Contents

Introduction ........................................................................................................ 3
Permit trends 2014 - 2018 ........................................................................ 4
Permit trends 2018 month-by-month .............................................. 5
Construction values of all building permits .................................. 6
Residential development permits by area .................................... 7
Non-residential development permits by area .......................... 8
Development permits by type ............................................................... 9
Permit review times ............................................................................. 10
Other development statistics ............................................................. 11
Other development statistics ............................................................. 12
Major initiatives .................................................................................... 13
Glossary ................................................................................................. 14
Contact info ............................................................................................ 15
Introduction

In 2018, the City welcomed a large block chain data centre (Hut 8) and the world’s largest cannabis production facility (Aurora Sun). Buoyed by these two projects, construction investment in 2018 soared 20% higher than 2017 levels. In addition, impressive multi-family development occurred as 255 new dwelling units were created; 7 times more units than 2017.

The City’s primary growth pattern continued the trend that has occurred over the last decade. The primary greenfield growth corridors in 2018 included:

- residential development south of the Trans Canada Highway; and,
- industrial expansion in the northwest and commercial development in the Box Springs Business Park and south regional commercial node.

Our community has continued to exhibit a positive trend in maintaining and redeveloping established neighbourhoods. 55% of all non-residential and 58% of all residential Development Permits were issued for projects in established areas. This re-investment in our established neighbourhoods helps us achieve financial sustainability and create a vibrant healthy community.

Review and approval times in 2018 were once again well below the legislated timelines. Several approval categories, like major projects had longer review timelines than 2017. This was due to a greater number of large and complex non-residential projects which required significantly more resources to process.

In addition to review and approvals, Planning and Development Services led and participated in major projects. Significant achievements included:

- Secondary Suite Registry (CAO Award Winner)
- Cannabis Retail Regulatory Framework (CAO Award Nominee)
- Riverside Area Redevelopment Plan
- Off-Site Levy Bylaw Rate Review and Municipal Assist
- Phase 1 of the Municipal Development Plan Review

In 2019, we look to continue to provide streamlined approval services and work together with our community to review the Municipal Development Plan, which will set the direction for our community for the next 40 years.

Kent Snyder,  
General Manager - Planning & Development Services
Permit trends (number of all permits issued)
2014 - 2018

<table>
<thead>
<tr>
<th>Year</th>
<th>Development Permits</th>
<th>Building Permits</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td></td>
<td>840</td>
</tr>
<tr>
<td>2015</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2016</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2017</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td></td>
<td>552</td>
</tr>
</tbody>
</table>
Permit trends (number of all permits issued)
2018 month-by-month

![Chart showing permit trends for 2018 month-by-month.](image-url)
Construction values of all building permits 2018

- **OVER $1M**: 3% (333 permits)
- **$500,000-$999,999**: 2% (23 permits)
- **$100,000-$499,999**: 13% (113 permits)
- **$10,000-$99,999**: 42% (358 permits)

**TOTAL CONSTRUCTION VALUES**: $141M

**COMPARED TO LAST YEAR**:
- **2018**: $141M
- **2017**: $113M

Figures rounded to nearest full percentage.
Residential development permits by area

Includes:
- Single detached residence
- Semi-detached residence
- Multi-family residence
- Attached and detached accessory
- Manufactured home
- Residential addition
- Secondary suite

Figures rounded to nearest full percentage.
Non-residential development permits by area

- **14% North Industrial/Commercial**
- **28% City Core**
- **11% West Industrial/Commercial**
- **18% South Mature**
- **16% South Growth**

Includes:
- Commercial
- Institutional
- Industrial
- Signage

Figures rounded to nearest full percentage.
2018 Residential development permits by type

- **Attached & Detached Accessory**: 56%
- **Single Detached Residence**: 22%
- **Manufactured Home**: 11%
- **Residential Addition**: 4%
- **Semi-Detached & Multi-Family Residence**: 7%

2018 Non-residential development permits by type

- **Institutional**: 40%
- **Industries**: 39%
- **Commercial**: 12%
- **Signage**: 9%
- **Industry**: 40%
Development permit review times 2018

