

# DEVELOPMENT PERMIT STATS YEARLY COMPARISON AS OF DECEMBER 6, 2022



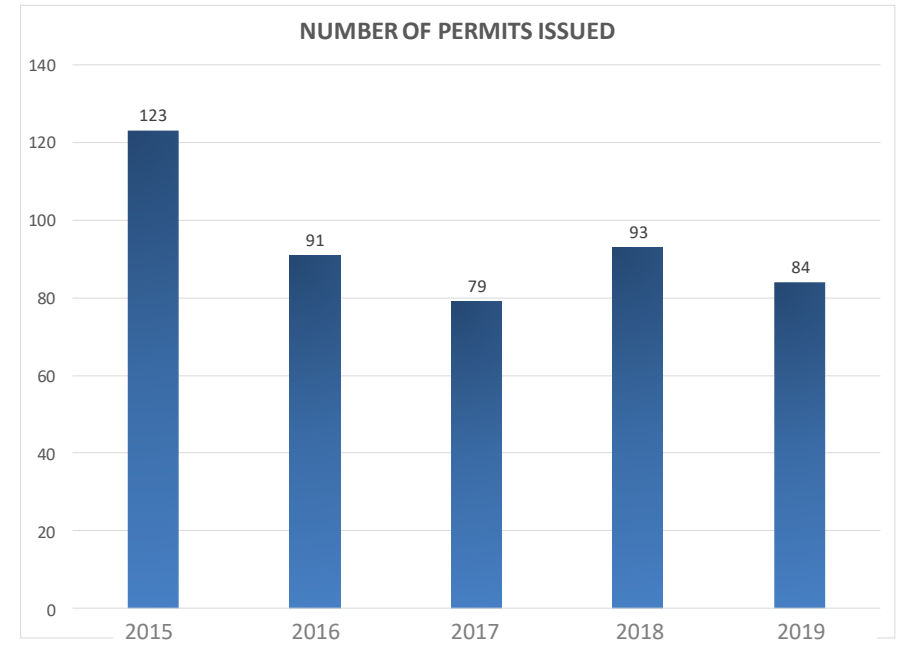
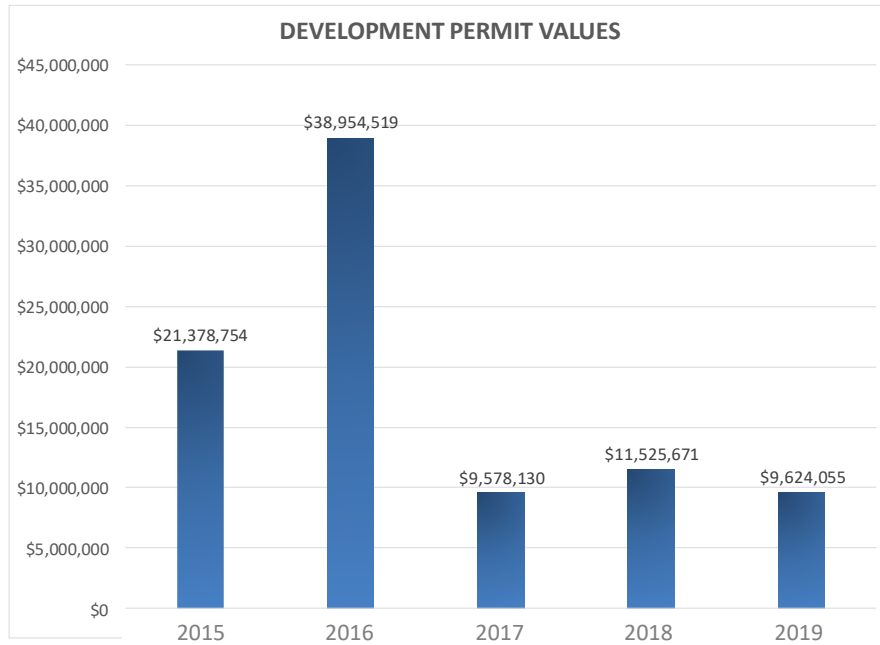
**Currently active developments (ongoing or emerging) of note Council may see in the community:**

