

Development Statistics 2021

Annual report of planning & development activity, business licenses, major initiatives and more



PLANNING & DEVELOPMENT SERVICES
February 18, 2022

Contents

Introduction	3
Permit trends 2017-2021	4
Permit trends 2021 month-by-month	5
Construction values 2021	6
Residential development permits by sector	7
Residential development permits by type	8
Non-residential development permits by sector	9
Non-residential development permits by type	10
Other planning & development statistics	11
Off-site levy map	12
Other planning & development statistics continued	13
Glossary	14
Contact info	15



Introduction

In 2021, we saw evidence of economic recovery after the downturn caused by the COVID-19 pandemic. Building permits reached a five year high with a total of 857 permits issued in 2021, and the construction value of these permits more than doubling from the previous year. Activity increased in all areas including residential, commercial, industrial, and institutional, with the City recording approximately \$108M in construction as compared to \$48M in the previous year.

The City's primary growth pattern for residential development (59%) continued to be in the South Residential Sector, and non-residential growth was the strongest in the City Centre (42%).

As part of the ongoing Corporate Initiative to enhance services to our residents and customers, Planning & Development Services implemented Phase 2 of the e-Permitting system, which allows online payment of permits and licensing fees through debit and credit cards.

The myMH Action Plan went live in 2021, which is an accessible way for our stakeholders and the public to see how policies in the myMH Master Plan fit with Council's Strategic Priorities and where progress is being made on implementation of the plan.

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

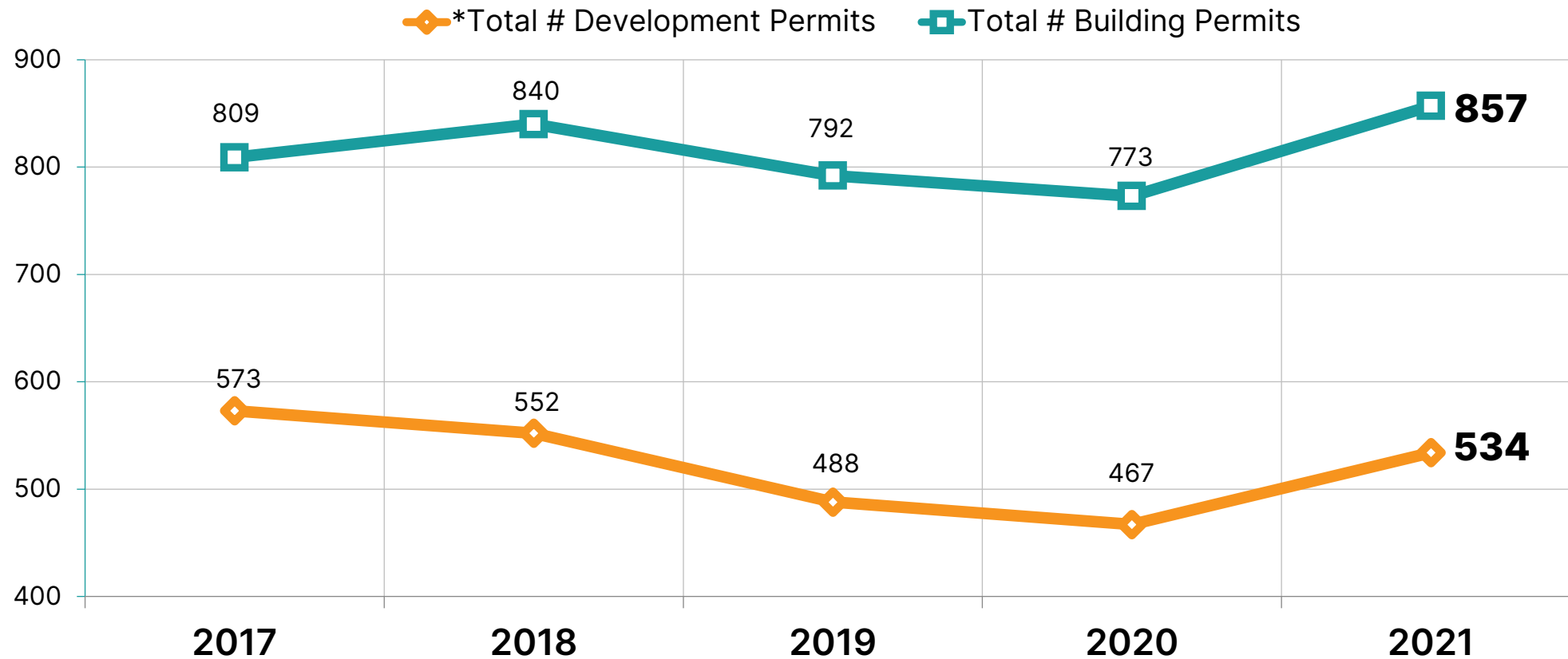
- Intermunicipal Collaboration Framework and Work Plan
- Hamptons Area Structure Plan Amendment
- Work on the new Land Use Bylaw began
- Work on the new Offsite Levy Bylaw began

