or exposure control measures are required.

Flood Hazard Study

The consultant must be a qualified Hydrologist.

The study shall confirm:

a. the Flood Hazard Area associated with the 1:200-year design flood;
b. where the floodway and flood-prone/flood fringe areas are;
c. how often the Flood Hazard Area will be covered by water;
d. how long the Flood Hazard Area will be covered by water;
e. at what time of year flooding can be expected.

Geotechnical Evaluation

The consultant must be a qualified Engineer, Geologist or Geophysicist (as defined in the Engineering, Geological and Geophysical Professions Act), whose area of competence lies within the groundwater field, and who is a member of the Alberta Association of Professional Engineers and Geoscientists of Alberta (APEGA).

The evaluation shall include:

a. test hole location plan and soil logs for each test hole;
b. results of the tests noted above;
c. water table contour map;
d. identification of any unstable terrain;
e. recommendation on suitability of site for the proposed development;
f. comments on the soil bearing capacity and recommended setbacks from escarpments for various types of infrastructure or building foundations;
g. recommendations with regard to trench excavation, backfill specifications; and road pavement structure requirements.

Historical Resource Impact Assessment

The consultant must be a qualified Archaeologist whose area of competence lies within pre-contact and historic archaeological resource management, including the recording of historic structures.

The Historical Resources Impact Assessment **shall** meet all the requirements and standards of Alberta Culture and Tourism.

The assessment **shall** include:

a. historical resource inventory review;
b. survey observations and results;
c. historic resource sites; and
d. recommendations for protection.

Hydrologic Assessment

The consultant must be a qualified Water Resource Engineer or Hydrologist.

The assessment **shall** identify:

a. sensitive groundwater features such as kettle depressions, drainage courses, wetlands, recharge zones, and shallow aquifers;
b. existing surface and groundwater conditions;
c. natural drainage pathways;
d. potential impacts to the water balance of Natural Features such as waterbodies, wetlands, and watercourses;
e. potential impacts to groundwater recharge;
f. potential for impacts to shallow aquifers vulnerable to contamination or overuse;
g. appropriate measures to maintain groundwater recharge and groundwater quality;
h. appropriate measures to maintain the water balance of Natural Features in a way that preserves their Natural Functions.

Noise Impact Study

The consultant must be a qualified Acoustical Consultant.

The study **shall** include:

a. details of assessment criteria;

b. methods and assessment locations and the appropriate figures and charts showing the detailed results including how the development complies with the parkland county community standards bylaw and any other published criteria, guidelines and acceptable noise levels at similar land uses in Parkland County;

c. identification and analysis of the impact of noise from the proposed development on adjacent streets, parks and properties;

d. identification and analysis of the impact of all noise generated from the immediately surrounding area, including without limiting the foregoing, the operations of the airports, transportation/rail infrastructure, corridors and yards, waste management facilities, industries and other noise generating uses on the proposed development;

e. identification and analysis of the impact of all noise generated within the proposed development on itself; and

f. recommendations for noise mitigation and any adjustments to the site plan and architectural design, as are necessary to comply with relevant regulations and standards including the need for filing certificates of approval (air & noise) to Alberta Environment and Protected Areas.

Oil and Gas Infrastructure Analysis

The consultant must be a qualified Engineer or Geoscientist, whose are of competence lies within the oil and gas facilities and infrastructure field, and who is a member of the Alberta Association of Professional Engineers and Geoscientists of Alberta (APEGA).

The analysis shall:

a. identify existing oil and gas infrastructure and constraints;
b. supply copies of signed reclamation certificates, where applicable;
c. summarize previous reports and analytical findings;
d. demonstrate compliance with federal and provincial health and safety regulations;
e. provide input for closure to contamination concerns; and
f. present guidance on development strategy and timelines.

Risk Assessment

The consultant must be qualified Risk Assessor.

The assessment shall include:

a. hazard identification;
b. frequency analysis;
c. consequence analysis;
d. risk analysis; and
e. e. conclusions.

