PLANNING AND DEVELOPMENT SERVICES DEVELOPMENT ACTIVITY REPORT

OCTOBER 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	1633	100%	55	3

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	48	30	32%
Building Permits	52	27	29%
Trades Permits	318	73	76%

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	October 2025 (average days)	October 2025 (median days)	October 2026 (average days)	October 2026 (median days)
Residential (principal and accessory)	22	18	10	6
Home Based Business	15	21	5	5
Commercial/Industrial/ Public Service/Infrastructure	18	18	13	4
Land Preparation	8	8	N/A	N/A
Community Use	N/A	N/A	19	17
Agricultural	15	15	11	11

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 Application Type	October 2025 (average days)	October 2025 (median days)	October 2026 (average days)	October 2026 (median days)
Residential (principal and accessory)	21	21	17	14
Home Based Business	7	1	23	23
Commercial/Industrial/ Public Service/Infrastructure	64	47	37	28
Land Preparation	7	7	N/A	N/A
Community Use	N/A	N/A	13	6
Agricultural	1	1	1	1

Development Permit — Volumes

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



Development Permit Application Type	October 2025	October 2026
Residential (principal and accessory)	43	23
Home Based Business	3	1
Commercial/Industrial/ Public Service/Infrastructure	4	14
Land Preparation	1	N/A
Community Use	N/A	5
Agricultural	3	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	476	91	40	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	12	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	October 2025	October 2026	YTD Construction Value
Residential	47	32	$98,774,712
Commercial/ Industrial	2	9	$106,439,397
Total	**49**	**41**	**$205,214,109**

Building Permit — Days to Issue

Average number of days to issue building permits, from complete application 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	October 2025 (average days)	October 2025 (median days)	October 2026 (average days)	October 2026 (median days)
Residential	25	14	18	10
Commercial/ Industrial	22	22	25	8
Subtrades	5	2	7	4

Safety Codes Inspections

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

	Volume October 2026	Passed October 2026	% Passed October 2026
Building Permit (partial and final)	126	116	92%
Electrical Permit	176	151	86%
Plumbing Permit	58	50	86%
Gas	88	76	86%
Private Sewage	44	42	95%

Subdivision — Days to deem complete

Total number of days from application submission to deemed complete



	October 2025 (average days)	October 2025 (median days)	October 2026 (average days)	October 2026 (median days)
Subdivisions	15	15	9	9

Subdivision — Days to Issue

Total number of days from deemed complete to issued



	October 2025 (average days)	October 2025 (median days)	October 2026 (average days)	October 2026 (median days)
Subdivisions	61	48	71	66

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	36	2 (6%)	1(3%)	1(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	36	35 (97%)	35(97%)



Redistricting and Planning Amendments	Number of Applications (YTD)	Confirmed Alignment with Statutory Plans (YTD)	Amendments Supported by Council (YTD)
Planning Bylaws	6	6	5