



2026

Planning & Development Services Council Budget Presentation

November 24, 2025



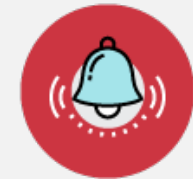
Community & Development Services Division



Community Services



Enforcement Services



Fire Services



Planning & Development Services



Planning & Development Services

Department Overview

Description

The Planning and Development Services department plays a critical role in implementing the vision for the County that connects individuals to community, industry to opportunities and people to nature. The department facilitates new development and customer service through policy and bylaw management, statutory plans, redistricting, subdivisions, development agreements, development and building permits, inspections, leases, licenses and more.

Services

- Subdivision Planning & Coordination
- Development Planning & Safety Codes



Organizational Chart





Future Planning



OPPORTUNITIES

- Improve PLANit to serve as a central hub for application submissions, document access, permit status tracking, and general information
- Explore automated approvals for simple, low-risk permit applications
- Standardize application requirements and processes for greater clarity and efficiency
- Establish timelines for permit reviews and approvals
- Review and update existing bylaws and policies to ensure they are current, clear, and support desired development outcomes
- Consolidate all regulatory requirements into a single, easily accessible online resource
- Ensure consistent application of policies and procedures to promote fairness and predictability
- Integrate and utilize GIS capabilities for enhanced spatial analysis, data management, and public information sharing
- Review and refresh the centralized knowledge management system (Wiki) to improve internal access to information and best practices