Servicing Study

The consultant must be a qualified Engineer, Geologist or Geophysicist (as defined in the Engineering, Geological and Geophysical Professions Act), whose area of competence lies within the groundwater field, and who is a member of the Alberta Association of Professional Engineers and Geoscientists of Alberta (APEGA).

The study shall comply with Parkland County Engineering Design standards and include:

a. the proposed water services; and
b. the proposed sanitary systems for the proposed development.

Shallow Water Table/Percolation Testing

The consultant must be a qualified Engineer, Geologist or Geophysicist (as defined in the Engineering, Geological and Geophysical Professions Act), whose area of competence lies within the groundwater field, and who is a member of the Alberta Association of Professional Engineers and Geoscientists of Alberta (APEGA).

The study shall identify:

a. the area of developable land located on the parent parcel defined as lands with a water table that is 2.13m or deeper below ground surface;
b. the area of each individual lot that is considered developable land containing a water table that is 2.13m or deeper below ground surface; and
c. the appropriate on-site septic systems based on the existing soil conditions.

Slope Stability Assessment

The consultant must be a qualified Engineer, Geologist or Geophysicist (as defined in the Engineering, Geological and Geophysical Professions Act), whose area of competence lies within the groundwater field, and who is a member of the Alberta Association of Professional Engineers and Geoscientists of Alberta (APEGA).

The assessment shall include:

a. the location of significant slopes over 15%;

b. the assessment of the factor of safety (FS) for the existing slope or the proposed design slope profile;

c. the assessment of a safe set-back or buffer zone back from the crest and from the toe of the slope;

d. if the development is proposed to be constructed on a slope, the geotechnical engineer shall recommend a suitable FS for the on-slope development, based on a specific risk assessment of the proposed development;

e. if the FS for a slope or proposed setback is less than that recommended by the geotechnical engineer, the slope may be modified using remedial measures recommended by the geotechnical engineer. Any remedial measures to increase the FS must consider the effect on adjacent man-made and natural features and be approved by the geotechnical engineer;

f. slope stability analysis report must give clear and concise recommendations on the suitability of slopes for the intended use, and the recommended building setback distances;

g. the report must also address post development conditions and recommend means and methods of mitigating any potential problems;

h. the potential for a slope failure caused by septic fields, irrigation, access construction, stormwater erosion and other like considerations must be investigated and discussed; and

i. the report must clearly state whether the site is suitable prior to, during and post development phases. The report shall contain analytical methodology, test hole logs, pertinent calculations and other relevant available information for County review.

Stormwater Management Report

The consultant must be a qualified Engineer, Geologist or Geophysicist (as defined in the Engineering, Geological and Geophysical Professions Act), whose area of competence lies within the groundwater field, and who is a member of the Alberta Association of Professional Engineers and Geoscientists of Alberta (APEGA).

The report shall identify:

- ☐ outfall points;
- ☐ overland flow routes and flow rates;
- ☐ ponding depths;
- ☐ hydrographs at outfalls;
- ☐ pre-development versus controlled post development flows at outfalls;

☐ flood profiles for lakes and ravines for 5 year, 10 year, 25 year, 100 year and critical historical storm events for interim and ultimate development;

☐ details of minor drainage system including:

- outfall points
- alignments
- pipe sizes
- pipe grades, profiles and invert elevations
- pipe capacities
- manholes;
- 25 year and 5 year peak flows for interim and ultimate development;
- road grades;

☐ calculation of flows captured by minor system during 100-year storm and associated hydraulic grade lines, with particular attention to locations where there is increased potential for outflows from the system (manholes and inlets at relative low points);

☐ unusual factors affecting operation and maintenance costs;

☐ proposed flood control;

☐ land requirements (easements, public utility lots);

☐ controlled discharges from stormwater management facilities;

☐ determination of type of storage, e.g. constructed wetland, wet or dry ponds;