<table>
<thead>
<tr>
<th>Category</th>
<th>2018 Average</th>
<th>2017 Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homes</td>
<td>7.9 Days</td>
<td>7.0 Days</td>
</tr>
<tr>
<td>Residential Alterations</td>
<td>7.1 Days</td>
<td>6.5 Days</td>
</tr>
<tr>
<td>Home Occupations</td>
<td>8.0 Days</td>
<td>9.5 Days</td>
</tr>
<tr>
<td>Major Projects</td>
<td>22.9 Days</td>
<td>13.6 Days</td>
</tr>
<tr>
<td>Non-Residential Alterations</td>
<td>11.0 Days</td>
<td>6.8 Days</td>
</tr>
<tr>
<td>Signs</td>
<td>8.3 Days</td>
<td>8.0 Days</td>
</tr>
<tr>
<td>Minor Projects</td>
<td>6.2 Days</td>
<td>6.2 Days</td>
</tr>
<tr>
<td>Major Projects</td>
<td>15.5 Days</td>
<td>15.9 Days</td>
</tr>
</tbody>
</table>

Mean average used (highest and lowest outliers eliminated).
### Other development statistics 2018

<table>
<thead>
<tr>
<th>Category</th>
<th>Number/Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total off-site levies collected</td>
<td>$8.3M</td>
</tr>
<tr>
<td>OSL collected in intensification areas</td>
<td>$41,654</td>
</tr>
<tr>
<td>Safety codes inspections</td>
<td>11,346</td>
</tr>
<tr>
<td>Compliance Certificates</td>
<td>556</td>
</tr>
<tr>
<td>Land Use Bylaw amendment applications</td>
<td>13</td>
</tr>
<tr>
<td>Total subdivisions</td>
<td>19</td>
</tr>
<tr>
<td>Property card requests</td>
<td>1,051</td>
</tr>
<tr>
<td>Municipal Historic Resource designations</td>
<td>0</td>
</tr>
</tbody>
</table>

#### Developer vs City % of contribution
- Developers: 30.6%
- City: 69.4%
Other development statistics 2018

- Circulations: Technical Coordinating Committee: **90**
- Appeals: Subdivision & Development Appeals Board: **3**
- Decision items & Information items for Committee & Council: **30**
- Community engagement events: **8**
- Business licenses issued: **3,919**
- Home occupation permits: **244**
- Meetings: Municipal Planning Commission: **14**
- Customers at counter: **5,000+**
Major initiatives 2018

Riverside Area Redevelopment Plan

- Comprehensive plan that addresses current and future changes in Riverside.
- Guiding policies on land use, redevelopment, infrastructure renewal, transportation, and open spaces and parks.
- Extensive public engagement.
- Plan was approved by City Council in Q4 2018.

Cannabis Land Use Bylaw and Licensing

- Multi-department working group assembled to coordinate response to cannabis legalization.
- Land Use Bylaw amendments made to add and refine uses and definitions (No. 4458) and regulate development through a Cannabis Retail Store Overlay (No. 4487).
- Public engagement included media coverage, stakeholder consultation, and tradeshow representation that resulted in the creation of a survey that generated record-breaking response rates.

Aurora Sun

- Accelerated approval process for the 1.4M sq. ft. cannabis production facility.
- Within a 6 week period, project milestones which were achieved included site rezoning, subdivision and development permit approval, and the commencement of site grading.
Area Redevelopment Plan (ARP) – An existing area designated by municipalities in Alberta for the purposes of preserving, protecting and enhancing desirable characteristics of the neighbourhood and ensuring future development is appropriate.

AttachedAccessory – A structure which is attached to a primary building but does not increase the measured square footage of the building (typically a deck or balcony).

Building Permit (BP) – A permit granting you legal permission to start construction on a project. The building permit process helps enforce the requirements of the Alberta Building Code as well as other applicable laws and standards. It ensures compliance during construction as well as the structural safety of the completed building.

Community Engagement – The process of working collaboratively with community groups to address issues that impact the well-being of those groups. Activities that help to engage the community include credible and transparent reporting, town hall meetings, public open houses, stakeholder engagements, and interactive consultations.

Compliance Certificate – Confirmation from the City that the locations of structures on a property comply with the Land Use Bylaw. Usually required by lending agencies or lawyers in the sale of a property and/or mortgage approval to protect their clients’ investment.