Future Planning

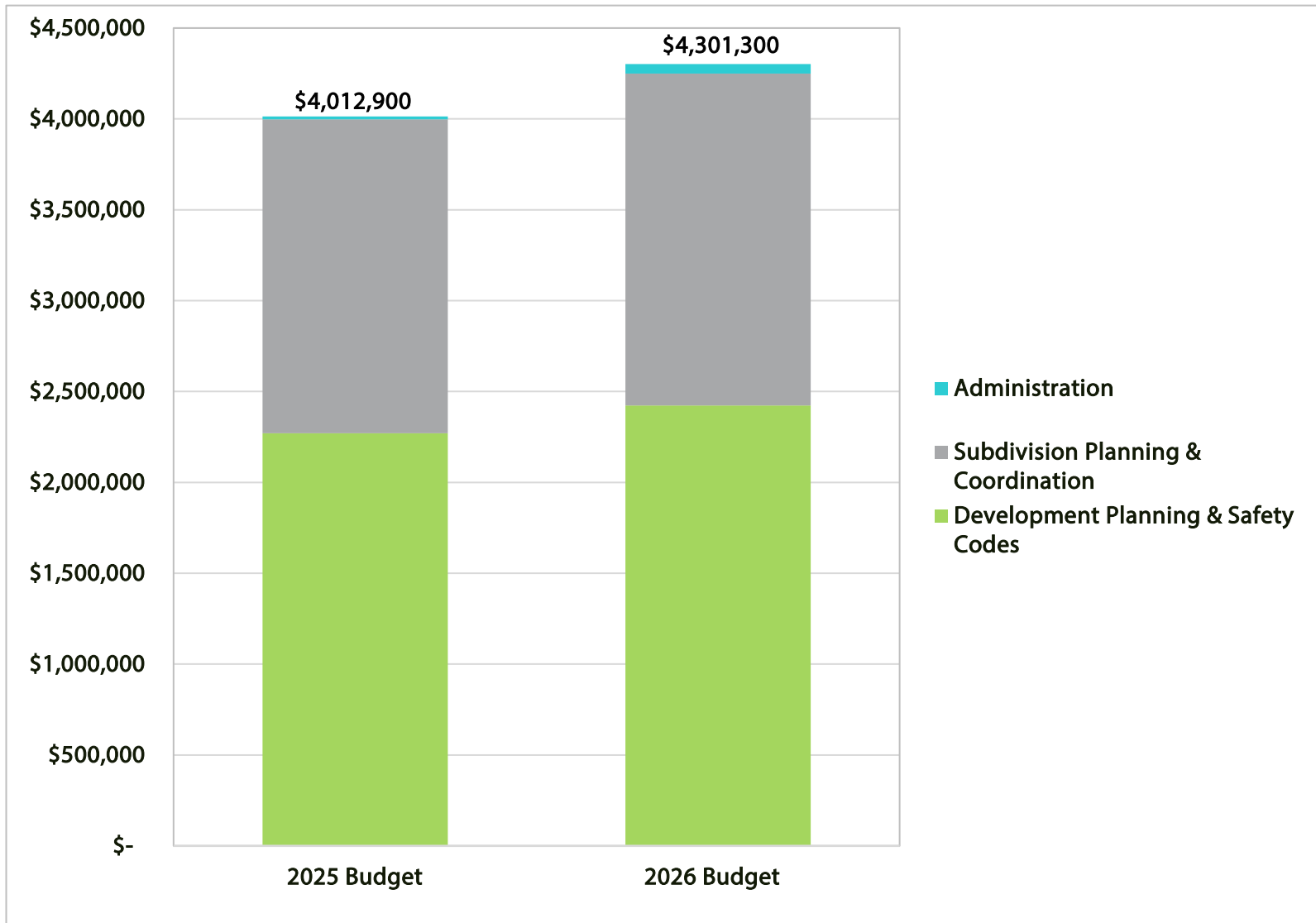


POTENTIAL RISKS

- Difficulty attracting qualified candidates due to competitive job market
- Reliance on inefficient manual processes and outdated software hindering productivity and service quality
- Difficulty in reaching all segments of the community with relevant information

