



Annual Development Activity Report



2024

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INTRODUCTION

Stony Plain’s Planning and Development team tracks a variety of development statistics to identify trends in the growth and development of the town. This information is used to monitor community growth and present this information to Council and stakeholders who are interested in development trends to help make data-based decisions about growth and development.

This report presents the data and development trends from development activity in 2024. Data from previous years are also included as a comparator so changes from one year to another can be easily viewed, provide context for the current year’s numbers, and generate averages for application volumes.

POPULATION

Accurate population numbers are vital for strategic planning, operations, and service provision by the Town. Understanding population change over time provides the ability to forecast future population projections to effectively plan for growth, manage programs and services, and monitor development and growth within the town.

The most recent census was completed in 2021. It is included in the graph below along with previously federal census data to show population growth of the town from 1991 to 2021.

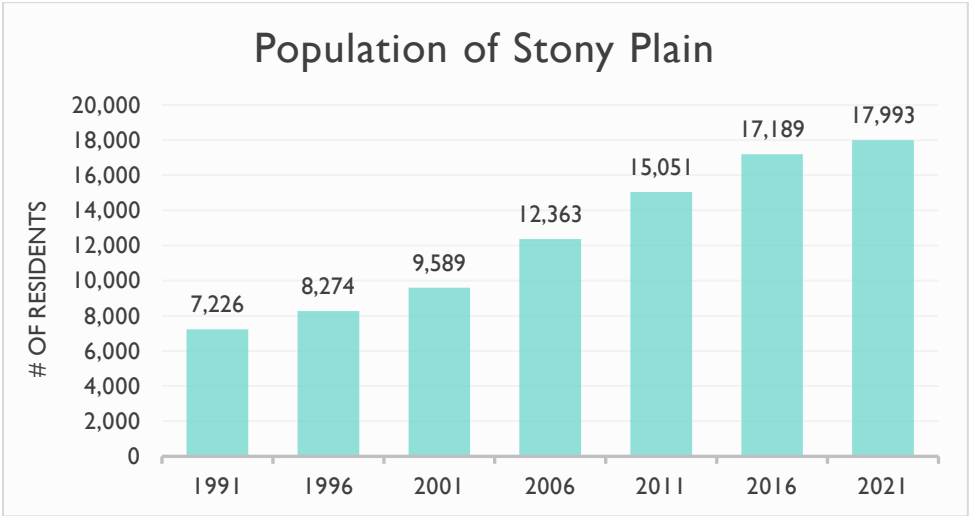


Figure 1: Population of Stony Plain from 1991 to 2021

The population of Stony Plain increased by 149% from 1991 to 2021, with a population increase of 10,767 residents over the 30 years. Throughout this time, the largest population change in a 5-year census period was between 2001 and 2006 with an increase of 2,774 residents (a 28.9% increase).

Table 1: Population Change in Stony Plain from 1991 to 2021

Year	Population	Percent Change (Census Period)	Annual Percent Change
1991	7,226		
1996	8,274	14.5%	2.75%
2001	9,589	15.9%	2.99%
2006	12,363	28.9%	5.21%
2011	15,051	21.7%	4.01%
2016	17,189	14.2%	2.69%
2021	17,993	4.7%	0.92%
Increase over 30 years		149%	3.09%

LAND DEVELOPMENT INQUIRY

In 2022, the Land Development Inquiry (LDI) service was launched as a contact point with the Town and Planning and Development staff. The LDI replaced and enhanced the former pre-application process from 2020 and provides an opportunity for asking questions, getting feedback on proposed projects, and identifying issues that may need to be addressed during a development application. This service provides a 3-tiered approach for customers based on the complexity of their inquiry. Administration’s review process and response is tailored to the type of inquiry to meet the needs of each request. Since implementation, this service has seen excellent uptake in the community and has helped reduce processing time for land development applications, while providing insight on upcoming projects within the community.

Stony Plain received 65 LDIs in 2024 related to planning and development questions and projects. This is a 22% decrease from the number of LDIs received in 2023. Fluctuations are expected in the number of LDIs each year and are not necessarily indicative of a trend. For example, as developers, builders and contractors become more familiar with Town requirements and standards, the number of LDIs will naturally decrease. This may be seen with the decrease from 70 general questions received through the LDI process in 2023 to only 50 in 2024. At the same time though the number of meeting request and pre-application LDIs both increased by 33% and 20%, respectively.

