

PLANNING AND DEVELOPMENT SERVICES

DEVELOPMENT ACTIVITY REPORT



JUNE 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			
	PDS Department Inquiries	1877	Initial Response Within 2 Business Days	100%
			Detailed Response Required Volume	40
			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	76	48	37%
	Building & Trade Permits	86	54	13%
	Trades Permits	187	53	69%

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	June 2025 (average days)	June 2025 (median days)	June 2026 (average days)	June 2026 (median days)
	Residential (principal and accessory)	31	26	22	10
	Home Based Business	20	20	6	6
	Commercial/Industrial/ Public Service/Infrastructure	5	5	13	7
	Land Preparation	21	21	9	9
	Community Use	24	24	21	12
	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	June 2025 (average days)	June 2025 (median days)	June 2026 (average days)	June 2026 (median days)
	Residential (principal and accessory)	15	1	25	12
	Home Based Business	47	47	10	10
	Commercial/Industrial/ Public Service/Infrastructure	18	15	29	51
	Land Preparation	N/A	N/A	10	10
	Community Use	19	1	8	8
	Agricultural	N/A	N/A	1	1

Development Permit — Volumes

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

 Development Permit Volume	Development Permit Application Type	June 2025	June 2026
	Residential (principal and accessory)	44	58
	Home Based Business	1	1
	Commercial/Industrial/ Public Service/Infrastructure	4	5
	Land Preparation	N/A	1
	Community Use	5	2
	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	276	41	25	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 %

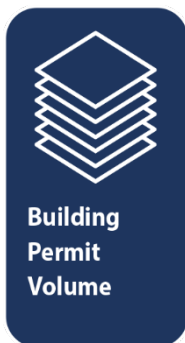
N/A

ASP Alignment %

N/A

Building Permit — Volumes & Construction Value

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



Building Permit
Application Type

June 2025

June 2026

YTD Construction Value

Residential

44

64

\$57,791,399

Commercial/
Industrial

4

5

\$23,908,786

Total

48

69

\$81,700,185

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

June 2025
(average days)

June 2025
(median days)

June 2026
(average days)

June 2026
(median days)

Residential

25

9

8

5

Commercial/
Industrial

76

12

33

25

Subtrades

5

2

20

4

Safety Codes Inspections

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



Building Permit (partial and final)

Volume
June 2026

90

Passed
June 2026

80

% Passed
June 2026

89%

Electrical Permit

140

105

75%

Plumbing Permit

38

35

92%

Gas

55

52

95%

Private Sewage

17

16

94%

Subdivision — Days to deem complete

Total number of days from application submission to deemed complete



Subdivisions

June 2025
(average days)

18

June 2025
(median days)

14

June 2026
(average days)

5

June 2026
(median days)

5

Subdivision — Days to Issue

Total number of days from deemed complete to issued



Subdivisions

June 2025
(average days)

67

June 2025
(median days)

73

June 2026
(average days)

59

June 2026
(median days)

59

Subdivision — Volumes and Variances

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



Subdivisions

Decision Volume (YTD)

21

Discretionary or
Variance Volume
(YTD)

2 (10%)

Refusal Volume
(YTD)

1 (5%)

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)

Alignment
with MDP (YTD)

Alignment with
ASP (YTD)

Conceptual Schemes

1

100%

100%

Subdivisions

21

20 (95%)

20 (95%)



Redistricting and Planning
Amendments

Number of Applications (YTD)

Confirmed Alignment with
Statutory Plans (YTD)

Amendments Supported by
Council (YTD)

Planning Bylaws

4

4

3