☐ details of storage facilities, including landscaping and vegetation in constructed wetlands;

☐ proposed stormwater management facilities maintenance;

☐ details of constructed wetlands; earthwork balance assessment;

☐ vegetation plan for constructed wetlands;

☐ vegetation management plan for constructed wetlands;

☐ proposed water quality control;

☐ an erosion and sedimentation control plan;

☐ hydraulic aspects of pond inlets and outfalls - for example spillways;

☐ staging/implementation plan;

☐ details of any oversizing for adjacent areas;

☐ preliminary costs of trunk sewers and major system components; and

☐ financing considerations regarding cost shareable trunk sewers and facilities.

Traffic Impact Assessment

The consultant must be a qualified Engineer, Geologist or Geophysicist (as defined in the Engineering, Geological and Geophysical Professions Act), whose area of competence lies within the groundwater field, and who is a member of the Alberta Association of Professional Engineers and Geoscientists of Alberta (APEGA).

The assessment shall include:

a. location plan of the subject property;
b. property description;
c. owner/consultant contact;
d. transportation context for horizon year and time periods for analysis;
e. estimate of travel demand generated by different development scenarios;
f. evaluation of transportation impacts of site-generated traffic/transit demands;
g. identification of transportation system improvements required to mitigate adverse impacts;
h. assessment of active transportation modes (e.g. cycling, walking);
i. assessments of parking and access issues; and
j. supporting data used in the analyses.

Tentative Plan Requirements

What is a Tentative Plan?

Tentative Plans provide a visual snapshot of the parcel on which a subdivision is being proposed and provides the County with essential information required to review the subdivision application.

Must be prepared by an accredited Alberta Land Surveyor.

What is Required on a Tentative Plan?

1	Legal description of the existing parcel(s) and adjacent Township Road, Range Road, and/or Provincial Highway names.
2	Lot number(s) and dimensions for the proposed parcel(s), including size (in both hectares and acres).
3	All existing buildings and/or structures on the parcel, including their setbacks (distances) to property lines, and labels for each building's name/use.
4	All existing private sewage disposal systems and water wells or cisterns, and their setbacks (distances) to existing and proposed property lines.
5	Identification of any natural or manmade land features including wetlands, waterbodies, creeks/rivers, and tree stands.
6	Location of: - Pipeline rights-of-ways; - Any other rights-of-ways or easements; - Location of existing, active and/or abandoned oil and gas wells; - Lease sites.
7	Location of proposed and existing approaches to proposed and remnant lot.
8	The name and company of the Alberta Land Surveyor who prepared the Tentative Plan and the date in which it was created.

The County requires two versions of the Tentative Plan: one with an air photo (aerial) and one without.

Conceptual Scheme and Master Site Development Plan Requirements

Conceptual Schemes and Master Site Development Plans

Conceptual Schemes (CS) and Master Site Development Plans (MSDP) are non-statutory planning documents. The County determines what is included in the plans and any required supporting documents.

Must be completed by a qualified Planning Consultant.

When Do We Require Such a Document?

A Conceptual Scheme shall be required if development includes 5 or more lots or units.

A Conceptual Scheme shall be required if development includes 5 or more lots or units and development is:

i. within 800 m of a Crown-claimable Water Body;

ii. within or adjacent to an Environmentally Significant Area; or

iii. within a Prime Agricultural Area.

A Conceptual Scheme is not typically required for infill development, unless the infill development:

a. increases density beyond the capacity of existing or planned infrastructure; or

b. proposes to change the intent of an approved statutory plan.

A Master Site Development Plan shall be required if:

g. development is on 4 or less parcels and meets any of the following criteria:

i. is a multi-building development; or

ii. is a phased development; or involves shared or phased utilities.

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What The Document Must Address:

- Purpose.
- Compatibility with MDP, ASP, and other County policies.
- Master land use plan map including site, parcels, buildings, uses, amenities, roadways.
- Impact on adjacent development.
- Phasing.
- Engineering Design Brief including:
  - Transportation network study and connectivity/impacts offsite;
  - On-site servicing scheme and connectivity/impacts off-site; and
  - Drainage.