We look forward to continuing to serve our community in 2022 in providing streamlined services and improving the quality of life for our residents through policies, plans and other initiatives.



A handwritten signature in black ink, appearing to be 'A. B. L.', written on a white background.

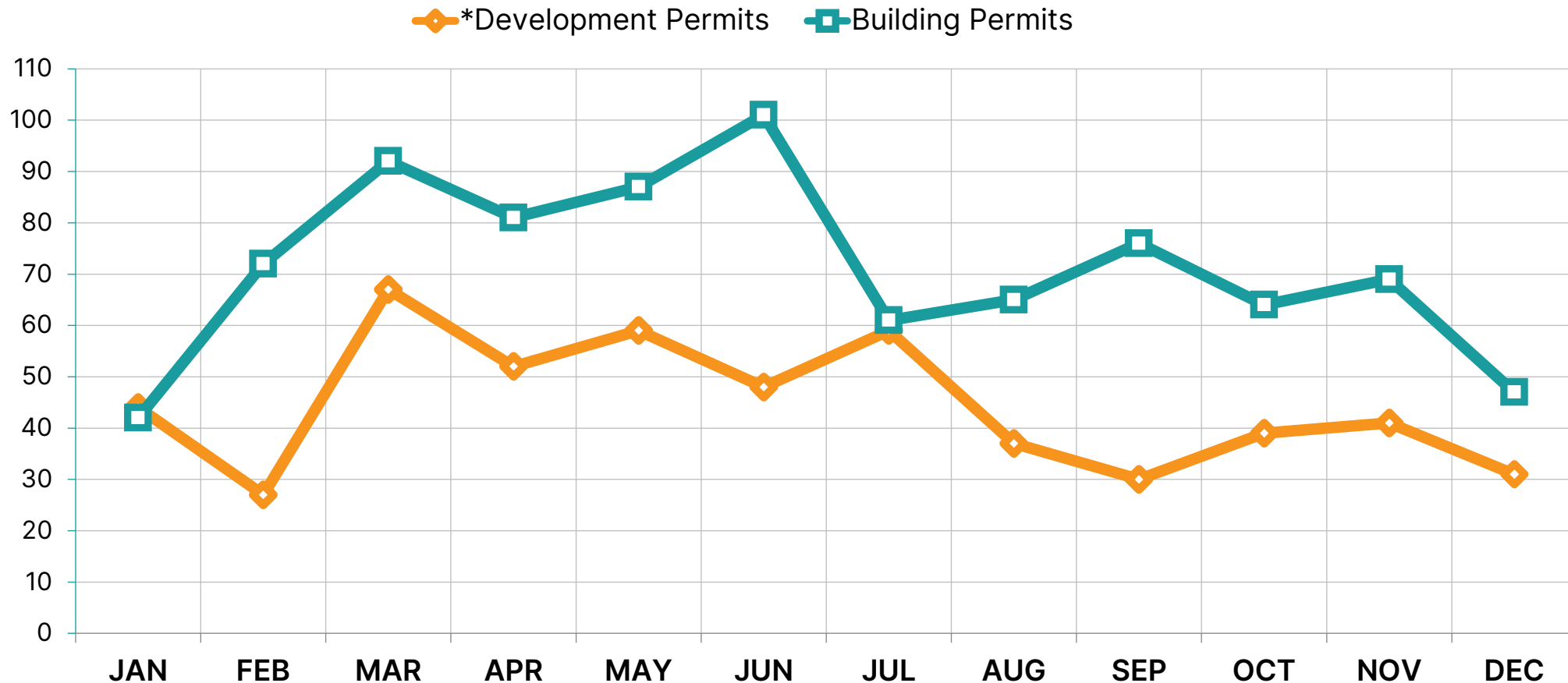
Permit Trends 2017-2021 (number of all permits issued)