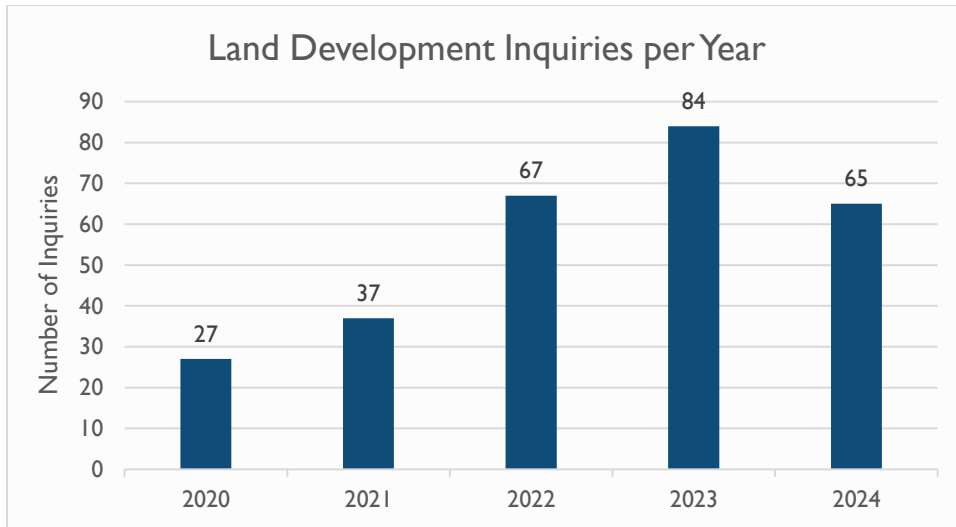


Figure 2: Number of Land Development Inquiries by Year

Of the 65 land development inquiries received in 2024, 72% (47) were general questions, 18% (12) were meeting requests, and 9% (6) were pre-application inquiries.

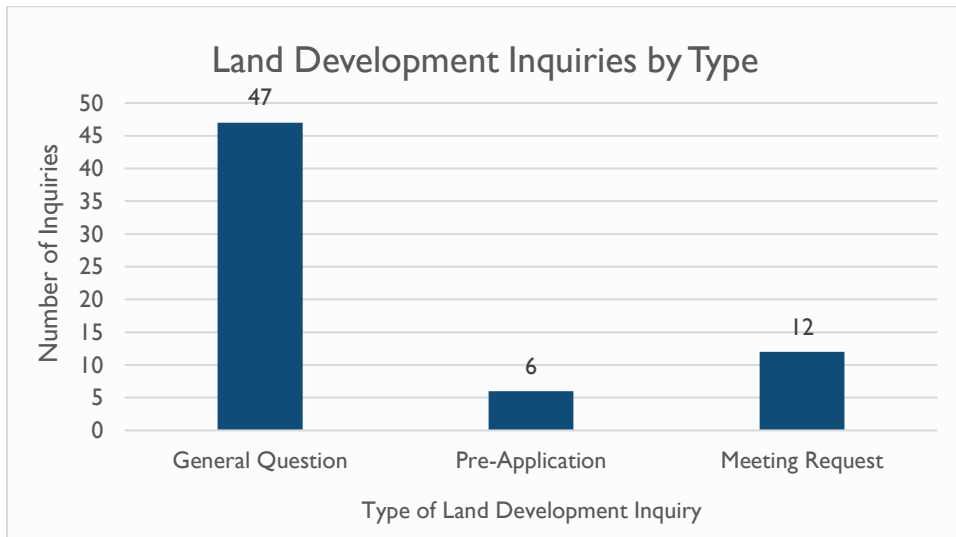


Figure 3: Number of Land Development Inquiries by Type in 2024

The Town will continue to monitor land development inquiry requests on an annual basis to determine trends in development activity and help plan resourcing to respond to inquiries.

SUBDIVISIONS AND DEVELOPMENT AGREEMENTS

Subdivision is a foundational step in the land development process that involves dividing a piece of land into separate lots. This process involves conditional approval of a subdivision application, followed by endorsement of that approval. Construction of basic infrastructure such as roadways, water, and sanitary to service new lots often occurs as part of the subdivision process and may require a landowner to enter into a development agreement with the Town. Development agreements are legal contracts between a municipality and a developer that sets out the guidelines and requirements for the construction of this necessary servicing.