What The Document May Address:

- Conservation Subdivision design principles;
- Reserve land;
- Dwelling units, commercial/ industrial floor space, population, employees;
- Agricultural impact;
- Community Impact;
- Parks and Open spaces;
- Environmental and/or biophysical impact;
- Description and evaluation of site characteristics such as landscaping and parking;
- If there is a building or multiple buildings, the architecture, elevation and placement;
- For aggregate operations, proposed haul routes, activities and hours of operation.

Area Structure Plan and Area Redevelopment Plan Requirements

Area Structure Plan and Area Redevelopment Plan

Area Structure Plans (ASP) and Area Redevelopment Plans (ARP) are statutory planning documents adopted by bylaw at Council after three readings and a mandatory Public Hearing. The plans describe land uses, densities, the location of major infrastructure, and development phasing. Area Structure Plans are typically used for new development and Area Redevelopment Plans are typically County led plans for redevelopment of existing developed areas.

Must be completed by a qualified Planning Consultant.

When Do We Require Such Document?

An Area Structure Plan or Area Redevelopment Plan shall be required if development is:

a. in a Major Employment Area;

b. in a Growth Hamlet; or

c. located outside of Country Residential Areas and includes 17 or more lots or units.

What The Document Must Address:

- Plan Purpose and rationale, description of Plan Area and Location and Scope of Plan.
- Site Context and development considerations including existing site conditions, topography, constraints and adjacent development.
- Proposed Development / Land Use Concept.
- Engineering Design Brief including transportation/ connectivity networks and servicing infrastructure and capacities.

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- Compatibility with Municipal Government Act, Parkland County Municipal Development Plan, other Parkland County plans and policies.
- Density and Phasing of Land Development and Infrastructure.
- Environmental and biophysical impact.
- Reserve land.
- Archaeological or historic impact.
- Public engagement.

What The Document May Address:

- Rural by Design principles;
- Agricultural Impact;
- Community impact;
- Market study;
- Nuisance attenuation (e.g. noise);
- Recreation and open space;
- Fiscal impact, market demand;
- Community services;
- Pedestrian/cycling connectivity;
- Population;
- Housing types and density;
- School sites and population;
- Non-residential square footage;
- Employment;
- Transit.

Appendix

List of Consultants

Alberta Land Surveyors

The Tentative Plan and Plan of Survey must be completed by a registered Alberta Land Surveyor. A full registry of Surveyors can be found here: https://www.alsa.ab.ca/Protecting-the-Public/Registers-of-Practitioners. A brief list of Surveyors is also provided below for the purpose of obtaining a Tentative Plan and Plan of Survey for subdivision applications or a Real Property Report for Compliance Certificates.

We do not endorse or recommend any particular one and this is not intended to be a complete list. These names have been collected from other subdivision applications and are not known to us personally.

Alberta Geomatics	780-437-8033	http://www.albertageo.com
Bernhard Jess ALS	780-413-6448	https://www.bernhardjessals.ca/index.php
Challenger Geomatics Ltd.	780-424-5511	https://www.challengergeomatics.com/
Don Wilson Surveys Ltd.	780-674-2287	http://www.donwilsonsurveys.com
Explore Surveys Inc.	1-866-936-1805	https://exploreinc.ca/
Hamilton and Olson Surveys Ltd.	780-465-7111	https://hosurveys.com/
Geodetic Surveyors & Engineering Ltd.	780-465-3389	https://www.geodeticsurveys.com/
Gillmore Surveys	780-465-0096	N/A
Hagen Surveys	780-464-5506	http://www.hagensurveys.com
Jovan Misic Land Surveyors Ltd.	780-448-1689	N/A
LN Land Development Technologies	780-488-9064	http://www.lnldt.ca
Navland Geomatics Inc.	780-486-1119	http://www.navlandgeomatics.com