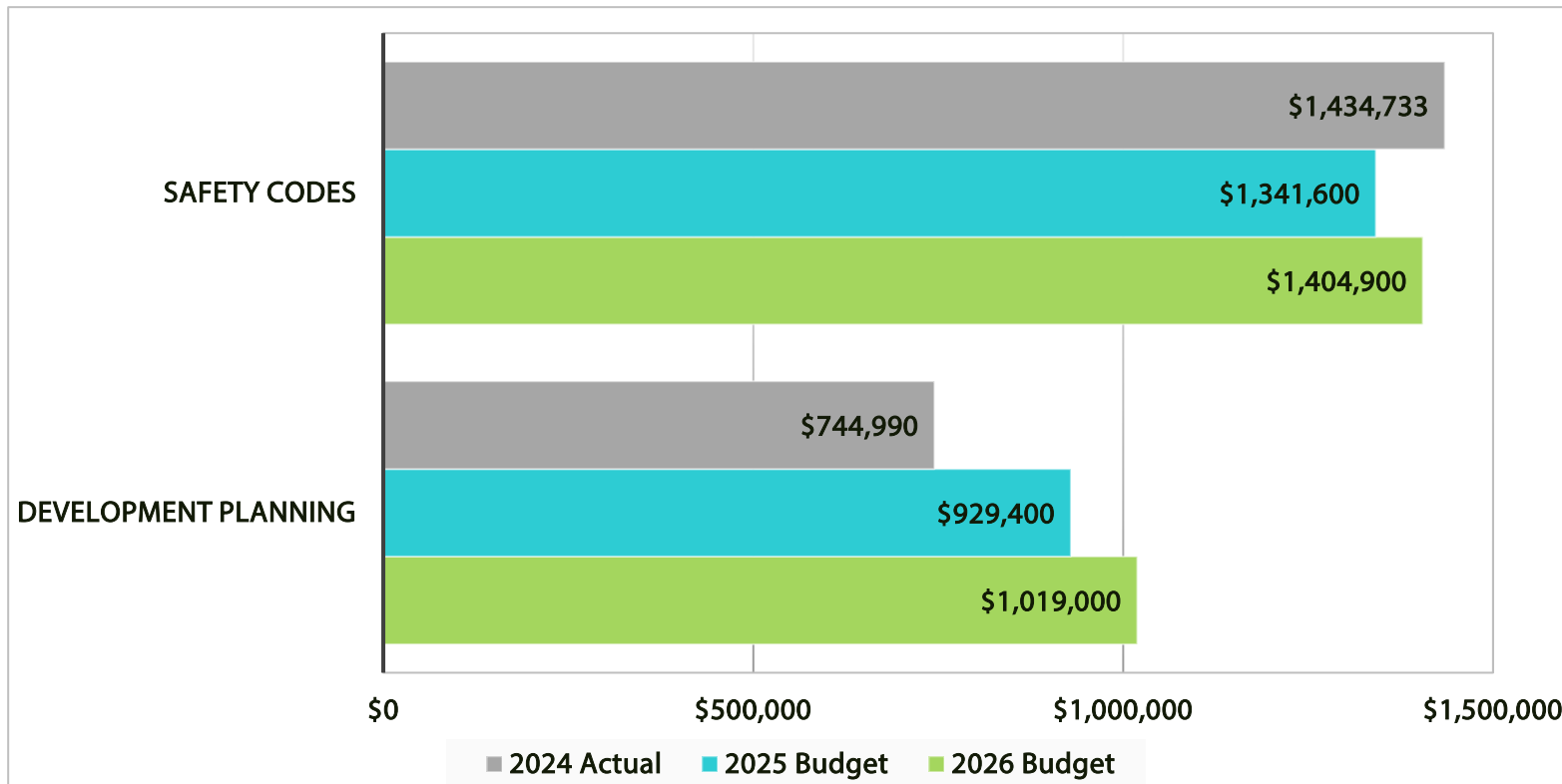


Budgeted Services Expenditures





2026 Development Planning & Safety Codes Budget Expenditure

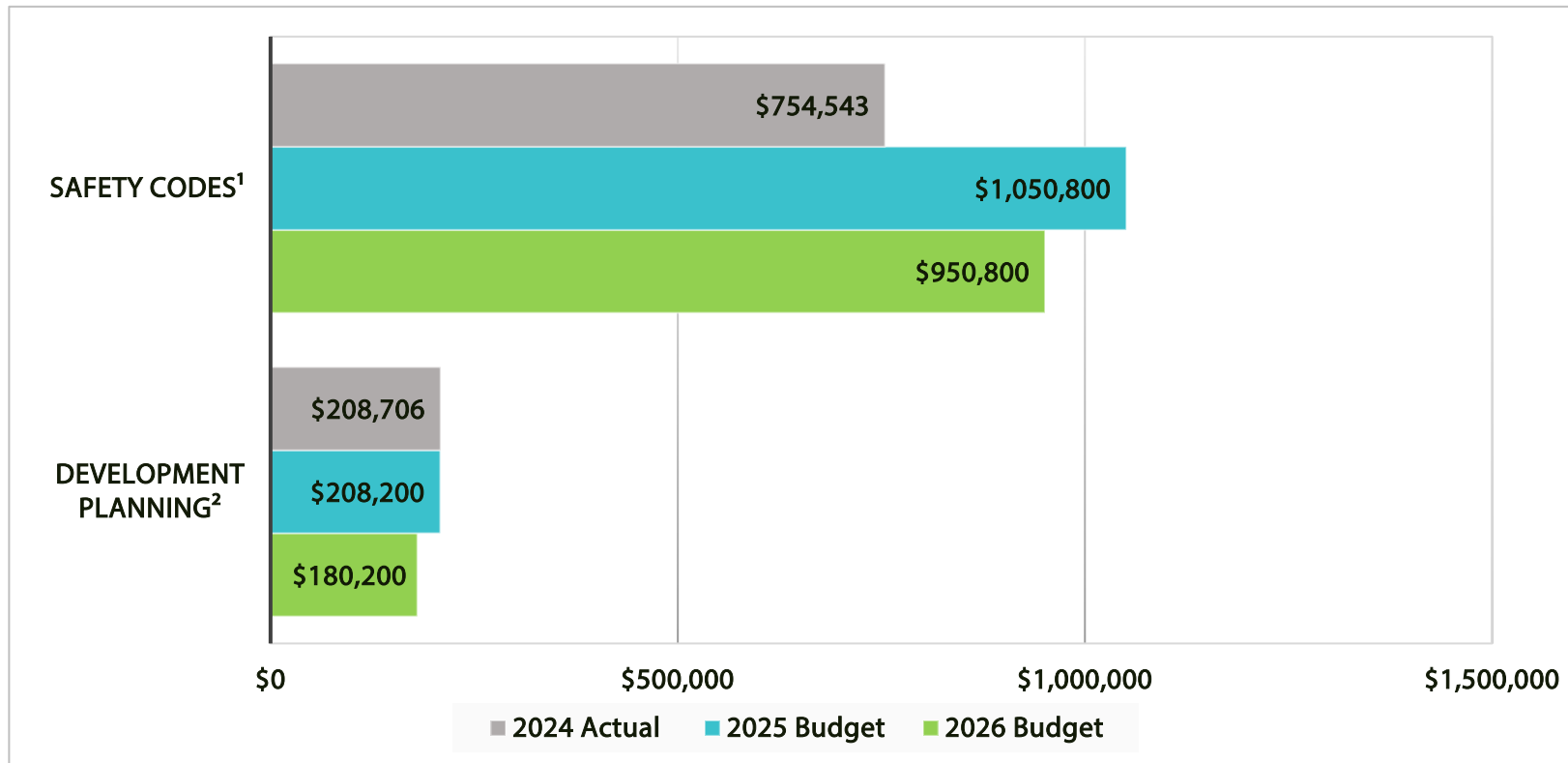


OVERALL COMMENTS

- No significant variances



2026 Development Planning & Safety Codes Budget Revenue