Subdivision is when one or more parcels of land are divided into two or more lots, with separate legal titles assigned to each new lot. There are four different types of subdivision:

- **Traditional subdivision:** when you want to adjust a lot line or create multiple lots from one existing lot.
- **Condominium conversion:** when you want to legally separate space in an existing building. Condominium units are individually owned but have communal ownership of shared spaces outside of the units; this is referred to as common property, and can include areas such as hallways, stairwells, and entrances. Condominiums are governed by the Condominium Act.
- **Bare land condominium:** when you want to legally separate space on a property that has no buildings on the land at the time of preparing the bare land condominium plan. Subdividing creates “bare land units” that are individually owned. Bare land condominiums are governed by the Condominium Act.
- **Strata subdivision:** when you want to legally separate volumetric space on a property. Subdividing creates “strata units” that may be independent of physical structures. Strata subdivisions are typically used for mixed-use developments that will have multiple owners and require present and future flexibility.

Stony Plain tracks the number of conditional subdivision approvals and subdivision endorsements to monitor land use changes in areas that are being prepared for development.

Conditional Subdivision Approvals

A subdivision application is given conditional approval if it meets necessary requirements and complies with all relevant bylaws, policies, and legislation. Conditions placed on an approval are required to be met before the Town will endorse the subdivision and allow it to be registered at Land Titles.

Stony Plain gave conditional approval to four subdivision applications in 2024, one more than the three conditional approvals given in 2023.

Table 2: Conditional Subdivision Approvals Given in 2024

Application Number	Subdivision Name	Neighbourhood	Subdivision Type
2023-SPT-08	Fairways North Stage 2A	Fairways North	Traditional
2023-SPT-09	North Industrial Stage 4	North Industrial Park	Traditional
2024-SPT-01	4202 Park West Place	Sun Meadows	Traditional
2024-SPT-02	Westerra Stage 18	Westerra	Traditional

Development Agreements

Development agreements are legal contracts between a municipality and landowner or developer that set conditions for how a specific site is to be developed. Development agreements are often required for subdivisions and may be required as part of a development permit.

Stony Plain executed seven development agreements in 2024, compared to one development agreement executed in 2023.

Table 3: Development Agreements Executed in 2024

DA Number	Related File Number	Development Name
2022-DA-01	2016-SPT-03	Willow Park Stage 10A
2023-DA-04	2023-SPT-06	Wood Avenue CO-OP
2024-DA-01	2021-SPT-04	South Creek Stage 4B and 4C
2024-DA-02	2024-SPT-01	4202 Park West Place
2024-DA-03	2023-SPT-08	Fairways North Stage 2A
2024-DA-04	2023-SPT-09	North Industrial Park Stage 4
2024-DA-05	2023-D0043	Tanglewood at Sun Meadows Stage 2

Subdivision Endorsement

The Town endorses a subdivision plan once all conditions of its approval have been met. The endorsement process is the final check to ensure all application requirements have been provided; this is the Town’s authorization for Land Titles to register the subdivision and legally create the new lots.

Stony Plain processed three subdivision endorsements in 2024, decrease from the six subdivisions endorsed in 2023.

Table 4: Subdivision Applications Endorsed in 2024

Application number	Subdivision name	Neighbourhood
2024-SPT-01	4202 Park West Place	Sun Meadows
2021-SPT-04	South Creek Stage 4B and 4C	South Creek
2017-SPT-05	Border Paving	Umbach Business Park

Figure 4 presents a visual of locations where conditional subdivision approvals given, development agreements entered, and subdivision endorsements were processed in 2024.

Location of Subdivision Conditional Approvals and Endorsements & Development Agreements



Figure 4: Location of Conditional Subdivision Approvals Given, Development Agreements Executed, and Endorsements Processed in 2024

DEVELOPMENT AND BUILDING PERMITS

Development permits give authorization for new projects, changes in use, or additions to existing structures. They are designed to confirm that a development has met requirements of the Land Use Bylaw and any other relevant policies or plans.

Building permits give authorization to erect, demolish, relocate, alter, or repair a structure, or change the use or occupancy of a space. They are designed to address life and safety issues by confirming that a structure complies with the Alberta Building Code to ensure that the built environment is safe.