Northland Surveys	780-448-4919	N/A
On-Site Surveys Inc.	780-293-1870	http://www.onsitesurveys.ca/
Precision Geomatics Inc.	780-470-4000	http://www.precisiongeo.ca
Pals Geomatics	780-455-3177	http://www.palsgeomatics.com
R.N Heacock A.L.S.	780-479-3087	https://rnheacockals.wixsite.com/albertalandsurveyor
Rose Creek Geomatics Inc.	780-202-1110	https://rosecreekgeomatics.ca/
Spartan Surveys	780-478-9122	N/A
Stantec Geomatics	780-917-7000	http://www.stantec.com
Urban Systems	780-430-4041	https://urbansystems.ca/
Velocity Group Surveying & Engineering	780-915-8593	https://www.velocitygroup.ca

Planning Consultants

This list of Consultants is provided for the purpose of obtaining Planning Consultant to prepare a Conceptual Scheme as part of a subdivision application. For more information regarding Planning Consultants, please visit https://www.albertaplanners.com/hire-planner/consultant-directory

We do not endorse or recommend any particular one and this is not intended to be a complete list. These names have been collected from other subdivision applications and are not known to us personally.

B&A Planning Group Edmonton Pre-development feasibility studies, public consultation and communication, municipal land use policy, urban design, industrial and retail commercial site planning, municipal approvals processing and expert testimony on planning matters.	Carswell Planning Inc. Calgary With 25 years collective experience, we provide: increased returns on investment, reduced risk & increased likelihood of success of your planning application or permit. Carswell Planning is the right choice for: pre-development feasibility studies, taking an application forward, brokering of studies, public consultation and Presentation

Contact Tel: 780-760-4738 info@bapg.ca https://bapg.ca/	to Committee and Council. Celebrate your success with Carswell Planning at your side. Contact Tel: 587-437-6750 Bart.Carswell@carswellplanning.ca https://carswellplanning.ca
Clarity Development Advisory Edmonton We are a full service and multi-disciplinary team that find solutions for development projects across Western Canada. Land use and statutory planning to development management. Land assembly to real-estate analysis. Public consultation to council hearings. Pro formas to feasibility studies. We build on ideas. Contact Tel: 780-453-8344 info@claritydevelopment.ca https://www.claritydevelopment.ca/	DIALOG Edmonton DIALOG is a multidisciplinary firm that is passionate about design and believes that design can, and should, meaningfully improve the well-being of communities. DIALOG's team has been consciously created as a cross-disciplinary collaborative to address the important and increasingly complex challenges facing community, and believe that this is best addressed through the inclusion of diverse perspectives and expertise. As city-builders, our expertise includes public and stakeholder engagement, placemaking, park and open space design, new community design, and streetscape design. Contact Tel: 780-429-1580 general@dialogdesign.ca https://www.dialogdesign.ca/
Green Space Alliance Edmonton GSA provides planning and design services to a wide range of public and private sector clients throughout Alberta, Canada, Asia and the Middle-east. Our Edmonton office offers a wide range of services including land use planning, policy planning, urban design, site design,	Heartstage Consulting We exist to serve cities, towns, rural places and the organizations that help make them great. We provide strategic planning, facilitation, communications and advisory services. Our interests and specialties include: placemaking

