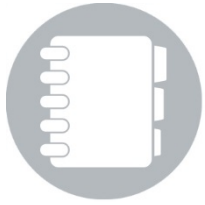




Annual Development Statistics 2020

Planning & Development Services
February 24, 2021





Contents

Introduction.....	3
Permit trends 2016 - 2020	4
Permit trends 2020 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
Other development statistics.....	10
Other development statistics.....	11
Major initiatives	12
Glossary	13
Contact info.....	14





Introduction

Due to the economic downturn as a result of COVID, activity in the commercial, industrial, and institutional areas was slower as the City recorded approximately \$48M in construction as compared to \$91M in 2019.

Even though permits issued in 2020 were at a five-year low, construction of new single detached dwellings was up 85% over 2019.

The City's primary growth pattern for both residential development (47%) and non-residential development (46%) continued to be in the South Residential Sector; the same as 2019.

As part of an ongoing Corporate Initiative to enhance service to our residents and customers, Planning & Development Services implemented Phase 1 of the City's new ePermit system on June 15, 2020. The intent of this new system is to reduce permitting time, improve customer service and staff efficiency, enhance quality, and reduce traditional paper and filing system. To date ePermit is making the process of applying for permits, inspections and business licenses more convenient and efficient for both staff and applicants. Phase 2 will see the online electronic payment of permits and licensing fees through debit and credit cards, which will be implemented in early 2021.

The City's new Vehicle For Hire Bylaw that was adopted by City Council on July 7, 2020, established modernized regulations to guide this evolving form of transportation.

The new Municipal Development Plan (myMH Master Plan) which is a long-range vision for the future growth and development of our community for the next 30 years was adopted by City Council on October 6, 2020.

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

- Tri-Area Intermunicipal Development Plan and Intermunicipal Collaboration Framework
- Hamptons Area Structure Plan Amendment
- Part 1 - Regulations Improvements and Development Readiness Land Use Bylaw Amendment
- Off-Site Levy 2021 Rate Update
- Coulee Ridge Phase 1

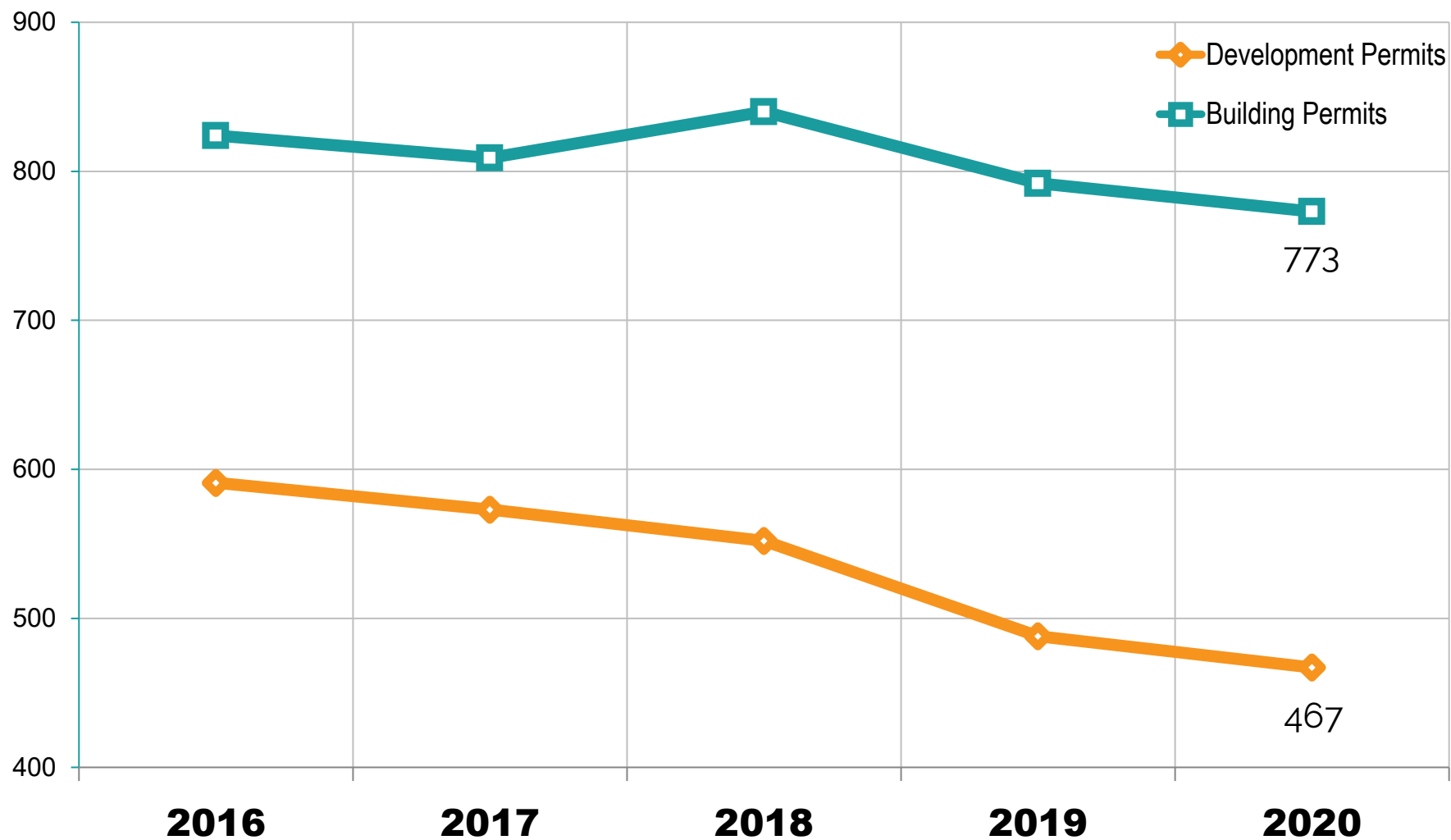
We look forward to serving our community in 2021, as we continue to provide streamlined approval services and improving the quality of life for our residents through policies, plans and other initiatives.