Stony Plain tracks development and building permits together as a significant portion of projects require both a development and building permit. This way, permits are not double counted for a single project.

Development and building permits are tracked and categorized into the following groups:

- Residential (low-density single and semi-detached, medium-density, and high-density dwellings);
- Commercial / Institutional;
- Industrial / Other;
- Alterations and Additions (residential, commercial, industrial, institutional, and parks/recreation);
- Miscellaneous (home occupation, secondary suites, signs, and moves/demolitions, etc.).

Stony Plain issued a total of 523 development and building permits in 2024 that generated an estimated construction value of \$126.8 million. The number of development and building permits issued in 2024 was a 37% increase over permits issued in 2023 (381).

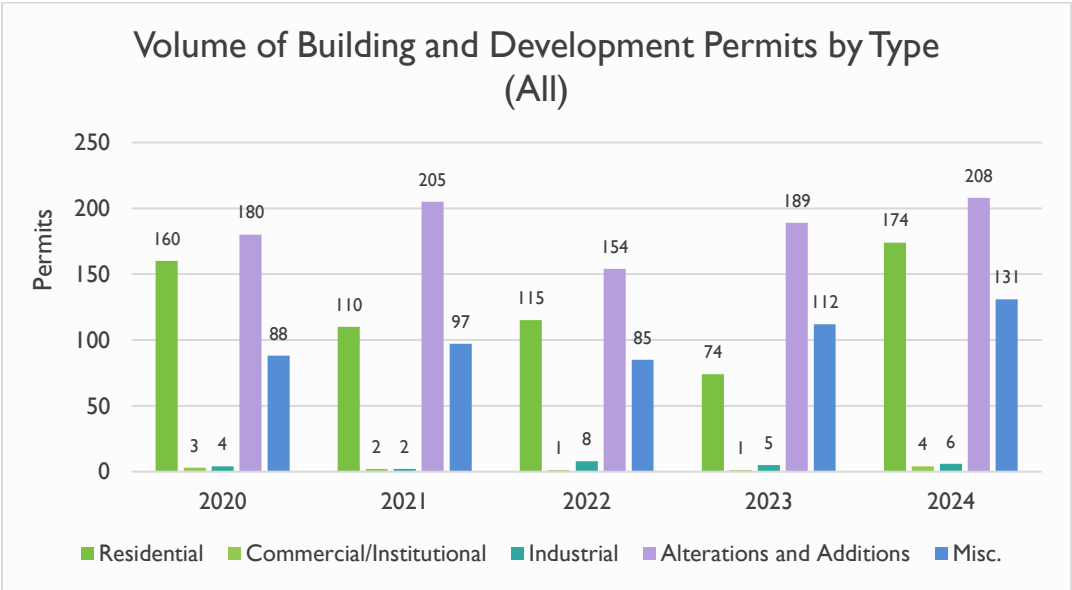


Figure 5: Volume of Building and Development Permits Issued by Type from 2020 to 2024

Table 5: Number of Building & Development Permits per Year – Past Five Years

Year	Residential	Commercial / Institutional	Industrial	Alterations & Additions	Miscellaneous	Total
2020	160	3	4	180	88	435
2021	110	2	2	205	97	416
2022	115	1	8	154	85	363
2023	74	1	5	189	112	381
2024	174	4	6	208	131	523

Residential Permits

Stony Plain issued 173 permits for new residential dwelling units in 2024, a 134% increase from the number of new residential permits issued in 2023 (74).

