



City of Camrose

Administrative Report

To: Committee of the Whole Council

Date: July 22, 2024

From: Manager – Planning & Development

Re: For Information – Development Statistics – 2024 Q2 (April 1 to June 30)

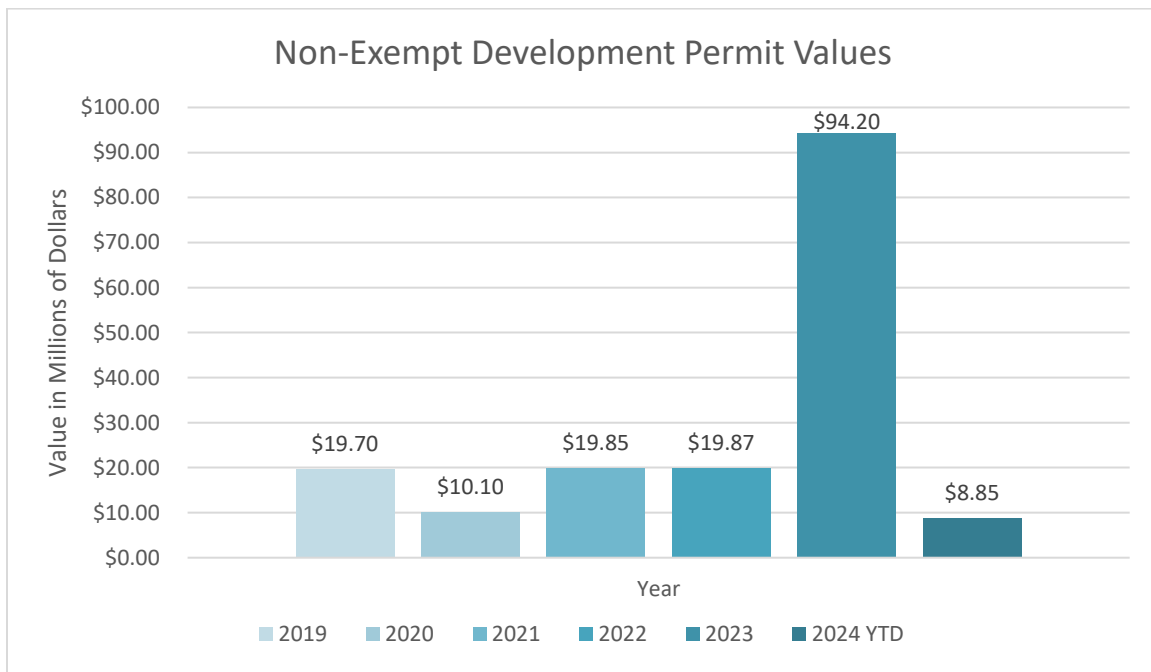
RECOMMENDATION:

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

BACKGROUND:

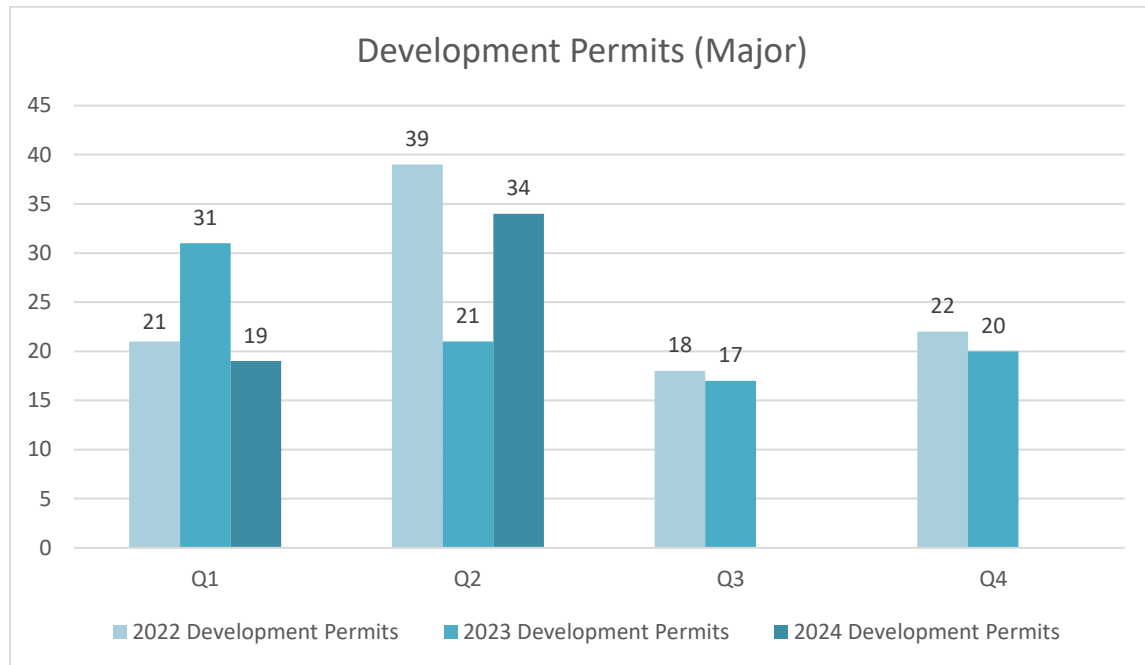
Total Non-Exempt (taxable) Construction Value:

The surge in development permits in 2023 is having a hangover effect on 2024. While estimated construction value has continued at a steady pace in Q2, it is now tracking below the 5-year average. Estimated taxable construction value is \$8,858,000 year-to-date.