Kent Snyder,
General Manager
Planning & Development Services





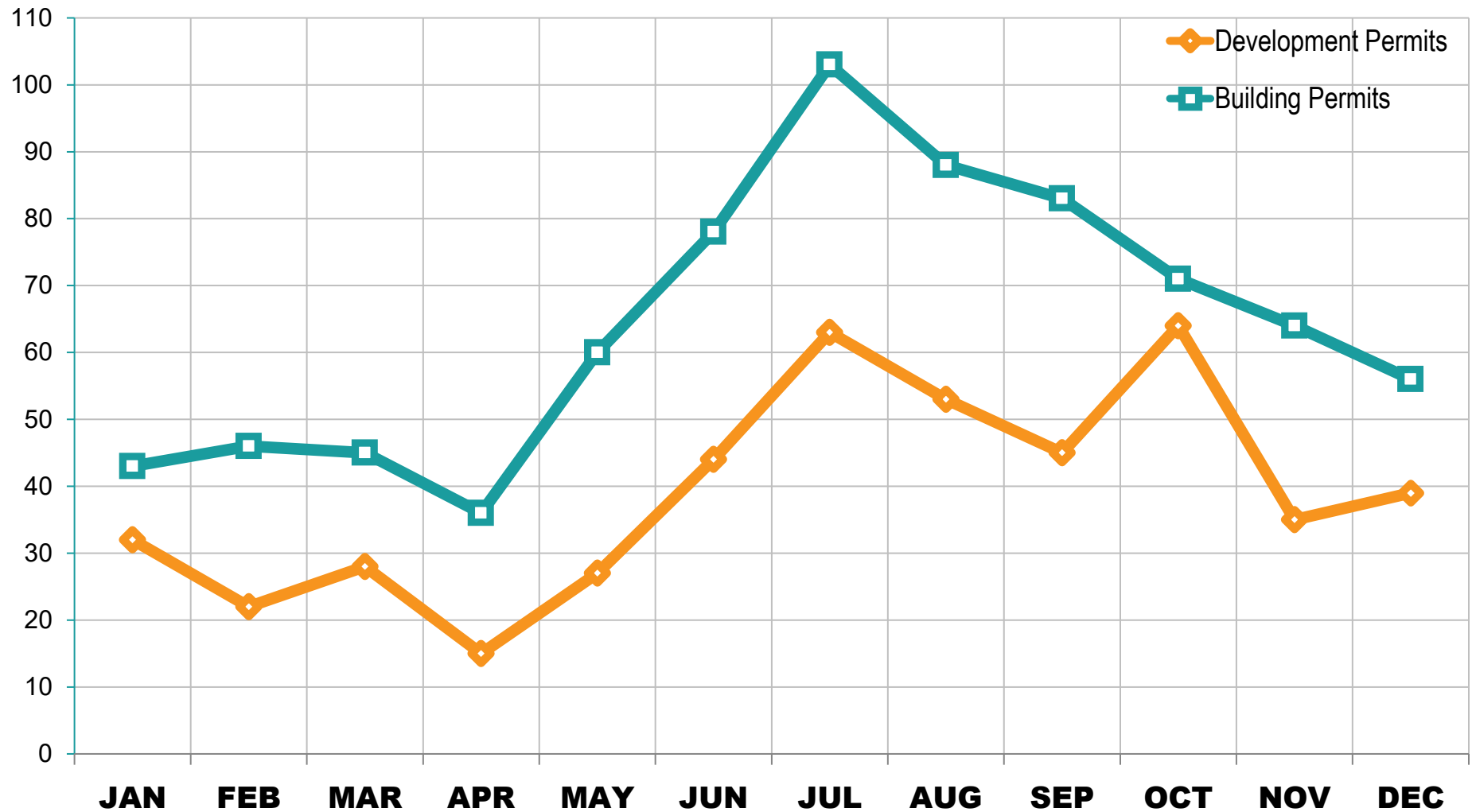
Permit trends (number of all permits issued) **2016 - 2020**





