

## Development Activity Report

### February 2025

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

The following are the total number of applications **received** this month based on type:

Application	February	Year to Date
Development Permit	1	1
Building Permit	8	16
Subdivisions	1	5
Zoning Confirmations	5	7
Regulation Amendment	0	0
Policy Amendment	0	0
Rezoning	0	0
Adjustments (variances, terms and conditions, temporary uses, similar or compatible uses, non-conforming uses)	0	6
Complaints, Zoning & Building Infractions	2	4
Document Approvals	0	0
Sidewalk Cafe	0	0

## Permit Breakdown

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

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

Permit Type	February 2025		2025 YTD		February 2024		2024 YTD	
	#	Value	#	Value	#	Value	#	Value
Residential	5	\$1,341,681	5	\$1,341,681	9	\$2,544,885	9	\$2,544,885
Multi Residential	3	\$1,802,220	4	\$23,347,334	1	\$629,590	2	\$1,313,950
Commercial	1	\$170,000	1	\$170,000	0	\$0	0	\$0
Industrial	0	\$0	0	\$0	0	\$0	0	\$0
Institutional	0	\$0	0	\$0	0	\$0	0	\$0
Accessory Buildings & Structures	0	\$0	1	\$2,000	3	\$23,099.54	4	\$23,100.54
Agricultural	0	\$0	0	\$0	0	\$0	0	\$0
<b>Total</b>	<b>9</b>	<b>\$3,313,901</b>	<b>11</b>	<b>\$24,861,015</b>	<b>13</b>	<b>\$3,197,574.54</b>	<b>15</b>	<b>\$3,881,935.54</b>

Number of Units Created – Note negative numbers indicate demolition of units

	February 2025	2025 YTD	February 2024	2024 YTD
Single Dwelling Unit	5	5	14	14
Two-unit/semi-detached	6	6	2	4
Townhouse/Rowhouse	0	0	0	0
Multiple Dwelling Unit	0	123	0	0
Accessory Dwelling Unit	0	0	0	0
Mobile / Mini Home	0	0	0	0
<b>Total</b>	<b>11</b>	<b>134</b>	<b>16</b>	<b>18</b>

## 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.

	February 2025	2025 YTD	February 2024	2024 YTD
# of Plans	2	6	1	3
# of Proposed Lots	48	79	0	11
# of Proposed Parcels	0	0	1	3

## Southeast Planning Review and Adjustment Committee (SEPRAC)

The Southeast Planning Review and Adjustment Committee is a non-political group who provide input on land use planning related issues in the municipality. 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 may contain more than one application (ie. a conditional use that requires a variance).

	February 2025	2025 YTD
Variance Request	1	1
Rulings of Compatibility	0	0
Conditional Use	2	2
Non-Conforming Use	0	0
Temporary Use Approval	0	0
Policy Amendment	0	0
Regulation Amendment	0	0
Rezoning	0	0
<b>Total</b>	<b>3</b>	<b>3</b>