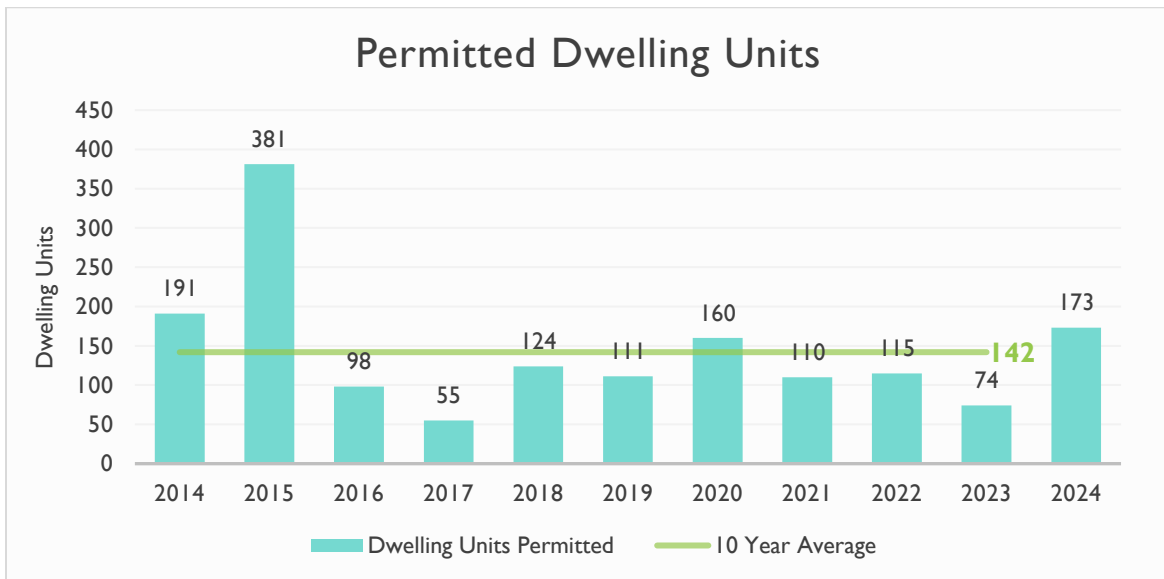


Figure 6: Residential Dwelling Units Permitted by Year from 2014 to 2024

Table 6 outlines the neighbourhoods where new residential dwelling permits were issued in 2024. The permits include residential dwelling types (single and semi-detached, medium-density, and high-density).

Table 6: New Residential Permits Issued in 2024 by Neighbourhood

Neighbourhood	Number of Permits	Percent of total
Brickyard	29	17%
Fairways North	6	3%
Genesis on the Lakes	21	12%
Silverstone	10	6%
South Creek	20	11%
Sun Meadows	51	29%
Westerra	36	21%
TOTAL	173	100%

Figure 7 on the next page presents a visual of the neighbourhoods where the 173 new residential permits were issued.