master planning and community consultation. Our local team specializes in all aspects of planning approvals including subdivision applications, development permits, Area Structure Plan approvals and Rezoning applications. Contact Tel: 780-409-1763 dnyanesh@greenspacealliance.com http://greenspacealliance.com/	and main streets, community planning, local economic development, tourism and recreation. Contact Tel: 587-590-9348 hello@heartstage.ca http://www.heartstage.ca
IBI Group Edmonton IBI Group is a globally integrated Planning, Architecture, Engineering and Technology Firm. From high-rises to industrial buildings, schools to state-of-the-art hospitals, transit stations to highways, airports to toll systems, bike lanes to parks, small infill sites to complex master planned communities, from inception through approvals and implementation, we design every aspect of a truly integrated city for people to live, work and play. Our collaborative and combined approach focuses not only on creating the best solutions today, but also creating the right solutions for tomorrow. We believe cities must be designed with intelligent systems, sustainable buildings, efficient infrastructure and a human touch. At IBI Group, we are defining the cities of tomorrow. Contact Tel: 780-428-4000	Invistec Consulting Ltd. Edmonton Invistec Consulting Ltd. provides professional consulting services in planning, engineering, landscape architecture, and urban design for private and municipal clients. Based and founded in Edmonton, Alberta by professionals with a common passion for innovation, integrity and excellence, Invistec's core business is serving clients – small or large, public or private – with efficiency and attention to detail. With staff possessing technical expertise to meet the toughest challenges, coupled with the passion to exceed expectations, Invistec doesn't just explore the feasible; instead it finds the possible. Contact Tel: 780-717-2599 planning@invistec.ca http://www.invistec.ca/

cchopkobeck@ibigroup.com http://www.ibigroup.com/	
ISL Engineering and Land Services Ltd. Edmonton At ISL, our planners bring decades of experience in both urban and rural communities – providing local planning services and policy planning land development, and growth analysis (geodesign) leadership across Western Canada. We are supported by a fully integrated interdisciplinary team of transportation planning, civil engineering, environmental sciences, landscape architecture, community engagement, and GIS experts. We provide our private sector clients with due diligence and development advisory services, secure land development approvals for zoning and development permits, and create neighbourhood plans, urban design concepts, and site designs. For our public sector clients, we provide planning advisory and development reviews, and regularly prepare statutory plans, and land use bylaws. We are leaders in preparing intermunicipal plans, growth studies, regional plans and annexation applications that secure equitable solutions between neighbouring municipalities. Contact Tel: 780-438-9000 cgourley@islengineering.com https://islengineering.com/	**Municipal Planning Services** Municipal Planning Services (MPS) is a planning consulting firm based in Edmonton, Alberta. We work with urban and rural municipalities, indigenous communities, Watershed Advisory Committees, and provincial agencies to review, develop, implement and monitor long and short range planning processes and projects. Our collaborative approach to community planning focuses on: balancing sustainable development with a respect for community heritage, place-based planning, enhancing cultural and ecosystem diversity, and supporting working landscapes. Our areas of expertise include: advisory services, public engagement, statutory plan development, land use bylaws, subdivisions, professional development, training for municipal staff, boards and Councils, and GIS mapping services. Contact Tel: 780-486-1991 admin@munplan.ab.ca http://www.munplan.ab.ca

Scheffer Andrew Ltd. Edmonton

Scheffer Andrew Ltd., is a multi-disciplinary firm with offices in Edmonton, Calgary, Medicine Hat and Cold Lake, capable of performing a wide range of planning and engineering services. Our team is comprised of a diverse group of planners, engineers, technologists, and field staff, some with over 30 years experience. Our corporation is a contributing member of the Alberta Low Impact Development Partnership (ALIDP) and we have staff who are LEED certified. Our planning group prepares statutory plans, land use bylaws, plan amendments, subdivision designs, development permit applications, and infill projects. We offer inter-municipal planning, municipal advisory services, transportation planning, development feasibility reports, expert testimony, public consultation, planning education, and sustainable and mixed use design. Engineering services include storm water management plans, utility servicing plans, infrastructure and transportation design, grading plans, topographical surveys, an project/construction management. Please visit us at www.schefferandrew.com

Contact

Tel: 780-732-7800

a.stewart@schefferandrew.com

http://www.schefferandrew.com/

Select Engineering Consultants Ltd. Edmonton

Select's planning team philosophy is based on the consistent delivery of timely and cost-effective solutions for our client's complex and important projects. We combine our knowledge of planning best practices and extensive project experience with our recognized in-house engineering expertise to exceed our client's expectations with respect to project delivery, design innovation, and staying "one step" ahead of our client's needs. Over the years, we have developed specialized knowledge in the field of land development and urban design.