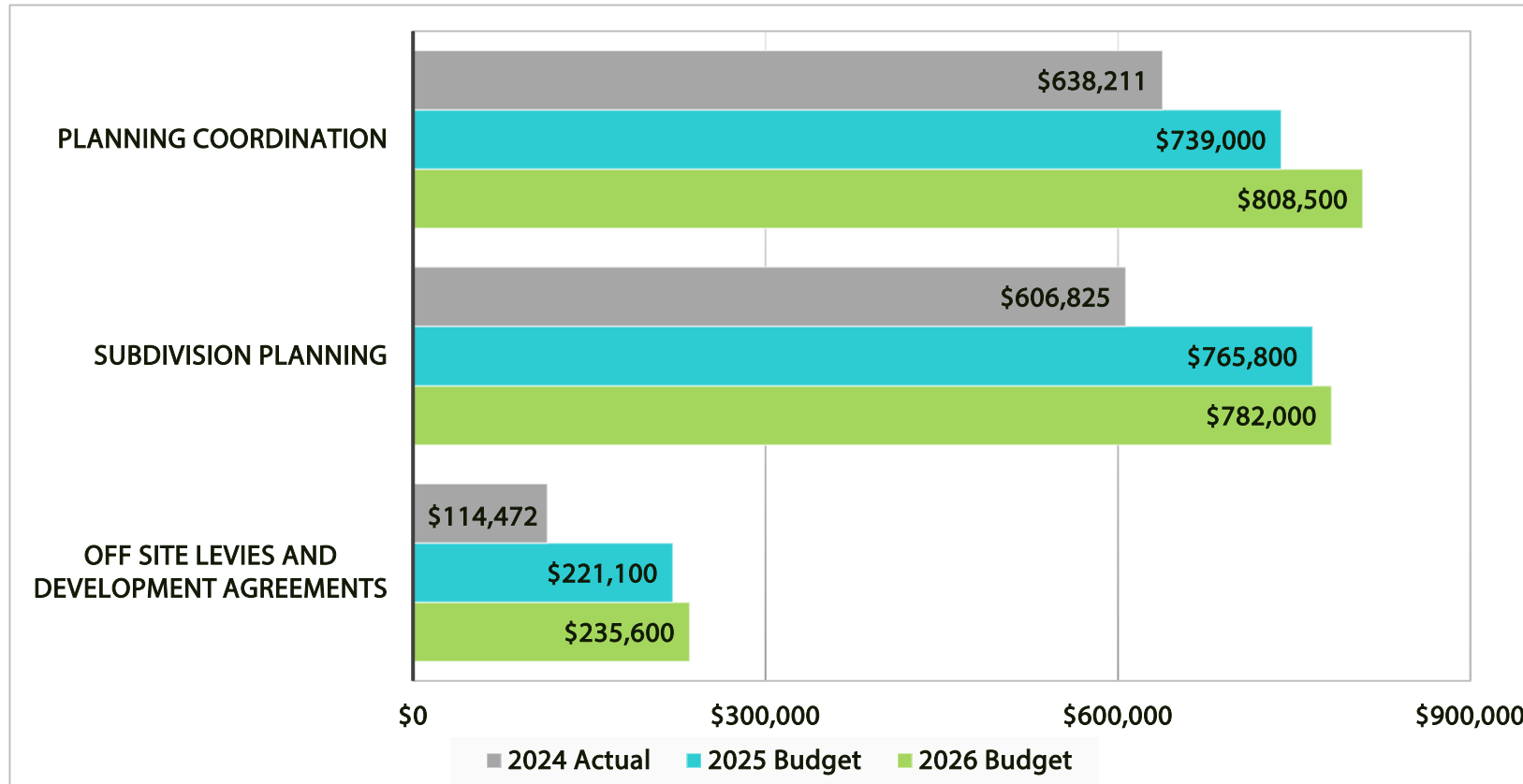


OVERALL COMMENTS

1. Decrease due to industrial and commercial building permits to align with historical actuals
2. Decrease due to lower volume of compliance certificate requests associated with industrial and commercial development to align with historical actuals