*Includes Home Occupation Permits

Permit Trends 2021

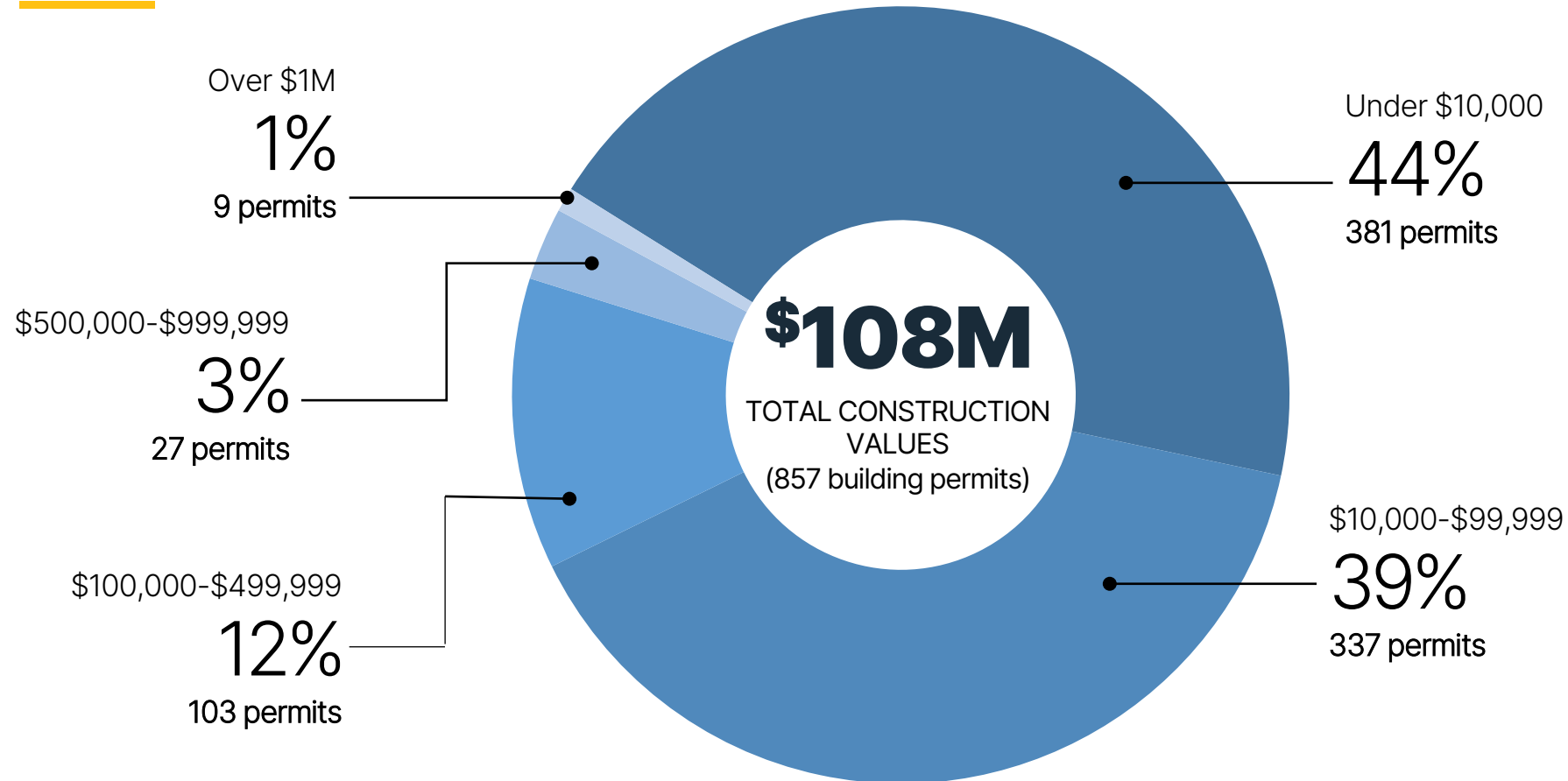
(number of all permits issued • month by month)