Location of Permitted Dwelling Units

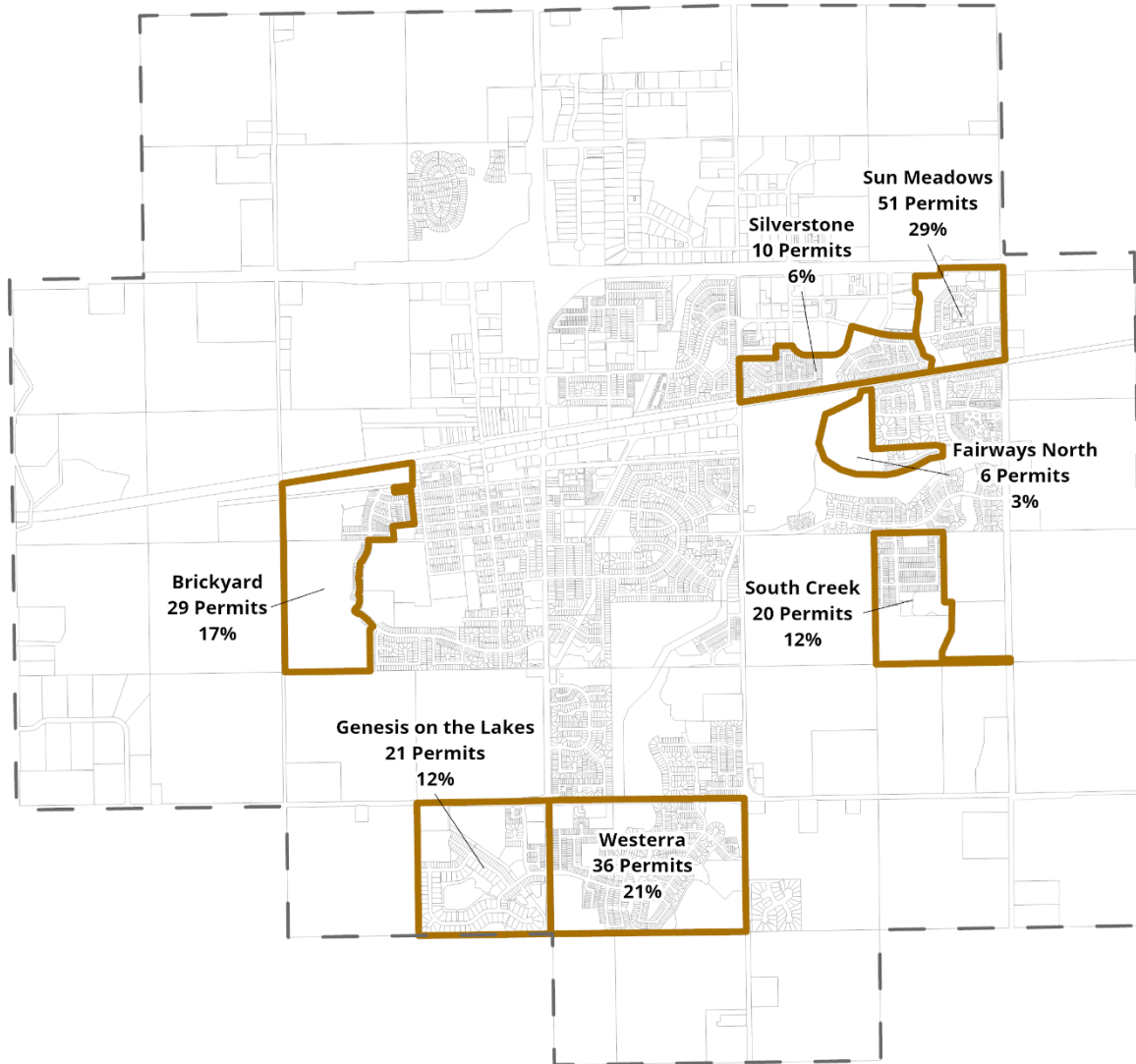


Figure 7: Location and Number of New Permitted Dwelling Units in 2024

Commercial Permits

Stony Plain issued two permits for new commercial development in 2024, one more than the number of commercial permits issued in 2023 (1).

