



City of Camrose

Administrative Report

To: Committee of the Whole Council

Date: August 11, 2025

From: Manager – Planning & Development

Re: For Information – Development Statistics – 2025 Q2 (April 1 to June 30)

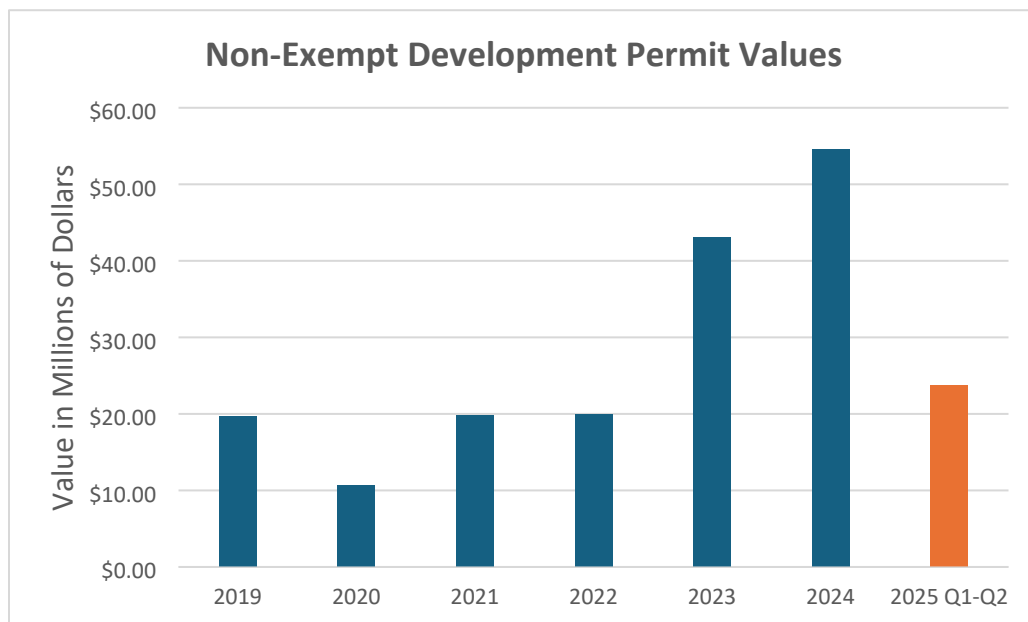
RECOMMENDATION:

That Committee of the Whole Council accept this report as information.

BACKGROUND:

Total Non-Exempt (taxable) Construction Value:

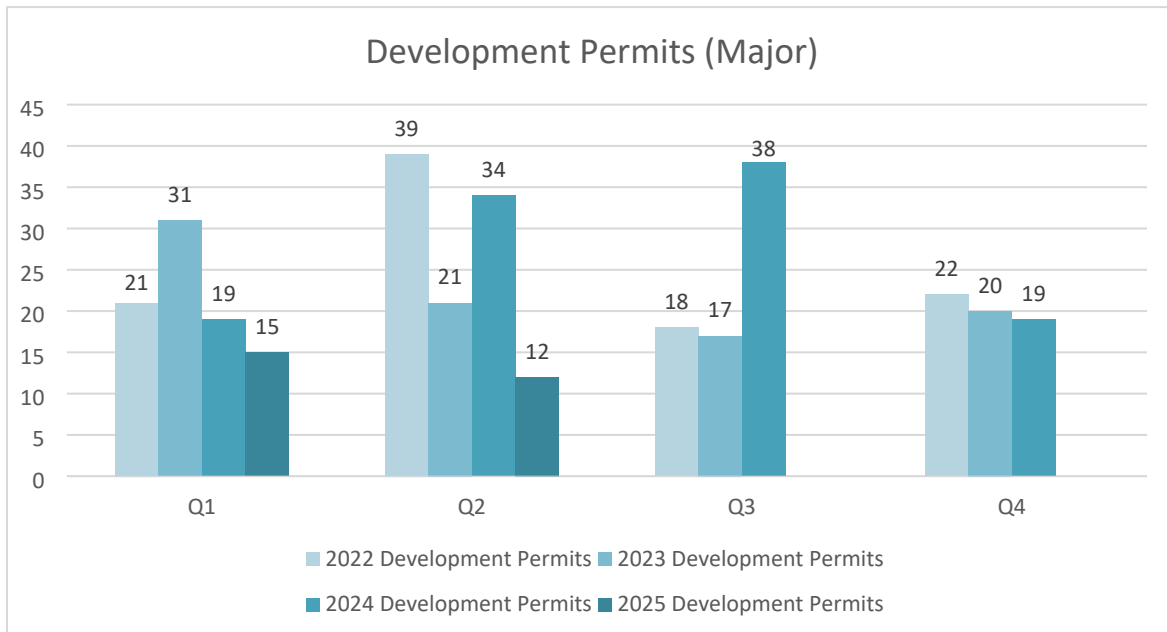
In the first half of the year, estimated construction value is tracking above the 5-year average. Q1 comprised of several large-scale commercial and multi-storey residential projects. Q2 was driven almost exclusively by low to medium density residential with a balance of single detached dwellings, duplexes, and residential buildings up to 4 units in size.



