



EXECUTIVE SUMMARY

DEVELOPMENT ACTIVITY REPORT

November 2024

The monthly Planning and Development report provides frequent up-to date information on planning and development requests in the Town of Riverview. It also provides a year-to-date total of development activity.

The following are the types of applications worked on this month. The number of building and development permits are reported based on permits being issued, while the remaining reported items are totals of applications received.

APPLICATION	November	YEAR TO DATE
Building and Development Permits	10	181
Subdivisions	3	17
Zoning Confirmations	8	43
Regulation Amendment	1	4
Policy Amendment	-	-
Rezoning	-	5
Complaints, Zoning & Building Infractions	5	8
Document Approvals	-	-



PERMIT BREAKDOWN

The following table provides the year-to-date permits sorted by development type and provides a comparison to the same time period as the previous year.

Construction values represent the estimated construction value of issued building permits and are not actual construction costs.

Permit Type	NOVEMBER 2024		2024 YTD		November 2023		2023 YTD	
	#	Value	#	Value	#	Value	#	Value
Residential	3	\$1,250,570	69	\$27,419,821	4	\$909,409	47	\$11,043,967
Multi Residential	-	-	12	\$47,648,418	-	-	11	\$11,869,187
Commercial	-	-	4	\$112,805	-	-	9	\$9,206,192
Industrial	1	\$579,469	1	\$579,469	-	-	-	-
Institutional	-	-	6	\$61,124,270	-	-	1	\$203,309
Accessory Buildings & structures	4	\$30,059	82	\$739,650	4	\$18,034	73	\$720,223
TOTAL	8	\$1,860,098	174	\$137,624,433	8	\$927,443	141	\$33,042,878

NUMBER OF UNITS CREATED

	November 2024	2024 YTD
Mini home	-	-
Single unit dwelling	3	35
Accessory dwelling unit	-	23
Semi-detached/duplex	-	40
Townhouse/rowhouse	-	8
Multi-unit	-	338
TOTAL	3	445



ACTIVE SUBDIVISION APPLICATIONS

There are two main types of subdivisions in Riverview Type 1 and Type 2. A type 1 subdivision involves the creation of lots on existing public streets, whereas a type 2 subdivision involves the creation of new public streets and services. The term parcel is used when a portion of a lot is being added to a lot.

Subdivision	NOVEMBER 2024	2024 YTD	NOVEMBER 2023	2023 YTD
# of Plans	1	15	1	12
# of Proposed Lots	1	85	-	34
# of Proposed Parcels	0	5	1	6

RIVERVIEW PLANNING ADVISORY COMMITTEE (PAC)

The Riverview Planning Advisory Committee is a non-political group who provide input on land use planning related issues in the Town. Under the *Community Planning Act*, they provide advice to Council on amendments to the planning related by-laws and rezonings as well as the location of new infrastructure and lands for public purposes. The committee acts as an approval body on variances, temporary uses, conditional uses, similar or compatible uses and extensions to non-conforming uses. Please note that some proposals July contain more than one application (ie. a conditional use that requires a variance).

PAC	VARIANCE	SIMILAR OR COMPATIBLE	TERMS & CONDITIONS	NON-CONFORMING USE	TEMPORARY USE	AMENDMENT VIEWS	TOTAL
November 2024	1	-	1	-	-	1	-
Year to Date	4	-	4	-	-	5	-