1. Techmation subdivision, completed/for sale:
  - a. Newly approved development in this area: Yellowhead Gas Co-op Headquarters
2. Telecommunications Tower and Fire Training Facility at Yellowhead County (Previous Sanjel Site)
3. Telecommunications Tower northeast of the land fill.
4. Honda Showroom development
  - a. Developer has now requested services to site and scope of development under review to accommodate desired service access
  - b. Anticipate further accommodation, modification of activities, and demolition soon – x2 temporary relocations expected.
5. Century 21 Offices Redevelopment (New Cenovus offices - located currently)
6. Several multi story/multi tenant commercial buildings at various stages of completion
  - a. 50<sup>th</sup> street south of post office
  - b. 50<sup>th</sup> street south of Coconut Tree
  - c. 55<sup>th</sup> street and 4<sup>th</sup> Ave:
    - i. Tenants currently under approval review include dentistry, café/restaurant, cannabis retail, etc.
7. Redevelopment and Expansion of buildings and services at 4<sup>th</sup> Ave Shell Service location (east of 7-11)

| CATEGORY                  | 2015                | 2016                | 2017               | 2018                | 2019 YTD           |
|---------------------------|---------------------|---------------------|--------------------|---------------------|--------------------|
| RESIDENTIAL               | \$9,056,354         | \$3,325,979         | \$1,441,430        | \$2,223,600         | \$1,140,775        |
| COMMERCIAL                | \$1,110,900         | \$1,255,500         | \$6,522,600        | \$6,405,071         | \$4,554,380        |
| INDUSTRIAL                | \$1,041,000         | \$60,700            | \$1,383,600        | \$1,452,000         | \$3,847,900        |
| INSTITUTIONAL             | \$10,170,500        | \$34,312,340        | \$230,500          | \$1,445,000         | \$81,000           |
| <b>TOTAL PERMIT VALUE</b> | <b>\$21,378,754</b> | <b>\$38,954,519</b> | <b>\$9,578,130</b> | <b>\$11,525,671</b> | <b>\$9,624,055</b> |
| <b>TOTAL PERMITS</b>      | <b>123</b>          | <b>91</b>           | <b>79</b>          | <b>93</b>           | <b>84</b>          |