We regularly assemble and lead multi-disciplinary consulting teams to meet the needs of specific projects. For all projects, we provide effective project management services. Some of the planning services we regularly provide include: Master Planned Communities and Urban Village Concepts | Feasibility Analysis | Multi-Family Site layouts / Commercial and Industrial Planning /Area Structure and Outline Plans | Neighbourhood Structure Plans | Subdivision Layout Design and Zoning Applications | Development of Direct Control District Guidelines | Development Application Approvals | Public Consultation and Information Meetings | Preparation of Marketing Materials.

Contact

Tel: 780-651-5777

inquiries@selecteng.ca

https://www.selecteng.ca/

Situate Edmonton

Situate is an urban planning consulting firm based in Edmonton offering rezoning, permitting, subdivision and strategic advisory services for awesome infill and urban redevelopment projects, large and small.

Contact

Tel: 780-974-4956

hello@situateinc.ca

https://situateinc.ca/

Stantec Edmonton

Land use planning, zoning, subdivision and environmental design, development feasibility studies, strategic planning municipal statutory plans and policy development, community development planning, urban design, transportation planning and impact analysis, water and wastewater infrastructure, development appeals, public involvement processes, communication plans, media relations, expert testimony, environmental socio-economic impact assessments, street-scaping and parks and recreation planning.

Contact

Tel: 780-917-7000

yolanda.lew@stantec.com

https://www.stantec.com/en

Urban Systems Ltd. Edmonton

Land use and statutory planning, conceptual design, subdivision design and approvals, downtown revitalization, urban and rural development, growth management strategies, resort development, feasibility studies, integrated land use, infrastructure and finance strategies and off-site levies, natural resource planning, and project visualization.

Contact

Tel: 780-430-4041

edmonton@urbansystems.ca

https://urbansystems.ca/

V3 Companies of Canada

Our planning team utilizes its diverse local, national, and

international experience to provide professional advice

that results in pragmatic, actionable plans. We are keenly aware of the importance of meeting milestones and

budgets, along with understanding and achieving vision and providing comprehensive communication and follow through. The results of our planning have the added benefit of being fully integrated with our civil engineering, natural resources, and surveying professionals, providing seamless insight into the full impact of planning efforts on Communities.

	Contact Tel: 780-482-3700 https://www.v3co.com/services/planning/
WSP Canada Inc. Edmonton WSP's team of urban planners and designers are technical experts who are passionate about providing innovative and implementable planning solutions that improve the quality of people's lives. We understand that cities, towns, and villages need a balance of form and function. Our planning practice has a history of engaging communities and developing solutions that empower them to implement change. Contact Tel: 780-466-6555 https://www.wsp.com/	

Geotechnical Consultants

This list of Consultants is provided for the purpose of obtaining a Shallow Water Table and Percolation Investigation and/or Domestic Groundwater Assessment for subdivision applications.

We do not endorse or recommend any particular one and this is not intended to be a complete list. These names have been collected from other subdivision applications and are not known to us personally.

Arrow Engineering 202-13167 – 146 Street Edmonton AB T5L 4S8 P: 780-801-6100 http://www.ArrowOnline.ca	Golder Associates Ltd. 16820 107 Avenue Edmonton, AB T5P 4C3 P: 780-483-3499 F: 780-483-1574 http://www.golder.com	J.R. Paine & Associates Ltd. 17505-106 Avenue Edmonton, AB T5S 1E7 P: 780- 489-0700 F: 780- 489-0800