Total Development Permits (Major):

Major development permits consist of residential (single-family dwellings & multi-family), commercial, institutional, industrial, and mixed-use applications.



Q2 Development Permits (Major) – Detail:

In Q2, four (4) major non-exempt (i.e. taxable) development permits approved. A major permit is classified as any permit with an estimated construction value exceeding \$500,000.

Applicant	Address	Type	Estimated Cost
Alair Homes Camrose	6107 – 28 Avenue	Single Detached Dwelling	\$1,050,000
Zetsen Master Builders (2023) Ltd.	4912 – 42 Street	Fourplex	\$501,000
IPEC Developments Inc.	3308, 3306, 3304, 3302 – 50A Street	Fourplex	\$780,000
Zetsen Master Builders (2023) Ltd.	4820 A-D – 46 Street	Fourplex	\$510,000
Total Estimated Construction Cost for Permits Over \$500,000 in Q2:			\$2,841,000
Total Estimated Construction Cost for Permits Under \$500,000 for Q2:			\$2,517,737
Total Estimated Construction Cost for All Major Permits in Q2:			\$5,358,737

Alair Homes Camrose (6107 – 28 Avenue)



Zetsen Master Builders (2023) Ltd. (4912 – 42 Street)



IPEC Developments Inc. (3308, 3306, 3304, 3302 – 50A Street)

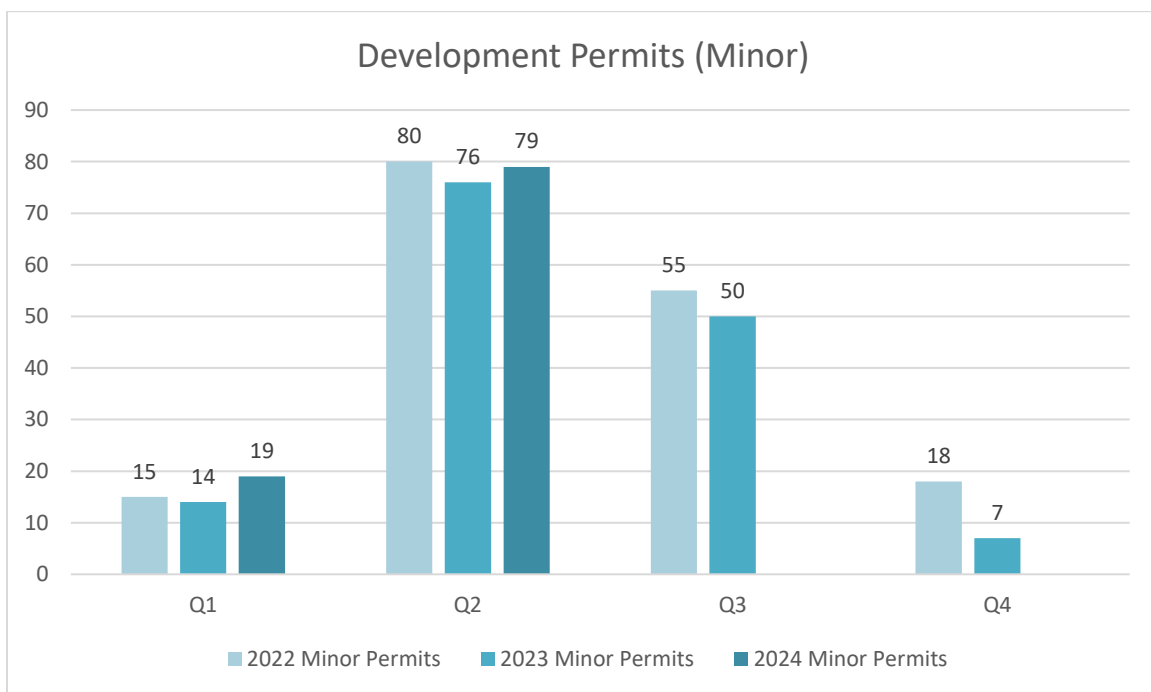


Zetsen Master Builders (2023) Ltd. (4820 A-D – 46 Street)



Development Permits (Minor):

There is a strong seasonality to small permits and Q2/Q3 are substantially busier than Q1/Q4.



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 Creekview Estates, Valleyview West, and West Park.

Stoney Creek Estates (39 Lots, Not Registered)



West Park (95 Lots, Not Registered)



Valleyview West (41 Lots, Not Registered)



Creekview Estates (29 Lots Registered)



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.

ADVOCACY / COLLABORATION OPPORTUNITIES:

Not applicable.


COMMUNICATION CONSIDERATIONS:

Not applicable.

IMPLICATIONS OF RECOMMENDATION:

None.

SUBMITTED BY:

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Aaron Leckie
Manager – Planning & Development

Report Prepared By: Kari Burnstad, Planning Services Assistant

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