

PLANNING AND DEVELOPMENT SERVICES

DEVELOPMENT ACTIVITY REPORT



JULY 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)
		1609	100%	55	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	64	45	18%
	Building 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	July 2025 (average days)	July 2025 (median days)	July 2026 (average days)	July 2026 (median days)
	Residential (principal and accessory)	28	23	9	7
	Home Based Business	44	44	4	4
	Commercial/Industrial/ Public Service/Infrastructure	56	56	46	45
	Land Preparation	N/A	N/A	30	19
	Community Use	26	25	9	3
	Agricultural	1	1	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	July 2025 (average days)	July 2025 (median days)	July 2026 (average days)	July 2026 (median days)
	Residential (principal and accessory)	10	3	30	24
	Home Based Business	13	13	40	40
	Commercial/Industrial/ Public Service/Infrastructure	86	114	50	22
	Land Preparation	16	16	27	27
	Community Use	4	4	22	15
	Agricultural	20	20	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	July 2025	July 2026
	Residential (principal and accessory)	31	38
	Home Based Business	1	2
	Commercial/Industrial/ Public Service/Infrastructure	2	6
	Land Preparation	1	2
	Community Use	2	3
	Agricultural	2	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	332	58	32	1	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)

0

MDP Alignment %

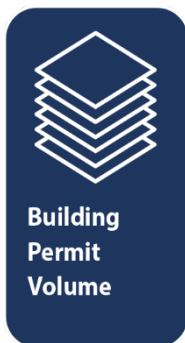
N/A

ASP Alignment %

N/A

Building Permit — Volumes & Construction Value

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



Building Permit
Application Type

July 2025

July 2026

YTD Construction Value

Residential

67

54

\$70,182,500

Commercial/
Industrial

5

5

\$29,553,786

Total

72

59

\$99,736,286

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

July 2025
(average days)

July 2025
(median days)

July 2026
(average days)

July 2026
(median days)

Residential

23

9

17

5

Commercial/
Industrial

30

8

4

2

Subtrades

5

2

14

5

Safety Codes Inspections

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



Building Permit (partial and final)

Volume
July 2026

84

Passed
July 2026

73

% Passed
July 2026

90%

Electrical Permit

132

103

78%

Plumbing Permit

33

32

97%

Gas

55

52

95%

Private Sewage

16

16

100%

Subdivision — Days to deem complete

Total number of days from application submission to deemed complete



Subdivisions

July 2025
(average days)

14

July 2025
(median days)

14

July 2026
(average days)

5

July 2026
(median days)

5

Subdivision — Days to Issue

Total number of days from deemed complete to issued



Subdivisions

July 2025
(average days)

83

July 2025
(median days)

85

July 2026
(average days)

78

July 2026
(median days)

73

Subdivision — Volumes and Variances

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



Subdivisions

Decision Volume (YTD)

28

Discretionary or
Variance Volume
(YTD)

2 (7%)

Refusal Volume
(YTD)

1 (4%)

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)

Conceptual Schemes

1

Alignment
with MDP (YTD)

100%

Alignment with
ASP (YTD)

100%

Subdivisions

28

27 (93%)

27 (93%)



Redistricting and Planning
Amendments

Number of Applications (YTD)

Planning Bylaws

4

Confirmed Alignment with
Statutory Plans (YTD)

4

Amendments Supported by
Council (YTD)

3