

Planning and Development Services

Council has invested significantly in the department with the addition of two new full time building official roles for 2026 (1x permanent and 1x one-year temporary). This investment has had an immediate return in terms of increasing department output and reducing permit timelines.

The tables below illustrate some of the improvements in output from the building team.

Building	Q1	Q2	Q3	Q4	Total
	2026/2025				
Building Permits Received	42/50	52/57	/41	/38	94/186
Building Permits Issued	35/23	56/24	/23	/22	91/92
Dwelling Unit Applications Received	18/83	9/15	/55	/48	27/153
Dwelling Units Permitted	14/9	100/18	/60	/5	114/92
Construction Value of Permits Issued	\$9,467,558 /\$7,883,340	\$95,438,973.34 /\$14,597,519	/34,818,635	/3,545,131	\$104,906,531.34 /\$60,844,625
Note: Building Permits for this reporting do not include plumbing permits, solid fuel burning appliances, and demolition permits. Dwelling units created refers to permits issued, not construction completed.					

Insights

- Q2 results indicate a sustained increase in permit output when compared to Q2 of 2025, with more than double the number of permits issued in the same amount of time.
- Q2 results also indicate a 60% increase in permit output when compared to Q1 of 2026.
- Permits issued in the first half 2026 so far have totalled nearly \$105,000,000 in construction value, marking the highest for any year in Fernie's history.
- Permits for 100 dwelling units in Q2 marks the highest quarter ever in dwelling unit permit issuance.

Planning	Q1	Q2	Q3	Q4	Total
	2026/2025				
Development Variance Permit Applications (Minor)	5/1	8/9	/3	/10	13/23
Development Variance Permit Applications (Major)	2/1	3/2	/1	/2	5/6
Form and Character Development Permit Applications	3/1	5/6	/4	/2	8/13
Hazard Lands Development Permit Applications	17/15	18/12	/9	/9	35/45

Bylaw Amendment Applications	1/0	1/1	/0	/1	2/2
Watercourse Protection Development Permit Applications	2/0	2/1	/1	/2	2/4
Subdivision Applications	4/6	4/5	/5	/3	8/19

Insights

- *The Planning team has been busy this quarter with a continued high volume of planning permits, in particular, Hazard Lands Development Permits.*

Application Type	Applications Waiting for Review	Application Date of File Next up for Review
Commercial, Industrial, Institutional, Multi-Family	7	March 27, 2026
Residential - Detached Dwellings, Additional Dwellings	5	June 10, 2026
Residential - Alterations, Decks, Sheds, Garages, etc.	16	June 2, 2026
Demolition	0	N/A
Plumbing	0	N/A
Table source from July 14, 2026: https://www.fernie.ca/EN/main/city/departments-services/planning-development-services/permit-timelines.html		

Insights

- *Notably, the time for Application Date of File Next Up for Review has dropped dramatically since the end of 2025, with ~120 days being reported on the website in early January, to less than ~30 days being noted at the time of this reporting.*