

PLANNING AND DEVELOPMENT SERVICES

DEVELOPMENT ACTIVITY REPORT

MAY 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			
	1916			
	Initial Response Within 2 Business Days		100%	
	Detailed Response Required Volume		55	
	Detailed follow-up response (Average days to complete)		4	

Complete Application Submissions

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

	Applications Submitted			Additional Information Requests			Complete %					
	Development Permits			82			53			18%		
	Building & Trade Permits			104			38			34%		
	Trades Permits			153			42			63%		

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	May 2025 (average days)	May 2025 (median days)	May 2026 (average days)	May 2026 (median days)
	Residential (principal and accessory)	28	22	12	7
	Home Based Business	N/A	N/A	20	20
	Commercial/Industrial/ Public Service/Infrastructure	32	28	20	20
	Land Preparation	N/A	N/A	N/A	N/A
	Community Use	15	8	2	2
	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	May 2025 (average days)	May 2025 (median days)	May 2026 (average days)	May 2026 (median days)
	Residential (principal and accessory)	11	1	25	22
	Home Based Business	29	29	24	24
	Commercial/Industrial/ Public Service/Infrastructure	146	205	26	25
	Land Preparation	9	9	N/A	N/A
	Community Use	1	1	16	16
	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	May 2025	May 2026
	Residential (principal and accessory)	29	45
	Home Based Business	1	1
	Commercial/Industrial/ Public Service/Infrastructure	3	17
	Land Preparation	1	N/A
	Community Use	3	4
	Agricultural	N/A	N/A

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	208	29	19	1	0

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)

0

MDP Alignment %

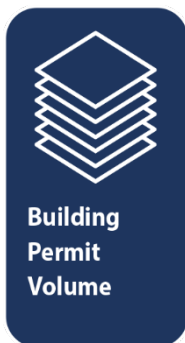
N/A

ASP Alignment %

N/A

Building Permit — Volumes & Construction Value

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



Building Permit
Application Type

May 2025

May 2026

YTD Construction Value

Residential

47

47

\$30,763,603

Commercial/
Industrial

6

2

\$21,573,759

Total

53

49

\$52,337,362

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

May 2025
(average days)

May 2025
(median days)

May 2026
(average days)

May 2026
(median days)

Residential

17

8

35

8

Commercial/
Industrial

11

9

N/A

N/A

Subtrades

3

2

4

2

Safety Codes Inspections

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



Building Permit (partial and final)

Volume
May 2026

96

Passed
May 2026

83

% Passed
May 2026

86%

Electrical Permit

122

101

83%

Plumbing Permit

34

31

91%

Gas

41

41

100%

Private Sewage

19

19

100%

Subdivision — Days to deem complete

Total number of days from application submission to deemed complete



Subdivisions

May 2025
(average days)

18

May 2025
(median days)

19

May 2026
(average days)

20

May 2026
(median days)

15

Subdivision — Days to Issue

Total number of days from deemed complete to issued



Subdivisions

May 2025
(average days)

51

May 2025
(median days)

51

May 2026
(average days)

76

May 2026
(median days)

76

Subdivision — Volumes and Variances

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



Subdivisions

Decision Volume (YTD)

14

Discretionary or
Variance Volume
(YTD)

1 (7%)

Refusal Volume
(YTD)

1 (7%)

Appeal Volume
(YTD)

0%

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)

1

Alignment
with MDP (YTD)

100%

Alignment with
ASP (YTD)

100%

Conceptual Schemes

Subdivisions

14

13 (93%)

13 (93%)



Redistricting and Planning
Amendments

Number of Applications (YTD)

4

Confirmed Alignment with
Statutory Plans (YTD)

4

Amendments Supported by
Council (YTD)

3

Planning Bylaws