



EXECUTIVE SUMMARY

DEVELOPMENT ACTIVITY REPORT

December 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	December	YEAR TO DATE
Building and Development Permits	6	180
Subdivisions	2	19
Zoning Confirmations	3	46
Regulation Amendment	1	5
Policy Amendment	1	1
Rezoning	1	6
Complaints, Zoning & Building Infractions	5	8
Document Approvals	1	1



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	DECEMBER 2024		2024 YTD		December 2023		2023 YTD	
	#	Value	#	Value	#	Value	#	Value
Residential	4	\$32,280	73	\$27,452,101	2	\$29,500	49	\$11,073,467
Multi Residential	-	-	12	\$47,648,418	-	-	11	\$11,869,187
Commercial	2	\$56,190	6	\$168,995	-	-	10	\$9,206,192
Industrial	-	-	1	\$579,469	-	-	-	-
Institutional	-	-	6	\$61,124,270	-	-	1	\$203,309
Accessory Buildings & structures	-	-	82	\$739,650	1	\$16,512	74	\$736,735
TOTAL	6	\$88,470	180	\$137,712,903	4	\$46,012	145	\$33,088,890

NUMBER OF UNITS CREATED

	December 2024	2024 YTD
Mini home	-	-
Single unit dwelling	-1	34
Accessory dwelling unit	-	23
Semi-detached/duplex	-	40
Townhouse/rowhouse	-	8
Multi-unit	-	338
TOTAL	-1	444



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	DECEMBER 2024	2024 YTD	DECEMBER 2023	2023 YTD
# of Plans	1	16	1	13
# of Proposed Lots	10	95	11	45
# of Proposed Parcels	0	5	-	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
December 2024	1	-	-	-	-	-	1
Year to Date	5	-	4	-	-	5	14