*Includes Home Occupation Permits

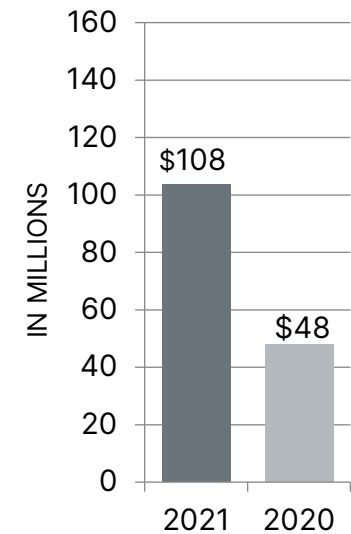


Construction Values 2021 (all building permits)



*Numbers rounded to nearest decimal

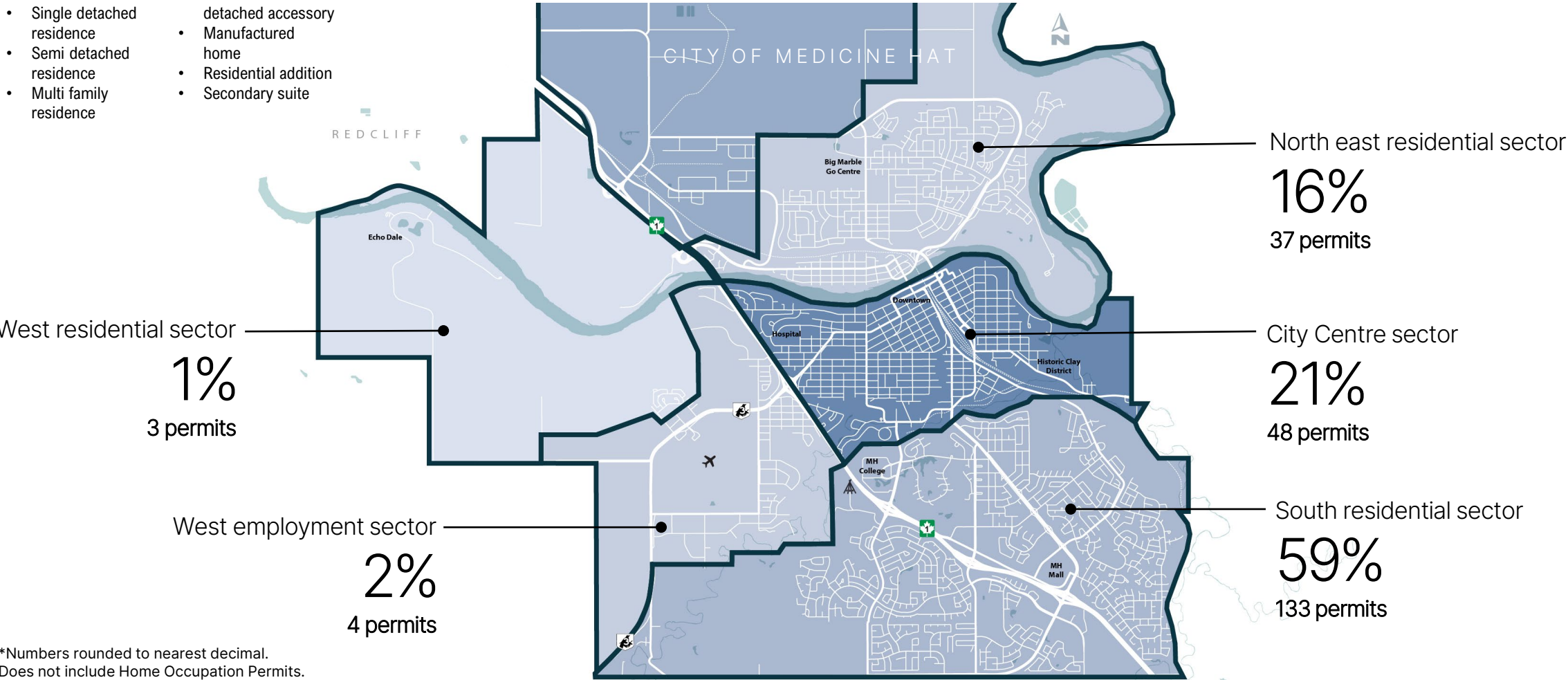
COMPARED TO LAST YEAR:



