

PLANNING AND DEVELOPMENT SERVICES

DEVELOPMENT ACTIVITY REPORT

AUGUST 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.

	PDS Department Inquiries	General Inquiry Volume			
		General Inquiry Volume	Initial Response Within 2 Business Days	Detailed Response Required Volume	Detailed follow-up response (Average days to complete)
		1466	100%	77	2

Complete Application Submissions

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

		Applications Submitted		
		Applications Submitted	Additional Information Requests	Complete with no requests %
	Development Permits	57	30	27%
	Building Permits	69	39	25%
	Trades Permits	235	62	68%

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 Application Type	August 2025 (average days)	August 2025 (median days)	August 2026 (average days)	August 2026 (median days)
		August 2025 (average days)	August 2025 (median days)	August 2026 (average days)	August 2026 (median days)
	Residential (principal and accessory)	18	16	8	7
	Home Based Business	N/A	N/A	2	1
	Commercial/Industrial/ Public Service/Infrastructure	6	6	29	27
	Land Preparation	41	41	9	9
	Community Use	12	12	8	3
	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	August 2025 (average days)	August 2025 (median days)	August 2026 (average days)	August 2026 (median days)
	Residential (principal and accessory)	13	10	17	20
	Home Based Business	N/A	N/A	9	7
	Commercial/Industrial/ Public Service/Infrastructure	141	92	55	39
	Land Preparation	N/A	N/A	10	14
	Community Use	45	44	19	4
	Agricultural	N/A	N/A	N/A	N/A

Development Permit — Volumes

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

 Development Permit Volume	Development Permit Application Type	August 2025	August 2026
	Residential (principal and accessory)	54	35
	Home Based Business	N/A	4
	Commercial/Industrial/ Public Service/Infrastructure	2	6
	Land Preparation	N/A	3
	Community Use	6	5
	Agricultural	N/A	1

Development Permit — Variances

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

	Discretionary				
	Permit Volume (YTD)	Volume (YTD)	Variance Volume (YTD)	Refusal Volume (YTD)	Appeal Volume (YTD)
Development Permits	525	102	35	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.



Major Commercial/Industrial

Number of Applications
(YTD)

4

MDP Alignment %

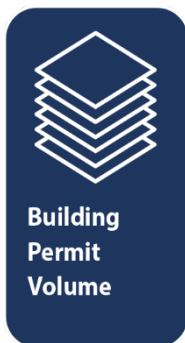
100%

ASP Alignment %

100%

Building Permit — Volumes & Construction Value

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



Building Permit
Application Type

August 2025

August 2026

YTD Construction Value

Residential

31

50

\$77,240,418

Commercial/
Industrial

5

4

\$33,856,876

Total

36

54

\$111,097,294

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
Application Type

August 2025
(average days)

August 2025
(median days)

August 2026
(average days)

August 2026
(median days)

Residential

30

24

7

8

Commercial/
Industrial

24

8

35

5

Subtrades

12

12

9

9

Safety Codes Inspections

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



Building Permit (partial and final)

Volume
August 2026

106

Passed
August 2026

95

% Passed
August 2026

90%

Electrical Permit

145

118

81%

Plumbing Permit

35

32

91%

Gas

34

32

94%

Private Sewage

22

22

100%

Subdivision — Days to deem complete

Total number of days from application submission to deemed complete



Subdivisions

August 2025
(average days)

22

August 2025
(median days)

22

August 2026
(average days)

6

August 2026
(median days)

6

Subdivision — Days to Issue

Total number of days from deemed complete to issued



Subdivisions

August 2025
(average days)

86

August 2025
(median days)

71

August 2026
(average days)

63

August 2026
(median days)

63

Subdivision — Volumes and Variances

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



Subdivisions

Decision Volume (YTD)

30

Discretionary or
Variance Volume
(YTD)

2 (7%)

Refusal Volume
(YTD)

1 (3%)

Appeal Volume
(YTD)

3%

Land Absorption

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



Land Absorption

Net New Hectares (YTD)

58.28

Currently Available Developable Hectares

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

30

29 (97%)

29 (97%)



Redistricting and Planning
Amendments

Number of Applications (YTD)

Confirmed Alignment with
Statutory Plans (YTD)

Amendments Supported by
Council (YTD)

Planning Bylaws

4

4

3