		www.jrp.ca
SD Consulting Group -Canada, Inc 220, 120 Pembina Road Sherwood Park AB T8H 0M2 P: 403-688-7366	Shelby Engineering Ltd. 9632-54 Avenue NW Edmonton, AB T6E 5V1 P: 780- 438-2540 F: 780-434-3089 www.shelbyengineeing.ca	Stantec Consulting Ltd. 400, 10220 103 Avenue NW Edmonton, AB T5J 0K4 P: 780-917-7000 F: 780-917-7330 www.stantec.com
Tetra Tech Canada Inc. 14940 123 Avenue Edmonton, AB T5V 1B4 P: 780-451-2121 F: 780-454-5688 http://tetratech.com/en/canada	Thurber Engineering Ltd. 4127 Roper Road Edmonton, AB T6B 3S5 P: 780-438-1460 F: 780-437-7125 www.thurber.ca	Trace Associates Inc. 385 Carleton Dr. St. Albert, AB T8N 7L1 P: 1-877-418-7233 https://traceassociates.ca/
Nichols Environmental (Canada Ltd.) 17331-107 Ave NW Edmonton AB, T5S 1E5 P: 780-484-3377 https://nicholsenvironmental.com/		

Groundwater Evaluation & Availability Studies Only		
HCL Hydrogeological Consultants Ltd. 17740-118 Avenue NW Edmonton, AB T5S 2W3 P: 780-483-7240 F: 780- 484-9413 www.hcl.ca	Solstice Environmental Management 10714 124 Street NW Edmonton AB, T5M 0H1 P: 780-443-3431 E: info@solsticecanada.com https://www.solsticecanada.com/	Groundwater Information Technologies Ltd #44 - 2110 41 Avenue NE Calgary, AB, T2E8Z7. P: 403-250-3518 https://www.gritltd.com/

Oil and Gas Infrastructure Analysis Only

Kriedo Consulting 5, 6020 1A Street SW Calgary, T2H 0G3 P: 587-856-7898 E: office@kriedo.com	Trace Associates Inc. 385 Carleton Drive St. Albert, T8N 7L1 P: 780-458-7787 https://traceassociates.ca/	

This list has been sourced from listings on Consulting Engineers of Alberta https://www.cea.ca/ and Association of Professional Engineers and Geoscientists of Alberta https://www.apega.ca/home.

Environmental Consultants

This list of Consultants is provided for the purpose of obtaining a Comprehensive or Desktop Biophysical Assessment for subdivision applications. **We do not endorse or recommend any particular one and this is not intended to be a complete list. These names have been collected from other subdivision applications and are not known to us personally.**

Solstice Environmental Management https://www.solsticecanada.com/ Phone: 780-443-3431 Email: info@solsticecanada.com	Stantec https://www.stantec.com/en Phone: 780-917-7000
Golder https://www.golder.com/ Phone: 780-483-3499	Blackfly Environmental https://www.blackflyenvironmental.com/ Phone: 587-853-0769 Email: admin@blackflyenviro.com
Matrix Solutions Inc. https://www.matrix-solutions.com/ Phone: 1-403-237-0606 Email: info@matrix-solutions.com	Spencer Environnemental Management Services Ltd. https://www.spencerenvironmental.ab.ca/ Phone : 780-429-2108 Email : info@spencerenvironmental.ab.ca
Advisian https://www.advisian.com/en/ Phone: 780-440-5300 Email: InfoNorthAmerica@advisian.com	Fiera Biological Consulting https://www.fieraconsulting.ca/ Phone: 780-466-6554 Email: info@fieraconsulting.ca

Wood https://www.woodplc.com/ Phone: 780-436-2152	Green Plan Ltd. https://green-plan.com/ Phone: 780-455-4292
Montrose Environmental https://montrose-env.com/canada/ Phone: 780-434-0400	WSP Canada Inc. Edmonton https://www.wsp.com/ Phone: 780-466-6555
Basin Environmental Ltd. https://www.basinenvironmental.ca/ Phone: 780-910-0615	

Environmental Site Assessments Only		
Vista Environmental Science https://www.vistaenvsci.com/ Phone: 587-416-3977 Email: Wes@vistenvsci.com		