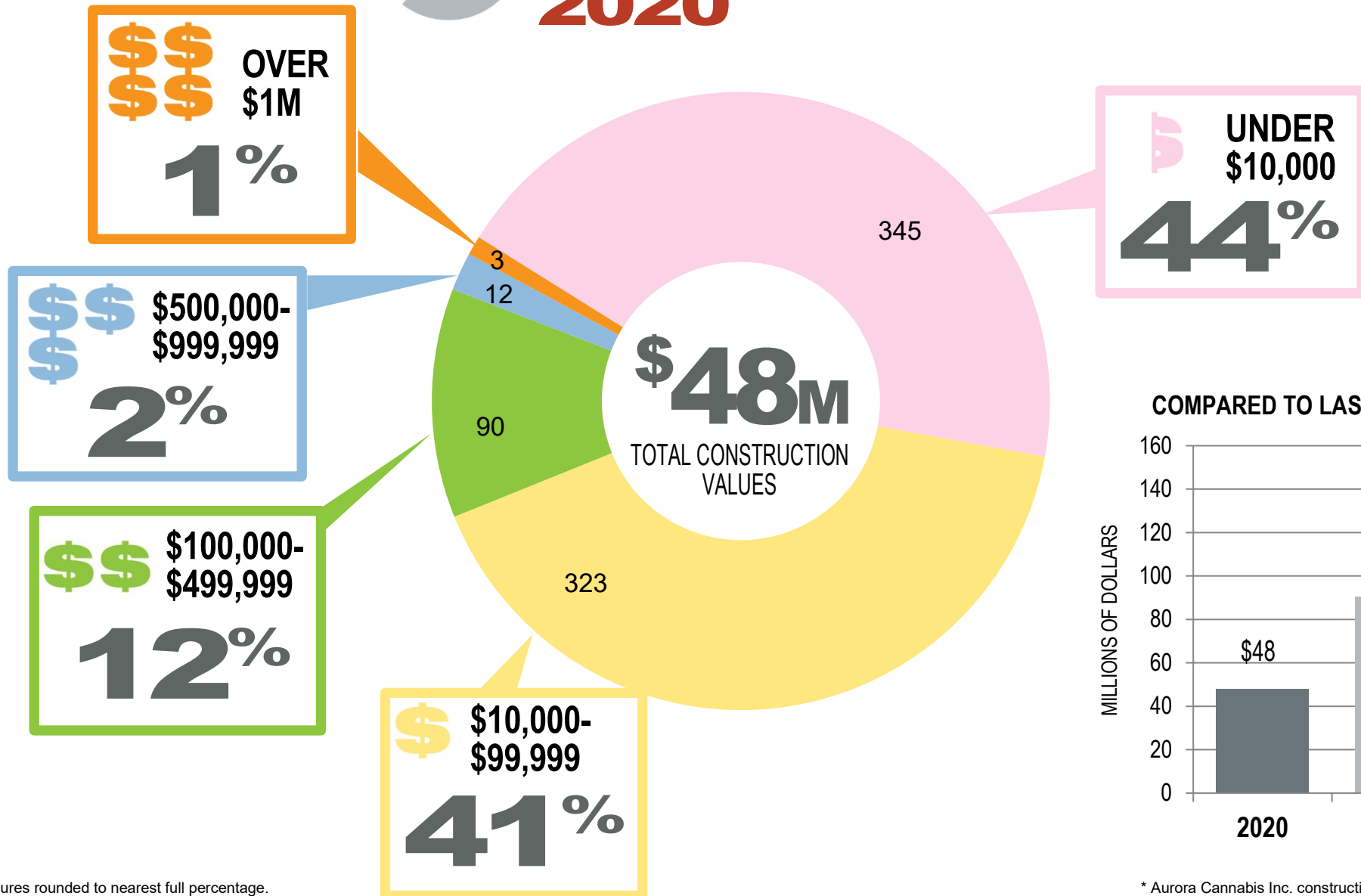
Permit trends (number of all permits issued)