# DEVELOPMENT PERMIT STATS YEARLY COMPARISON AS OF DECEMBER 6, 2022

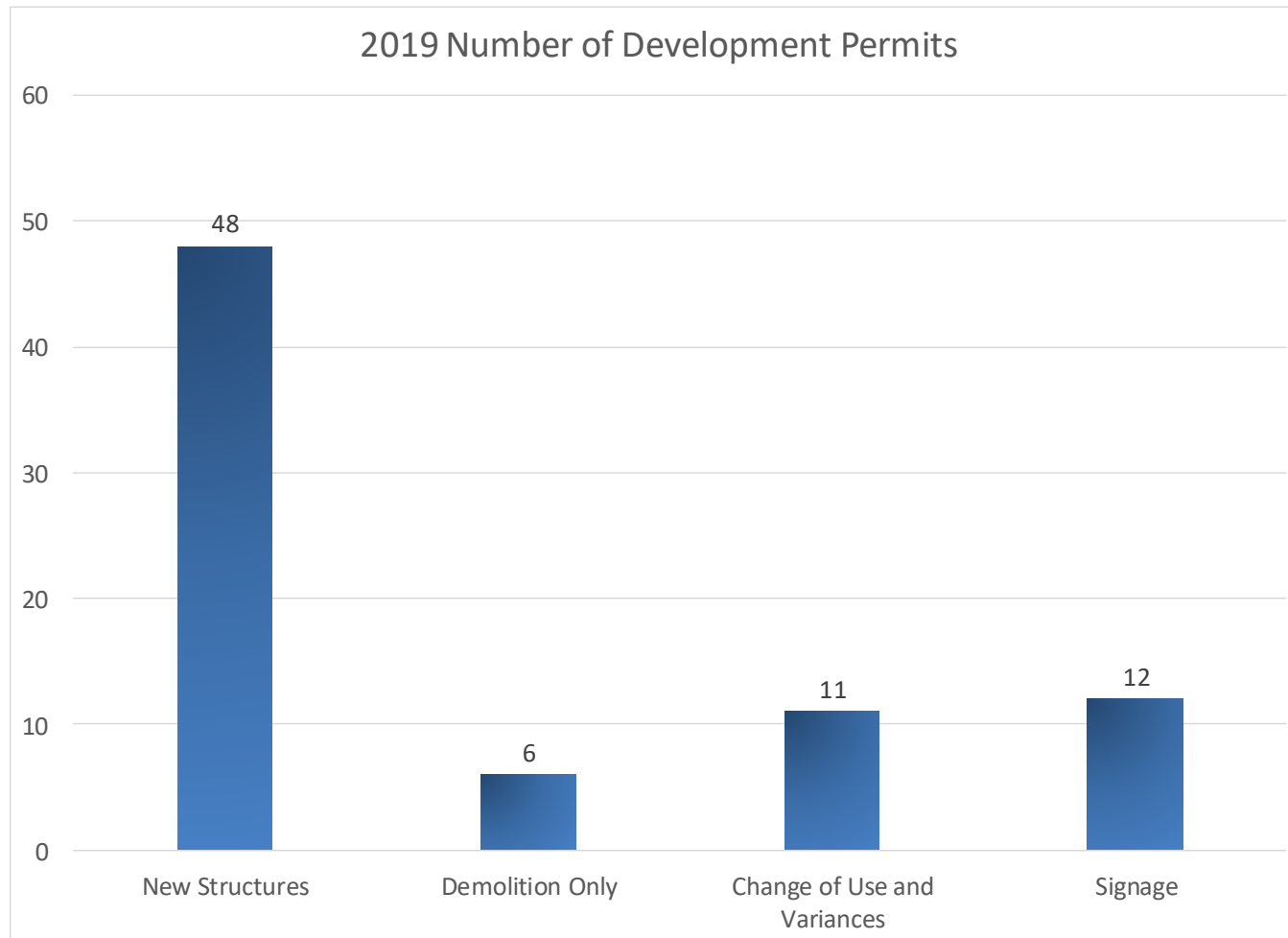


- Period for 2019 year stats are based on Year-to-Date

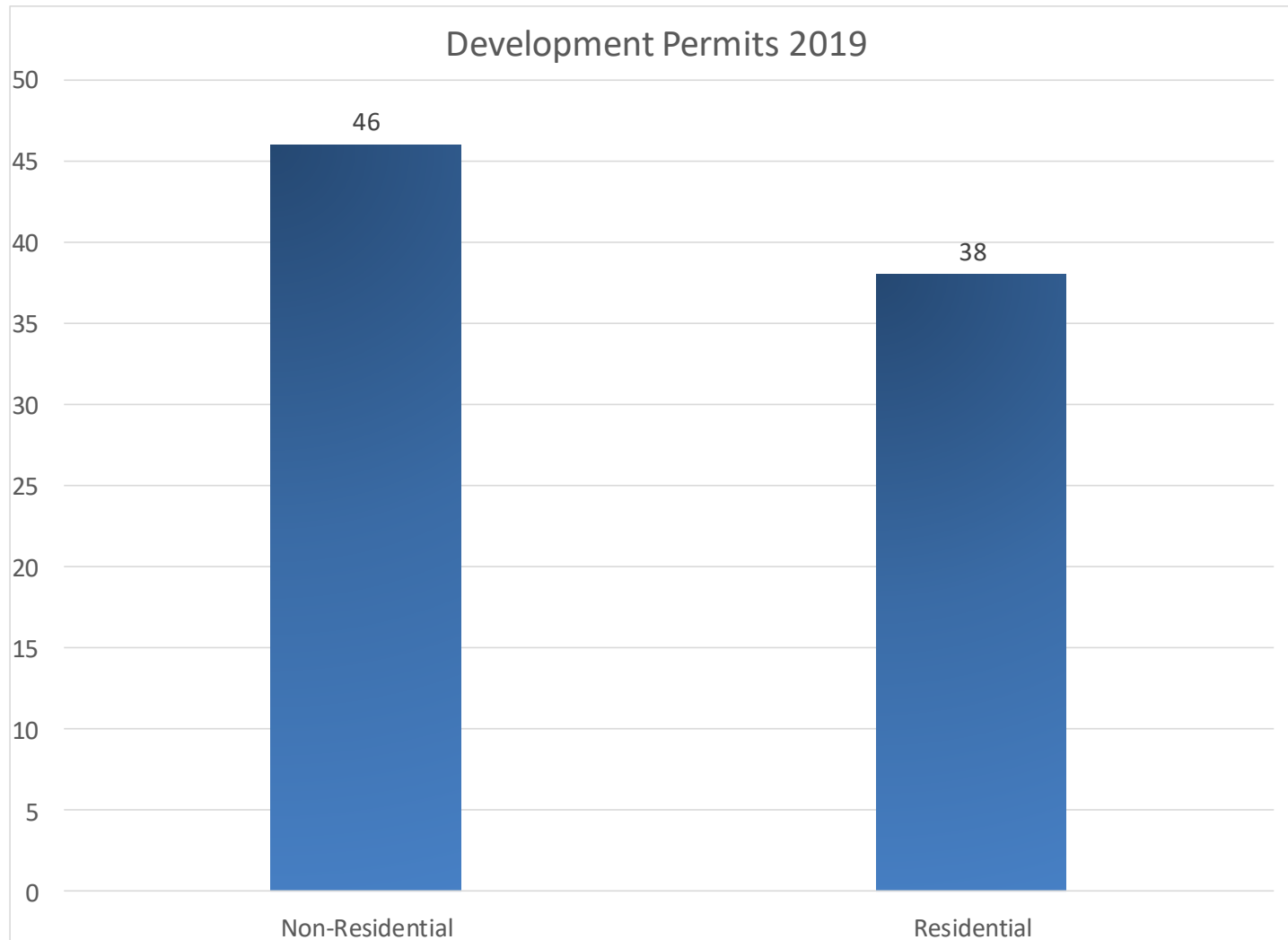
Notes for previous years:

- In 2015 institutional values were high because of a Physician Clinic (\$6,800,000)
- In 2016 institutional values were high because of Mary Bergeron (\$9,000,000) & Seniors Lodge (\$23,301,840);