2026 Subdivision Planning & Coordination Budget Expenditure

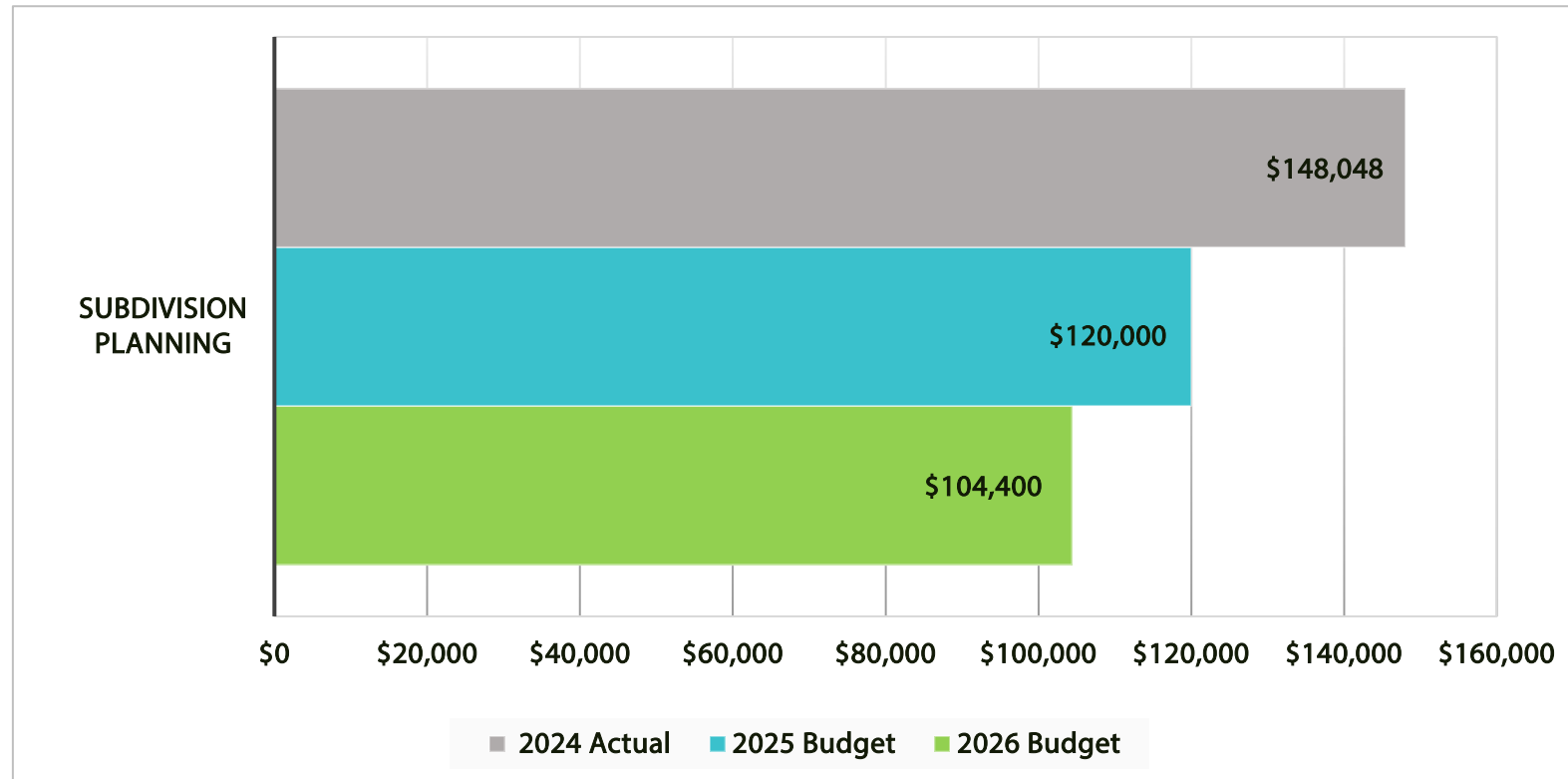


OVERALL COMMENTS

- No significant variances



2026 Subdivision Planning & Coordination Budget Revenue



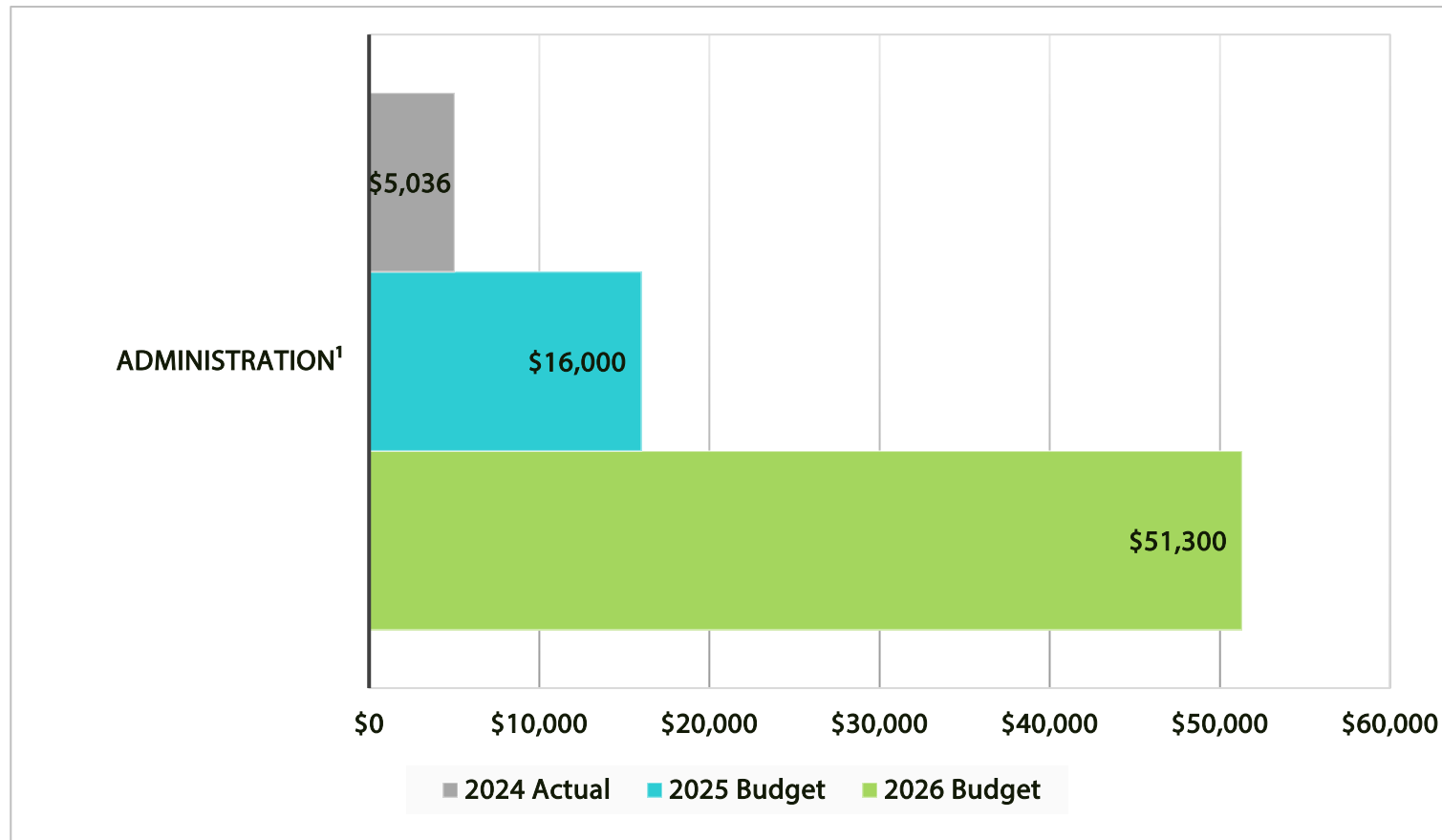
OVERALL COMMENTS

- No significant variances

Note: Any programs under \$50,000 are not presented above