2020 month-by-month

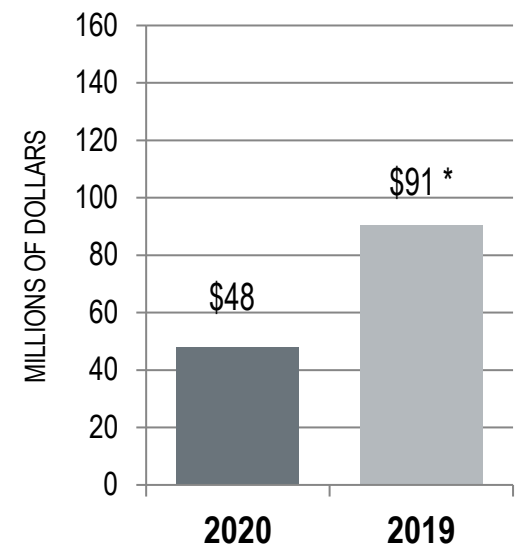




Construction values of all building permits **2020**



COMPARED TO LAST YEAR:



Figures rounded to nearest full percentage.

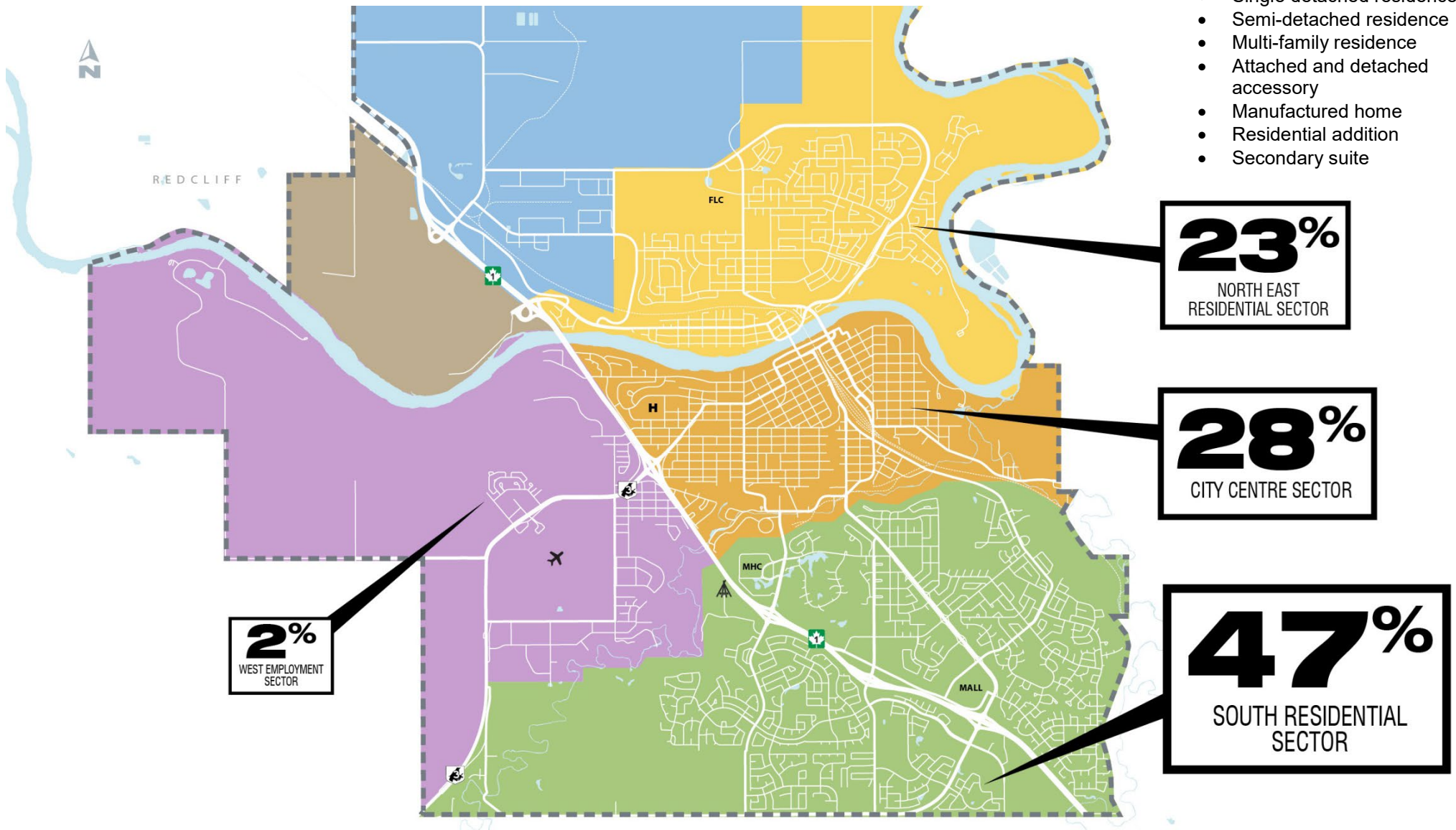
* Aurora Cannabis Inc. construction is not included.



Residential development permits by area

Includes:

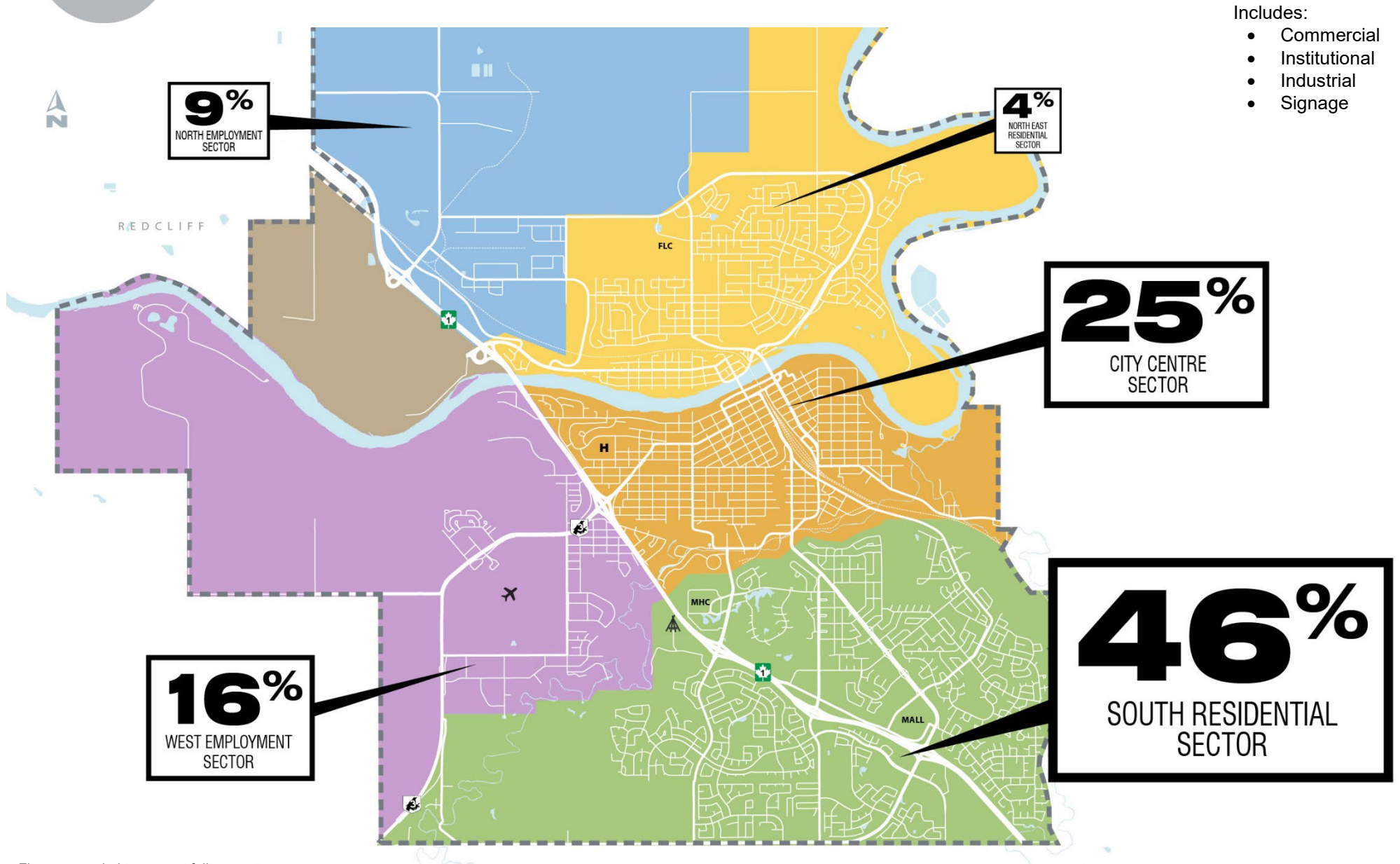
- Single detached residence
- Semi-detached residence
- Multi-family residence
- Attached and detached accessory
- Manufactured home
- Residential addition
- Secondary suite



Figures rounded to nearest full percentage.



