PLANNING AND DEVELOPMENT SERVICES DEVELOPMENT ACTIVITY REPORT

SEPTEMBER 2026

Planning and Development Services (PDS) is committed to reporting on performance indicators related to planning and development in Parkland County. The following report provides reporting on the Department's key results and data points relating to application volumes and timelines.

General Inquiry Timelines

Volumes and response timing for first customer contact including emails, calls, walk-ins and detailed follow-up responses.

	General Inquiry Volume	Initial Response Within 2 Business Days	Detailed Response Required Volume	Detailed follow-up response (Average days to complete)
PDS Department Inquiries	1647	100%	51	2

Complete Application Submissions

Number of applications that are submitted with all required documents and materials.

	Applications Submitted	Additional Information Requests	Complete with no requests %
Development Permits	57	32	22%
Building Permits	59	42	27%
Trades Permits	265	76	71%

Development Permit — Days to Deem Complete

This represents the average number of days from when an application is submitted, and fees paid, to when that application has been deemed complete or incomplete, broken down by category.

Development Permit Days to Deem Complete

Development Permit Application Type	September 2025 (average days)	September 2025 (median days)	September 2026 (average days)	September 2026 (median days)
Residential (principal and accessory)	35	17	13	6
Home Based Business	12	12	1	1
Commercial/Industrial/ Public Service/Infrastructure	4	4	75	20
Land Preparation	N/A	N/A	57	57
Community Use	22	22	53	15
Agricultural	N/A	N/A	N/A	N/A

Development Permit — Days from Deemed Complete to Issuance

This represents the average number of days from when an application is deemed complete, to when the development permit is issued, broken down by type.

Development Permit Days to Issue

Development Permit Application Type	September 2025 (average days)	September 2025 (median days)	September 2026 (average days)	September 2026 (median days)
Residential (principal and accessory)	22	22	18	9
Home Based Business	1	1	21	21
Commercial/Industrial/ Public Service/Infrastructure	15	17	41	29
Land Preparation	37	37	25	21
Community Use	1	1	5	5
Agricultural	N/A	N/A	8	1

Development Permit — Volumes

Number of development permits issued per month, broken down by type.

Development Permit Volume

Development Permit Application Type	September 2025	September 2026
Residential (principal and accessory)	43	17
Home Based Business	1	2
Commercial/Industrial/ Public Service/Infrastructure	4	8
Land Preparation	2	4
Community Use	2	3
Agricultural	1	4

Development Permit — Variances

Number of development permits issued as discretionary, with variances, refused or appealed on a year-to-date basis.

	Permit Volume (YTD)	Discretionary Volume (YTD)	Variance Volume (YTD)	Refusal Volume (YTD)	Appeal Volume (YTD)
Development Permits	425	79	37	0	1

High-Impact Application Alignment

Applications that represent strategically significant development projects characterized by a substantial physical footprint, intensive land use, or long-term economic contribution and their policy alignment.

	Number of Applications (YTD)	MDP Alignment %	ASP Alignment %
Major Commercial/Industrial	8	100%	100%

Building Permit — Volumes & Construction Value

Number of building permits issued per month, broken down by type.

Building Permit Volume

Building Permit Application Type	September 2025	September 2026	YTD Construction Value
Residential	51	50	$91,752,851
Commercial/ Industrial	1	5	$57,551,876
Total	**52**	**55**	**$149,304,727**

Building Permit — Days to Issue

Average number of days to issue building permits, from first contact through to issuance. This includes time spent by applicants to update or provide additional application materials.

Building Permit Days to Issue

Building Permit Application Type	September 2025 (average days)	September 2025 (median days)	September 2026 (average days)	September 2026 (median days)
Residential	19	12	13	6
Commercial/ Industrial	N/A	N/A	6	6
Subtrades	6	2	9	5

Safety Codes Inspections

Amount of inspections and pass rates, broken down by discipline.

	Volume Setpember 2026	Passed September 2026	% Passed September 2026
Building Permit (partial and final)	114	98	86%
Electrical Permit	161	138	86%
Plumbing Permit	45	42	93%
Gas	53	48	91%
Private Sewage	29	28	96%

Subdivision — Days to deem complete

Total number of days from application submission to deemed complete

	September 2025 (average days)	September 2025 (median days)	September 2026 (average days)	September 2026 (median days)
Subdivisions	9	8	8	5

Subdivision — Days to Issue

Total number of days from deemed complete to issued

	September 2025 (average days)	September 2025 (median days)	September 2026 (average days)	September 2026 (median days)
Subdivisions	77	77	65	65

Subdivision — Volumes and Variances

Number of subdivision decisions and percentages issued as discretionary, with variances, refused or appealed.

	Decision Volume (YTD)	Discretionary or Variance Volume (YTD)	Refusal Volume (YTD	Appeal Volume (YTD)
Subdivisions	32	2 (6%)	1(3%)	3%

Land Absorption

Number of serviced commercial/industrial hectares brought online this year as well as the currently available stock.

	Net New Hectares (YTD)	Currently Available Developable Hectares
Land Absorption	58.28	847.41

Policy Alignment

Percentage of planning bylaws, conceptual schemes or subdivisions with policy alignment.

Subdivision Application Alignment	Number of Decisions (YTD)	Alignment with MDP (YTD)	Alignment with ASP (YTD)
Conceptual Schemes	1	100%	100%
Subdivisions	32	31(97%)	31(97%)

Redistricting and Planning Amendments	Number of Applications (YTD)	Confirmed Alignment with Statutory Plans (YTD)	Amendments Supported by Council (YTD)
Planning Bylaws	5	5	4