Total Development Permits (Major):

Major development permits consist of residential (single-detached dwellings & multi-unit dwellings), commercial, institutional, industrial, and mixed-use applications. In Q2, the majority of the development permits approved were residential.

While the volume is down in 2025, this trend is expected to stabilize in Q3 with the first development permit submission in the Stoney Creek Estates subdivision received and approved in July.

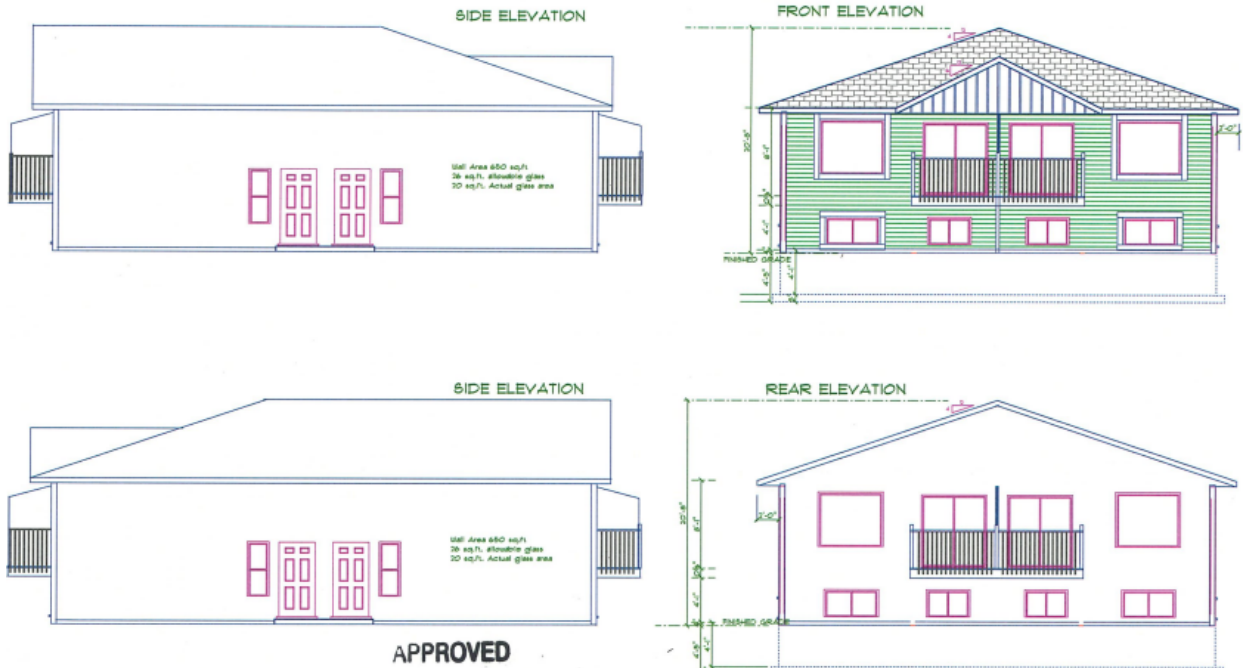


Select Q2 Development Permits:

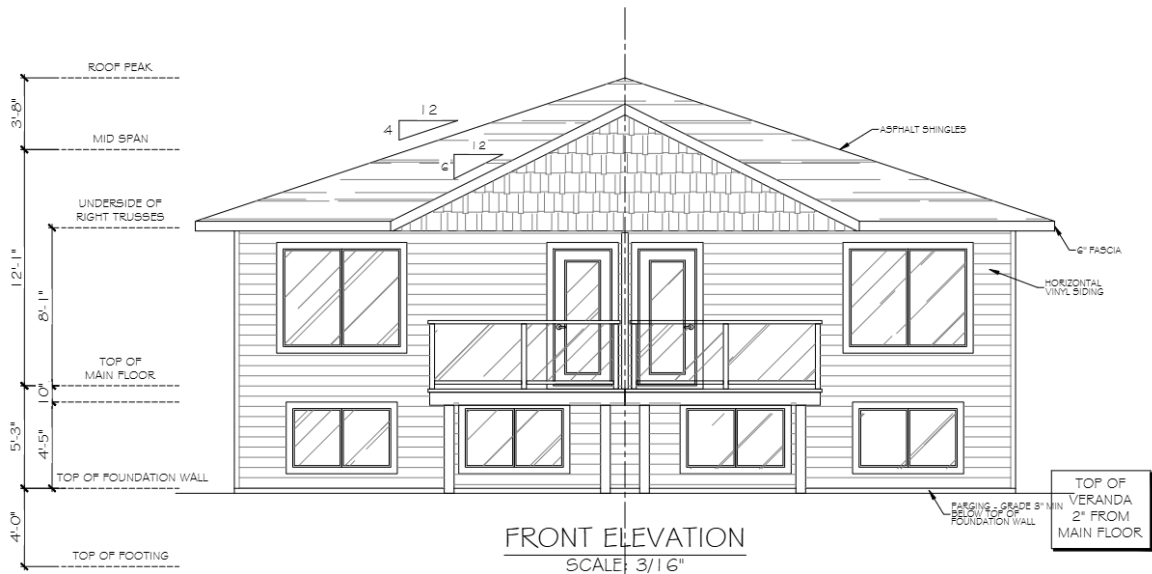
Applicant	Address	Type	Estimated Cost
Zetsen Homes	5213A-D 51 Street	Fourplex	\$569,000
Breaking Ground Developments	4913 42 Street	Multiple fourplexes (8 units total)	\$1,100,000
Five Star Home Solutions	4906 52A Street	Single detached dwelling	\$700,000
Battle River Homes	6322 26 th Avenue	Duplex	\$600,000

ZETSEN HOMES (5213A-D 51 Street)