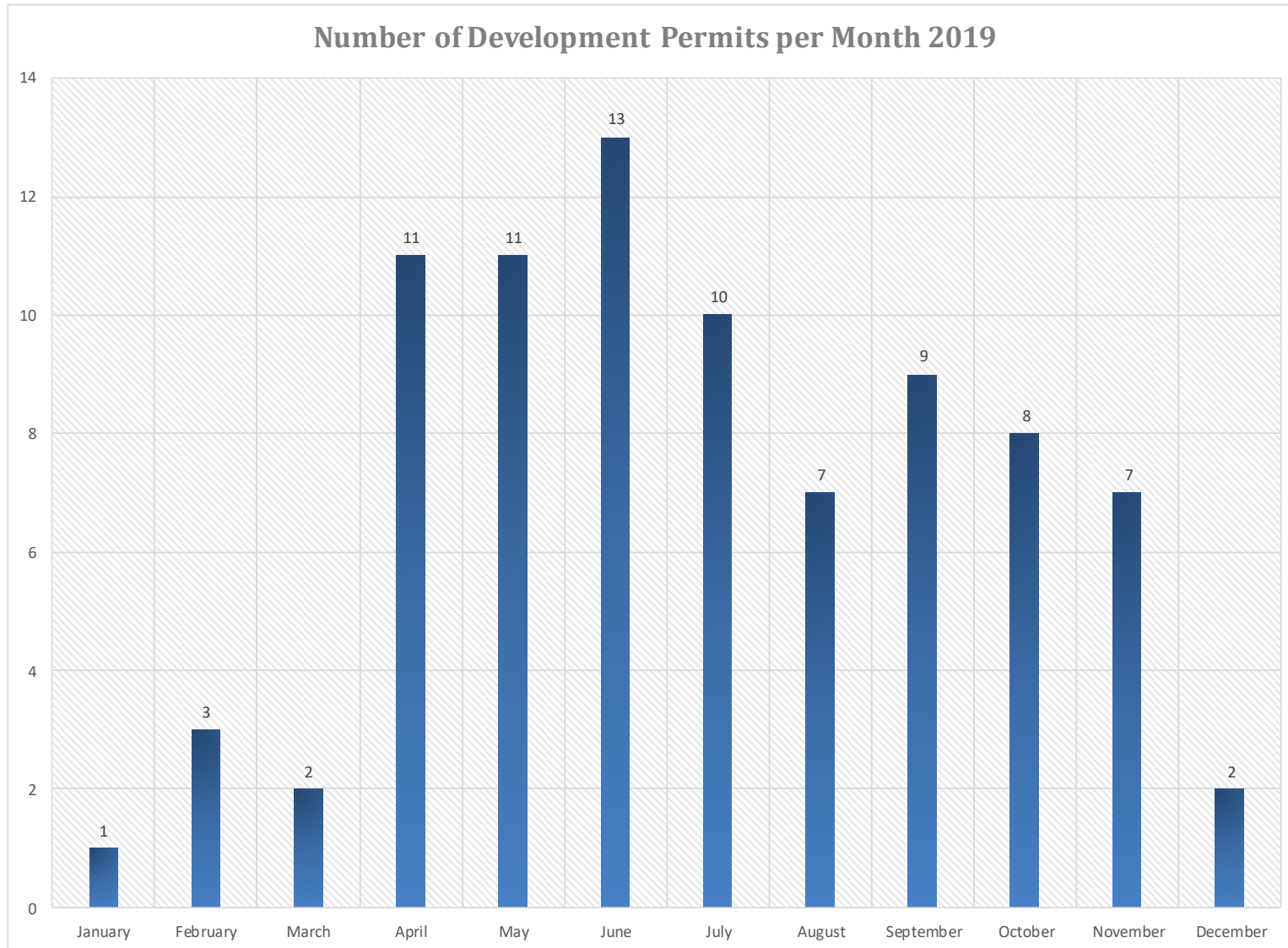


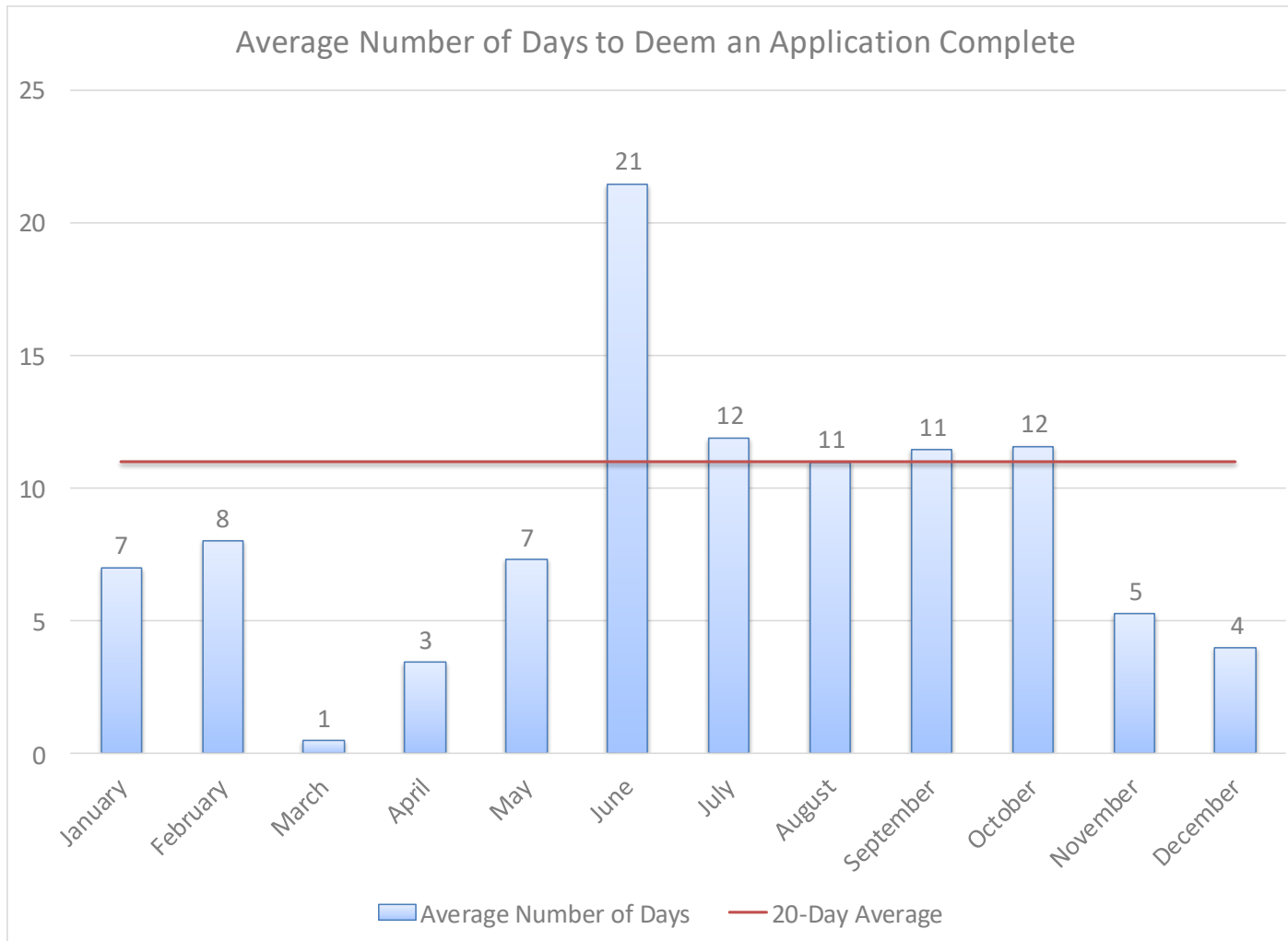
- In 2019, there was a higher number of non-residential developments (57%) than residential developments.