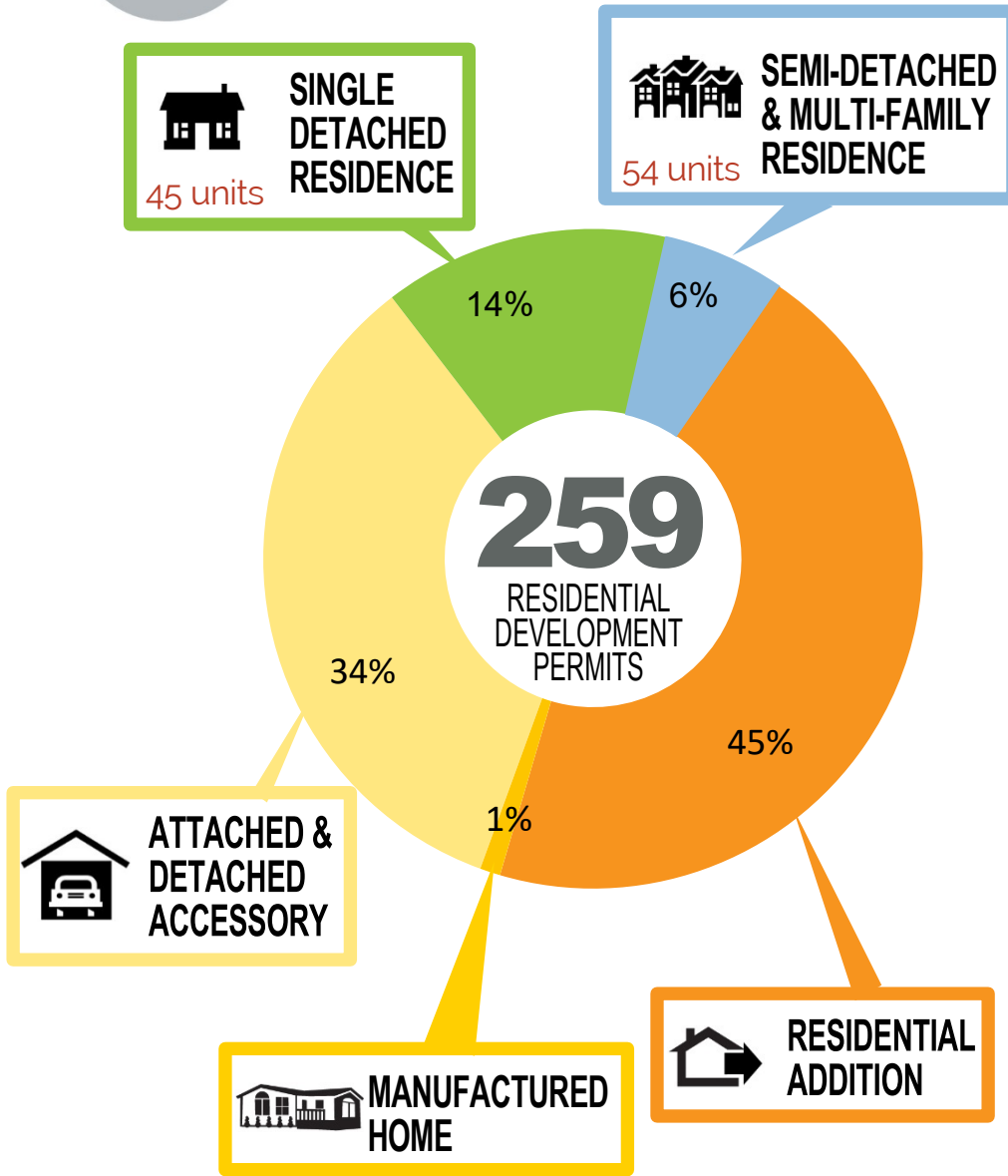
Non-residential development permits by area



Figures rounded to nearest