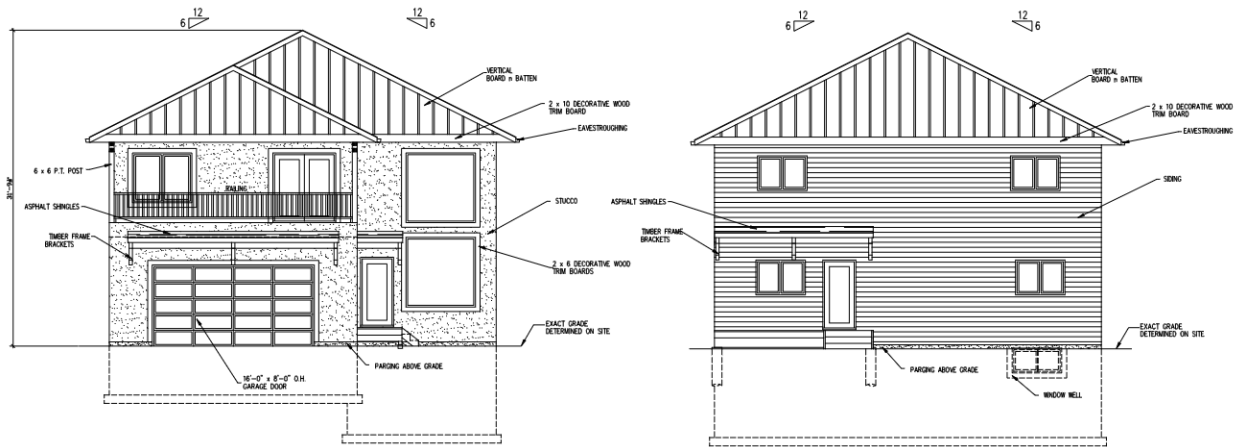
ELEVATIONS



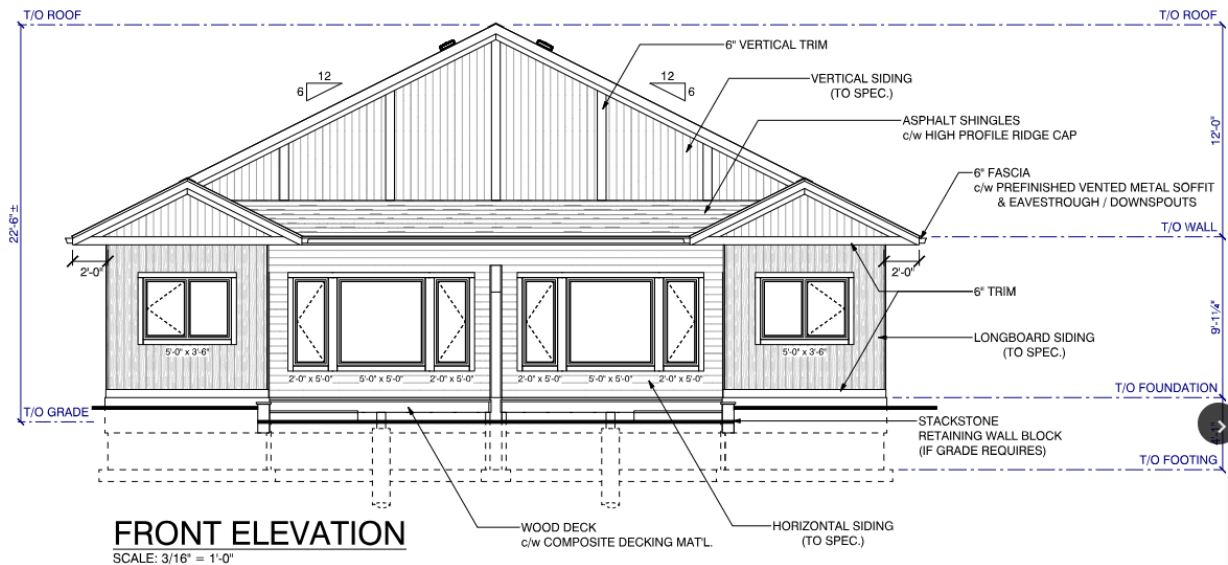
BREAKING GROUND DEVELOPMENTS (4913 42 Street)



FIVE STAR HOME SOLUTIONS (4906 52A Street)