Residential Development Permits (by city sector • 2021)

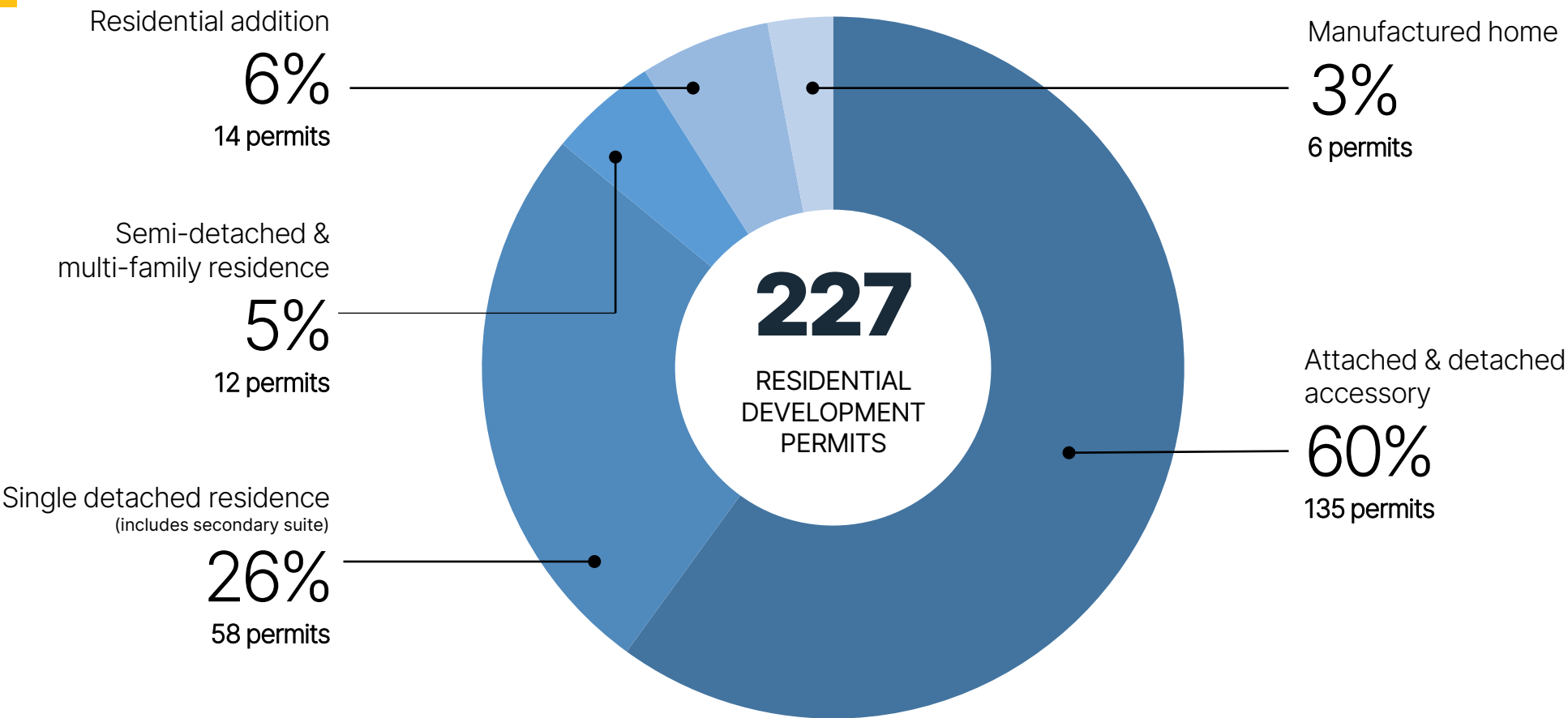


- Includes:**
- Single detached residence
 - Semi detached residence
 - Multi family residence
 - Attached & detached accessory
 - Manufactured home
 - Residential addition
 - Secondary suite