full percentage.



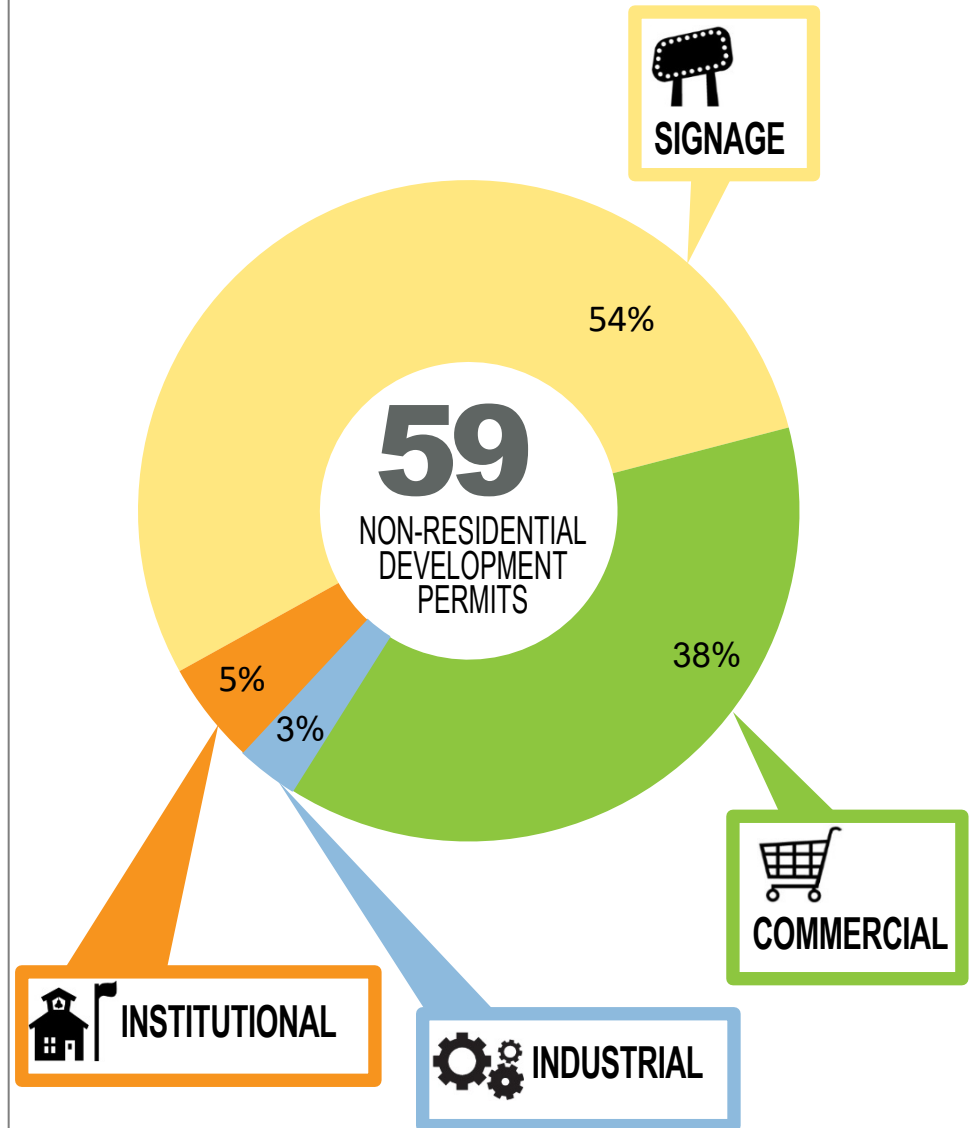
2020 Residential development permits by type