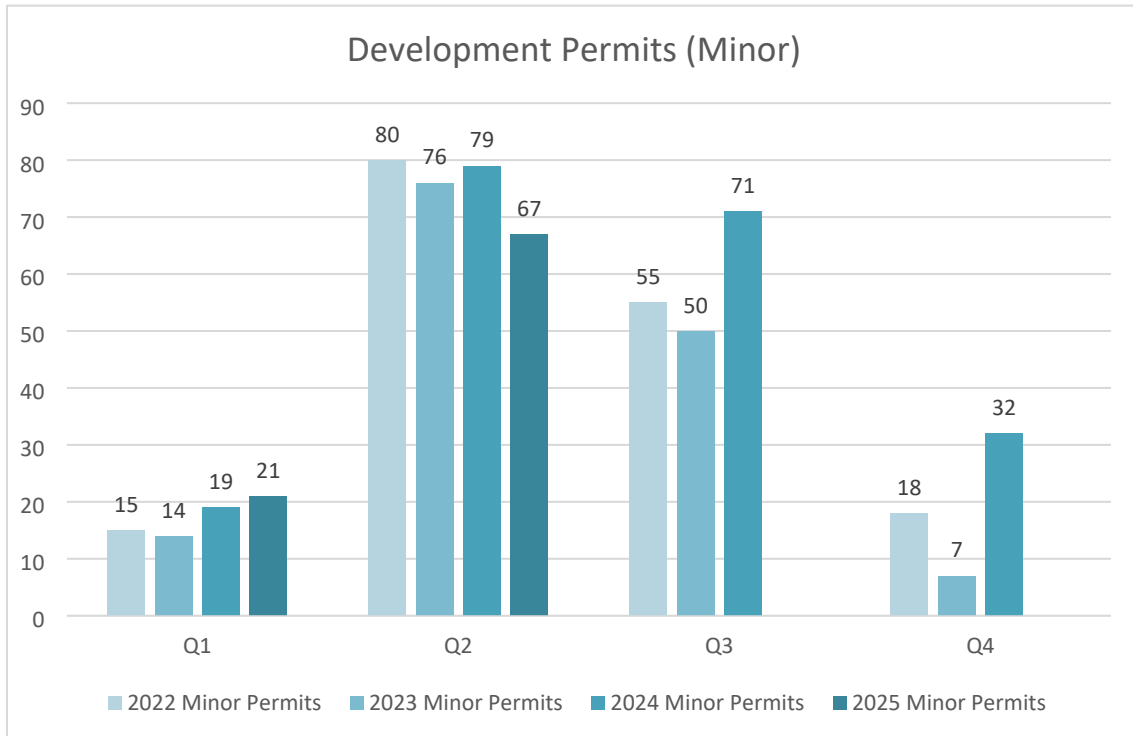


BATTLE RIVER HOMES (6322 26th Avenue)



Q2 Development Permits (Minor):

A drop in Q2 compared to the 5-year average of minor permits is likely due to the timing of projects. Early indications are that Q3 will surpass Q2 (38 minor permits approved in July alone).

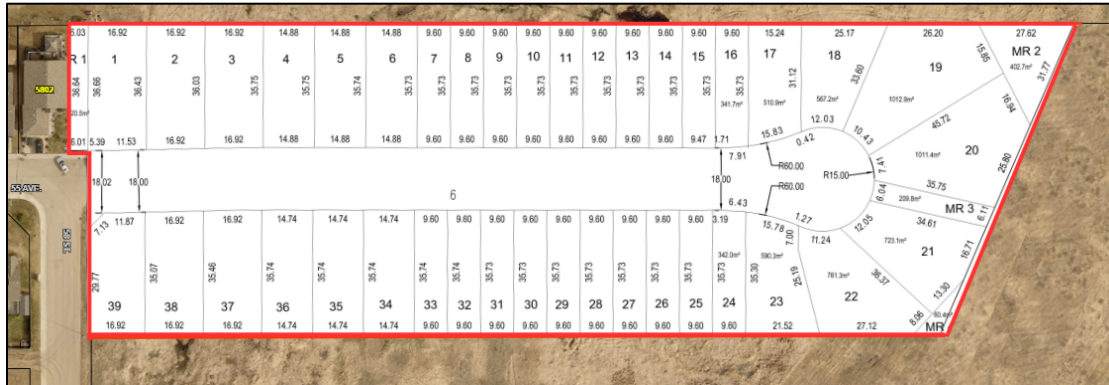


Subdivisions:

Due to the length of time it takes for subdivisions to be developed, data will continue to be provided to Council annually. Major subdivision activity continues in Stoney Creek Estates, West Park, and Valleyview.

Stoney Creek Estates (39 Lots, Registered)

Current activities consist of concrete work, preparation for paving, franchise utility installation, construction of a show home.