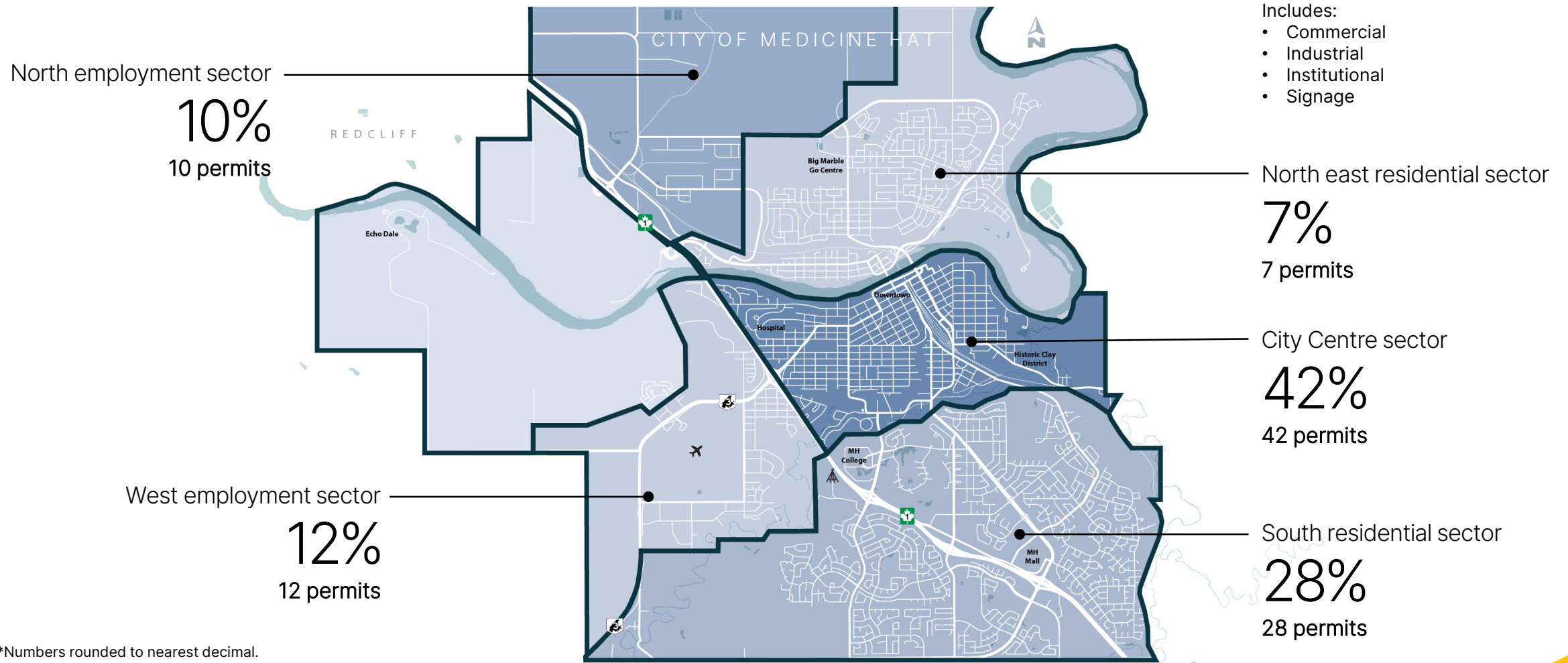
*Numbers rounded to nearest decimal.
Does not include Home Occupation Permits.

Residential Development Permits (by type • 2021)