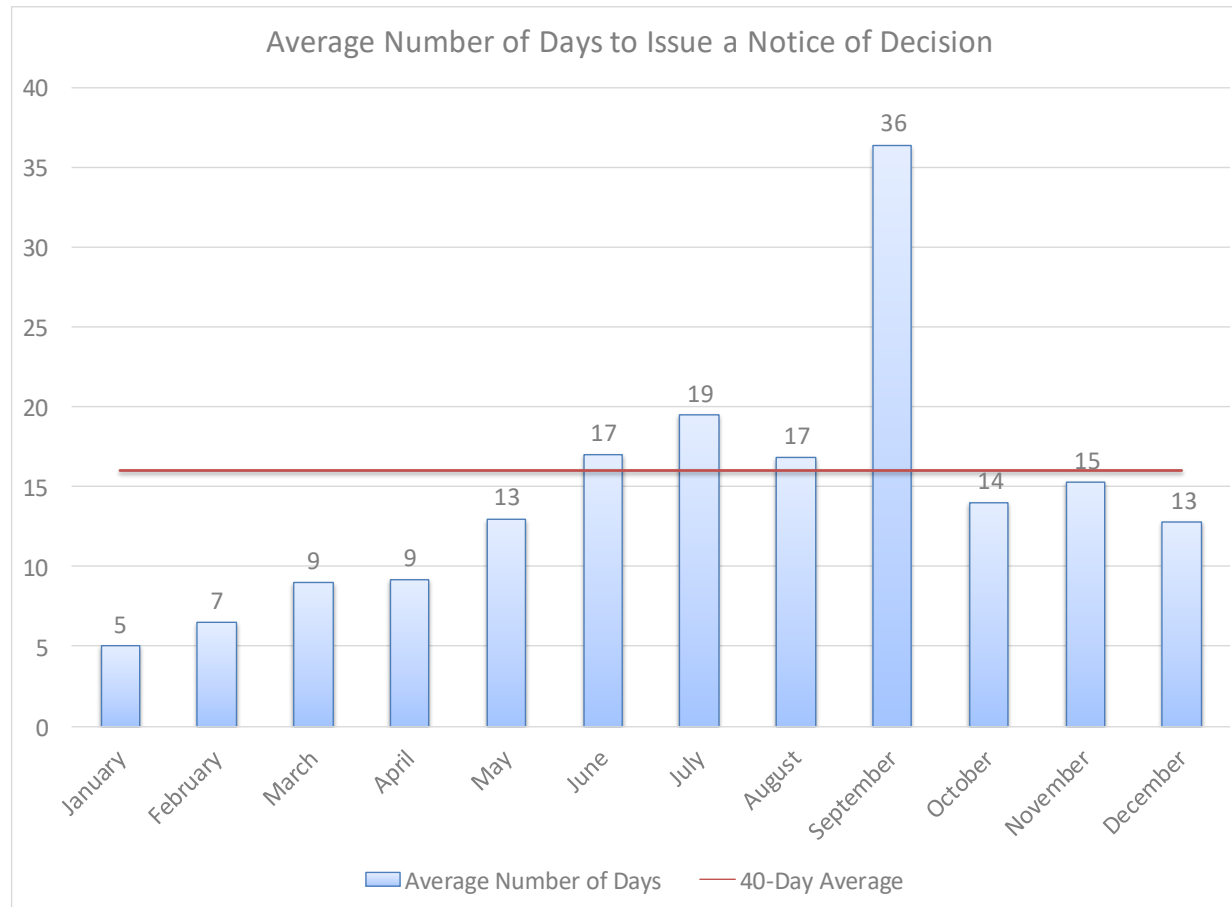
- In 2019, 57% of permits were new structures. New structures capturing assessment.
- In 2019, 13% of permits were Change of Uses as well as variance permits applied after noncompliance letters were sent out.







- On average, it took 11 days to deem a permit complete. A permit cannot be issued or referred to other necessary organizations without complete information in most cases.
- The Department is reviewing how to limit this period through pre-application meetings.



- In 2019, permits are averaged 16 days for the Development Authority to issue a Notice of Decision.
- Changes to public notices being approved by Council are expected to save 1 to 5 days on average.
- Internal referral timeframes are being reduced (7 days from 14 days).
- Discretionary permits currently require 21 day notification to neighbouring landowners to comment prior to a decision. *Note: this is a process under the Land Use Bylaw No. 2070 to allow for public engagement but is not legislated as the public still has a 21 day appeal period following a decision.*
- Our average issuance timeframes are half the legislated period provided.



## Yearly department overview:

- January to March, Development Officer not staffed.
- January to May, Planning Manager not staffed. (Internal staffing assistance provided for Acting Planning Manager).
- September to November Administrative Assistant not staffed.

## Other Related Work:

- West Area Structure Plan (Engineering, and land owner liaison, design, reassigning consulting);
- Amendment to Anderson Area Structure Plan (LAWIR developments redesign and open house);
- Subdivision endorsement and extensions;
- Assessment of encroachments across 40+ properties, over 1 dozen land leases (lease lands review and lease expiry).
- Management of GIS and imagery support for all departments (snow removal maps, street maps, parks, public lands, utilities etc.);
- Several stop orders, orders to remedy, and demolition orders; and associated appeals;
- Development agreements, legal documentation (restrictive covenants, easements), site inspections and security returns for **33** larger projects.