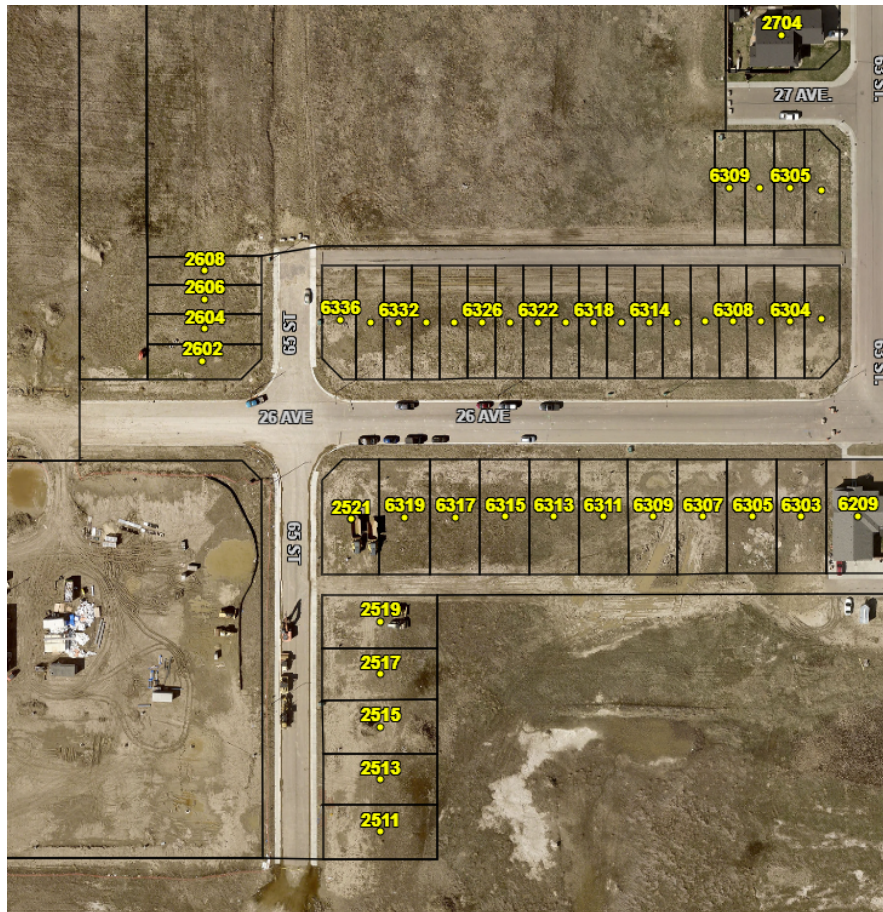
West Park (95 Lots Registered)

Current activities consist of completion of the berm fence, landscaping, and minor utility corrective work. The lots are ready for development and P&D is awaiting Development Permit submission.



Valleyview West (41 Lots, Registered)

Current activities consist of tree planting and laying sod on the boulevards of 26th Avenue, and landscaping corrective actions elsewhere in the subdivision. Home construction continues.



STRATEGIC PLAN ALIGNMENT/MUNICIPAL DIRECTIVES:

Build a Strong Economy

Continuing to advance development and subdivision projects in alignment with local strategies, bylaws, policies, and standards.

Municipal Development Plan (MDP)

Providing quarterly updates on development statistics reinforces the City of Camrose commitment to promoting diverse opportunities for residential, institutional, commercial, and industrial development.

ADVOCACY / COLLABORATION OPPORTUNITIES:

Not applicable.

COMMUNICATION CONSIDERATIONS:

Not applicable.

IMPLICATIONS OF RECOMMENDATION:

None.

Report Prepared By: Ana Faraon, Planning Services Assistant

SUBMITTED BY:

Aaron Leckie
Manager of Planning and Development

A handwritten signature in cursive script that reads "Aaron Leckie".

APPROVED BY:

Malcolm Boyd
City Manager

A handwritten signature in cursive script, likely belonging to Malcolm Boyd, consisting of stylized initials and a surname.