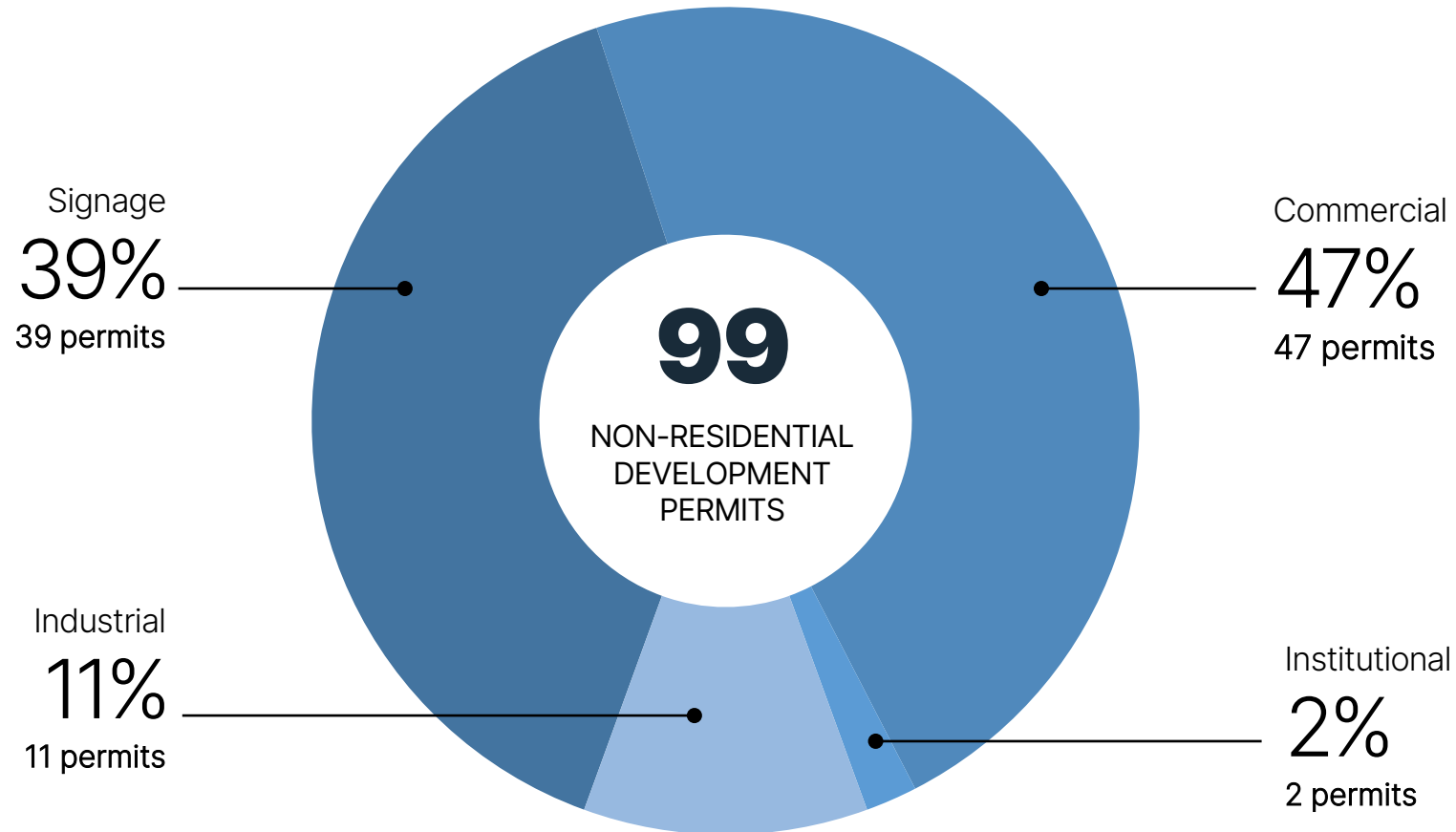


*Numbers rounded to nearest decimal.
Does not include Home Occupation Permits.

Non-Residential Development Permits (by city sector • 2021)



Non-Residential Development Permits (by type • 2021)



*Numbers rounded to nearest decimal.

Other Planning & Development Statistics 2021



Safety codes inspections:

10,956



Compliance certificates:

534



Land Use Bylaw amendment applications:

10



*Off-site levies

Total off-site levies collected:

\$1,226,670

Off-site levies collected in intensification areas:

\$1,226,670 (100%)

Percentage of contribution:

24% Developers

76% City

**All off-site levies collected were in intensification areas, accounting for the increase to City contribution (map on page 12)*



Subdivisions:

10



Property card requests:

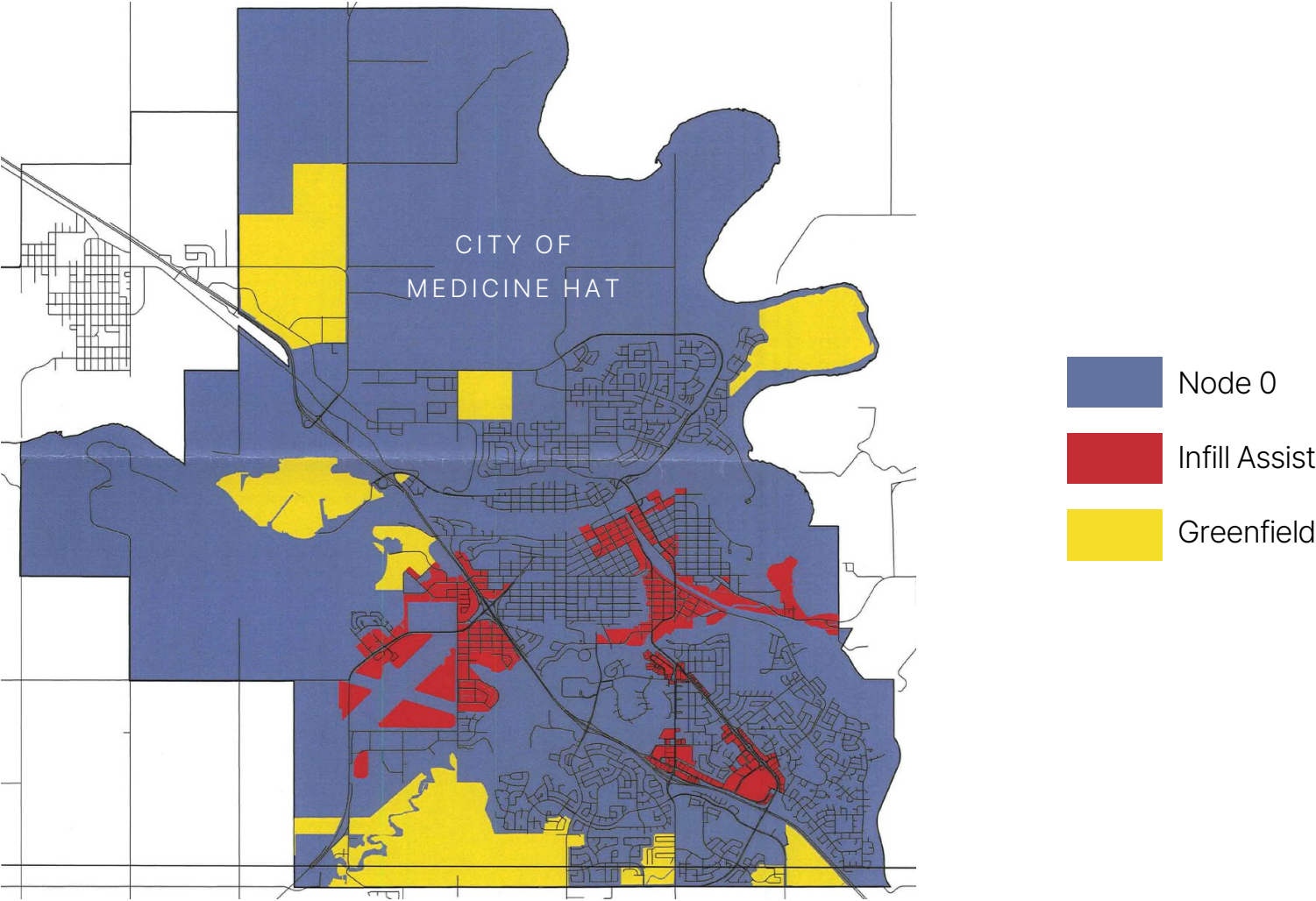
871



Municipal Historic Resource designations:

0

Off-Site Levy Assist Map (2019-2022)



Other Planning & Development Statistics 2021



Business license approvals:
3,823



Home occupation permits:
210



Community engagement
events:
3



Customers greeted at counter:
3,594+



Appeals – Subdivision &
Development Appeals Board:
6



Municipal Planning Commission
meetings:
13



Technical Coordinating
Committee circulations:
98



Decision and information items
for Committee and Council:
9

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

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<https://www.medicinehat.ca/en/business-and-development/business-and-development.aspx>