2026 Planning and Development Admin Expenditure

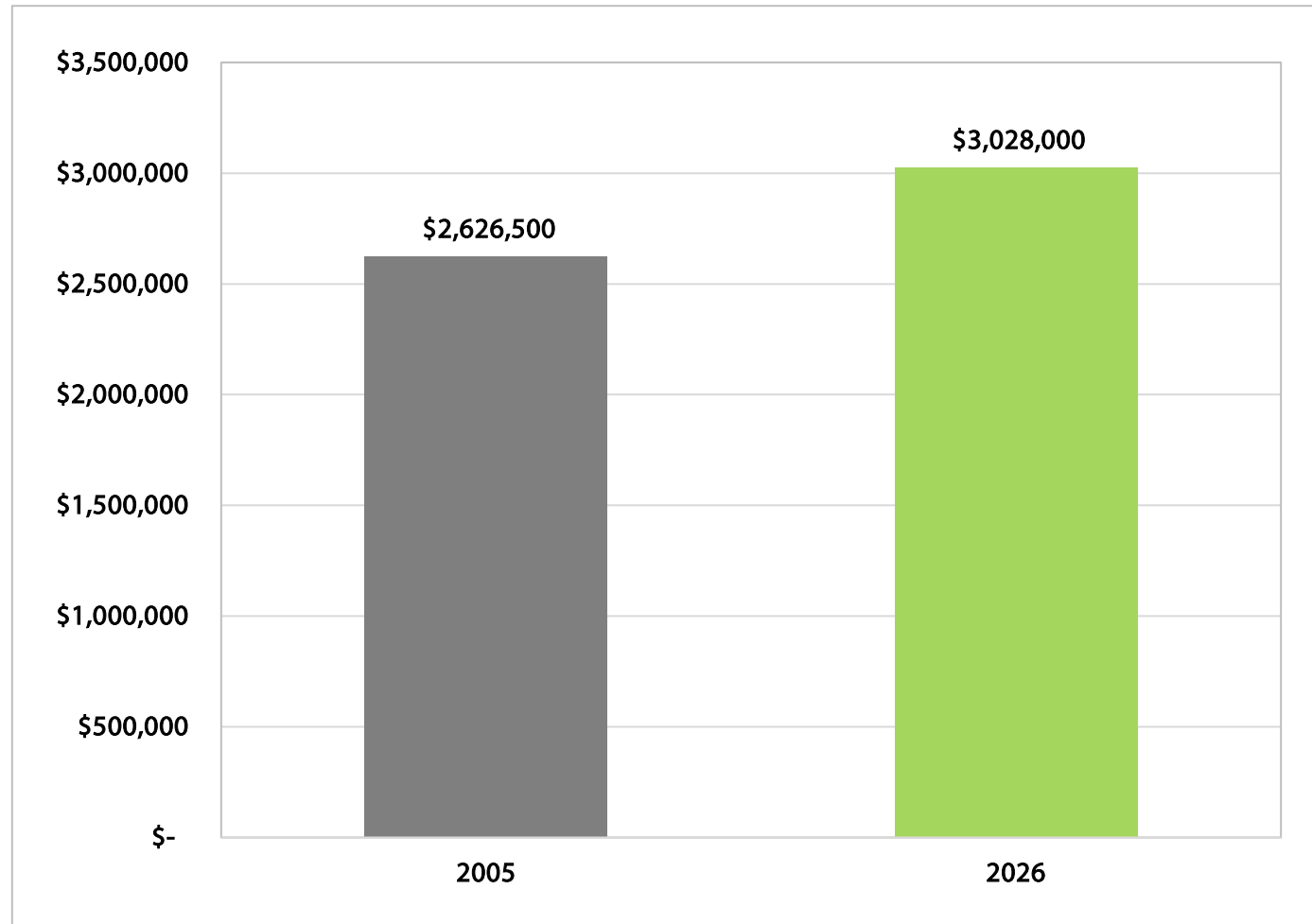


OVERALL COMMENTS

1. Increase due to reallocating learning and development budget from Employee Services



Operating Program Change



Net Base Change = \$401,500



Operating Projects 2026 - \$320,000



Complete Communities

- No projects



Strategic Economic Diversification

- No projects



Respected Environment & Agriculture

- No projects



Responsible Leadership

- Intermunicipal Development Plans (IDPs)
- Planning Lifecycle



Capital Projects 2026 - \$70,000



Complete Communities

- No projects



Strategic Economic Diversification

- No projects



Respected Environment & Agriculture

- No projects



Responsible Leadership

- Vehicle for Safety Codes

Questions?