Single Detached Residence includes Secondary Suite.



2020 Non-residential development permits by type





Other development statistics **2020**

Total off-site levies
collected



\$3,783,169

OSL collected in
intensification areas



\$1,224,120

Developer vs City
% of contribution

49% Developers

51% City



Safety codes inspections



10,374

Compliance Certificates



432

Land Use Bylaw
amendment applications



11

Total subdivisions



12

Property card requests



675

Municipal Historic Resource
designations



0



Other development statistics **2020**

Circulations: Technical
Coordinating Committee



93

Appeals: Subdivision &
Development Appeals Board



2

Decision items & Information items
for Committee & Council



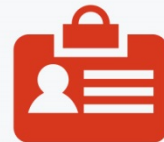
19

Community engagement
events



12

Business licenses issued



3,749

Home occupation permits



183

Meetings: Municipal Planning
Commission



13

Customers at counter



2,840+





Major initiatives **2020**

ePermit



- Purpose of the new ePermit system was to reduce permitting time, improve customer service and staff efficiency, enhance quality, and reduce traditional paper and filing system.
- To date, the ePermit system has not only enhanced customer service for improved electronic access to P&DS information, but has also enabled greater customer convenience through web-based transactions. The ePermit software system went live on June 15, 2020.

Vehicle For Hire Bylaw No. 4617



- Purpose of the new Vehicle For Hire Bylaw was to establish modernized regulations to guide this evolving form of transportation.
- This staff initiated Bylaw was to ensure that appropriate regulations were in place to enable businesses to offer safe, fair and competitive vehicle for hire services within the City of Medicine Hat.
- Bylaw was adopted by City Council on July 7, 2020.

Municipal Development Plan Bylaw No. 4636



- A Municipal Development Plan (MDP) is a statutory Plan, prepared and adopted by Bylaw, in accordance with Section 632 of the *Municipal Government Act*.
- Staff continued to work on the proposed new thirty year MDP that is based on the City's vision for growth and development in coming decades.
- Plan was adopted by City Council on October 6, 2020.

Glossary

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.

Area Structure Plan (ASP) – Detailed plans for the development of new areas. The Plan must indicate impacts the proposed development will have on existing municipal services and facilities and how these impacts have been considered and addressed.

Attached Accessory – 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.

Detached Accessory – 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.

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

Intensification Area – 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).

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

Multi-Family Residence – 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.

Residential Addition – 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-Detached Residence – 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).

Single Detached Residence – 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 non-residential additions.
- 4) New developments, commercial, industrial, institutional, large multi-family developments, and 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