City Council – Municipal Council of the City of Medicine Hat.

DetachedAccessory – A covered building that is not attached to a house (i.e. detached garages, sheds, carports, pergolas, gazebos, greenhouses and playhouses).

Development Permit (DP) – A permit authorizing development under the provisions of the Land Use Bylaw.

HomeOccupation – Use of a dwelling by the occupant for a business, trade or profession.

IntensificationArea – An area of a city which encourages higher population densities and higher uses. Urban intensification emphasizes the idea of urban planning that concentrates growth in compact, walkable urban environments to minimize sprawl.

Land Use Bylaw (LUB) – A regulatory document required for every municipality in Alberta as per the Municipal Government Act. It includes the division of the municipality into land use districts (zones).

ManufacturedHome – A type of prefabricated housing that is largely assembled in factories and then transported to sites of use.

Multi-FamilyResidence – A building or structure that is designed to house several different families in separate housing units. The most common type of multi-family housing is an apartment building; however, four-plexes, eight-plexes and townhomes also qualify as multi-family housing.

Municipal Historic Resource Designation – The Heritage Resources Committee identifies, recognizes and guides the preservation of heritage resources (buildings, sites, artifacts, trees, etc.) within the City of Medicine Hat. Designation is the process of establishing something as a designated Municipal Historic Resource.

Municipal Planning Commission (MPC) – The Municipal Planning Commission acts as the principal advisory body to City Council in matters relating to land use planning. It exercises development and subdivision powers and duties on behalf of the City in accordance with the Subdivision and Development Authorities Bylaw and carries out any other functions and duties assigned to the Commission by City Council.

Municipal Servicing Standards Manual (MSSM) – A document which indicates detailed requirements for construction of any municipal utility infrastructure, public utility or road within the City of Medicine Hat.

Off-Site Levy (OSL) – A charge established by a municipal Bylaw. The levy is imposed at the time of development and/or subdivision and is contributed by the Developer to cover a portion of the costs of municipal infrastructure facilities (i.e. roads, water, storm and sanitary sewer).

Property Card – A document that displays building permit information for a property.

ResidentialAddition – A structure attached to a dwelling unit. These types of structures may include, but are not limited to, living room, bedroom, office, game room, etc.

Semi-DetachedResidence – One of two dwellings within the same residential building, separated by a firewall, each with a separate utility service, but not attached to any other dwelling or structure (except its own garage).

SingleDetachedResidence – A single family home not attached to any other dwelling or structure (except its own garage). A mobile home fixed permanently to a foundation is also classified as a single detached house.

Subdivision – The division of a parcel of land into two or more lots.

Subdivision and Development Appeal Board (SDAB) – A Board comprised of City Council representatives and public members who hear subdivision and development appeals and make decisions on those appeals.

Technical Coordinating Committee (TCC) – A committee comprised of City of Medicine Hat staff from various departments. The TCC provides technical review and recommendations on various initiatives, development proposals and plans.

Land Use Districts referenced in this report:

Commercial – A part of the City in which primary land use is commercial (shops, offices, theatres, restaurants).

Industrial – An area of the City zoned and planned for the purpose of industrial development; typically a mix of manufacturing, warehousing and service uses.

Institutional – A part of the City which is reserved for uses which serve the community’s social, educational, health, cultural and recreational needs. This may include government owned and operated facilities or privately owned and operated.

Non-residential – Any area of the City in which housing is not the primary use.

Residential – An area of the City in which housing predominates. This can be low density housing such as suburban homes, townhouses, or apartments.

Notes:

1) New housing developments; detached, semi-detached, duplex, four-plex, and manufactured home placement.

2) Detached accessory buildings, attached accessories, residential additions, and basement suites.

3) New developments; commercial, industrial, institutional, large multi-family developments, and major non-residential additions.

4) Change of use, non-residential accessory buildings, and small non-residential additions.

5) The Municipal Government Act states that decisions must be made within 40 days (unless an agreement with the applicant has been made to extend the timeline).
Contact

Web:
www.medicinehat.ca/government/departments/planning-development-services/

Email:
pbe@medicinehat.ca

Phone:
403.529.8374

Mail:
Planning & Development Services
580 First Street SE
Medicine Hat, AB T1A 8E6