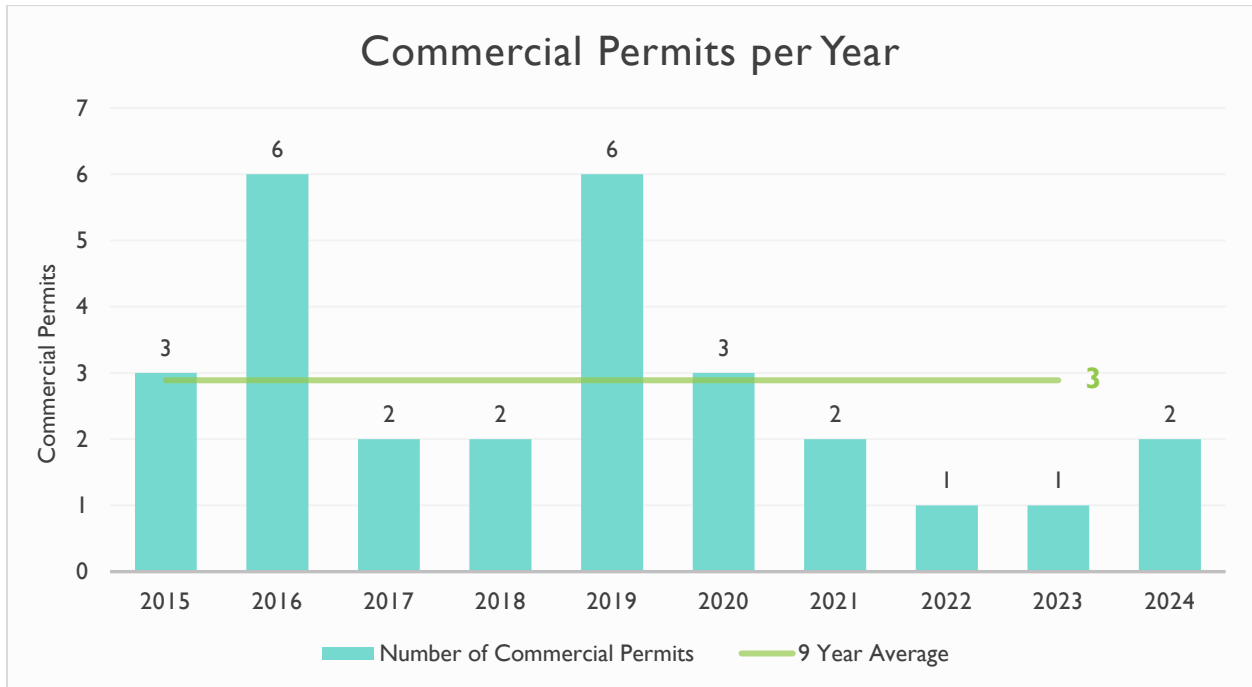


Figure 8: Commercial Permits per Year from 2015 to 2024

Table 7 outlines the neighbourhoods where new commercial permits were issued in 2024.

Table 7: New Commercial Permits Issued in 2024 by Neighbourhood

Neighbourhood	Number of Permits	Percent of total
North Business Park	1	50%
Sun Meadows	1	50%
TOTAL	2	100%

Figure 9 on the next page presents a visual of the neighbourhoods where the two commercial permits were issued.

Location of Commercial Permits

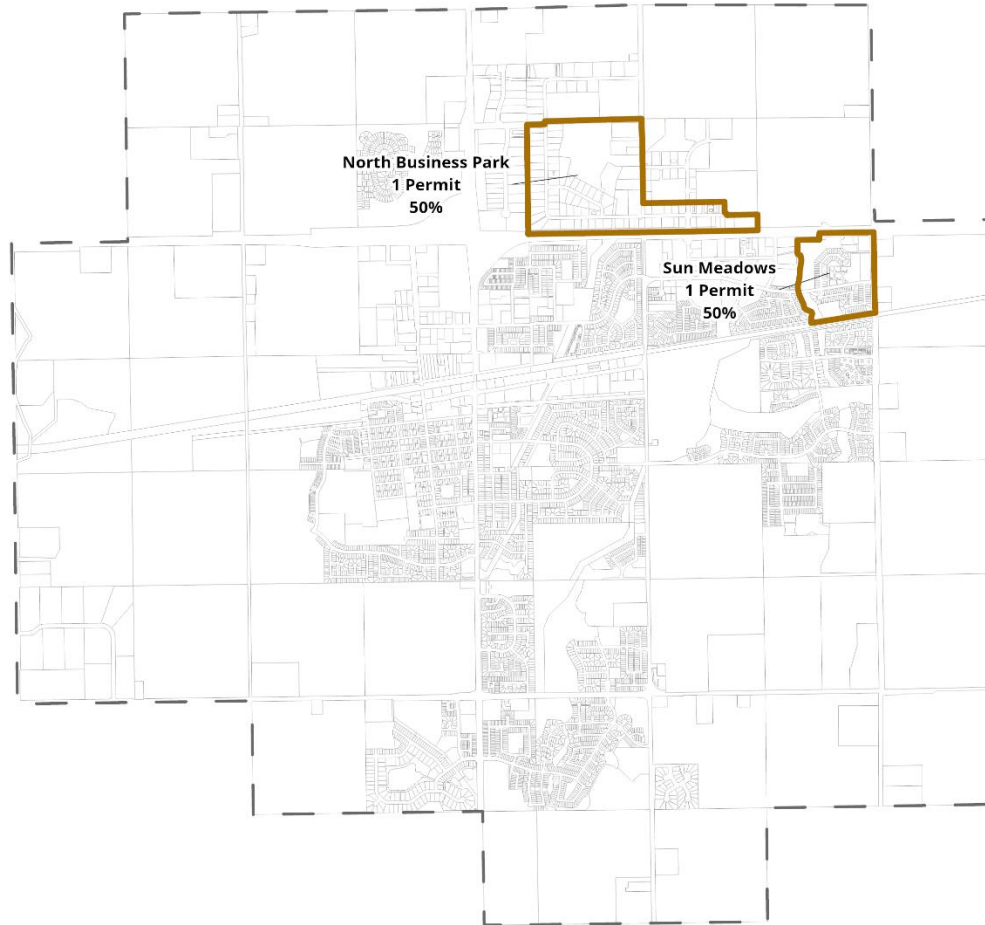


Figure 9: Location and Number of New Commercial Permits in 2024

Industrial Permits

Stony Plain issued 6 permits for new industrial development in 2024, an increase of one from the number of new industrial permits issued in 2023 (5).

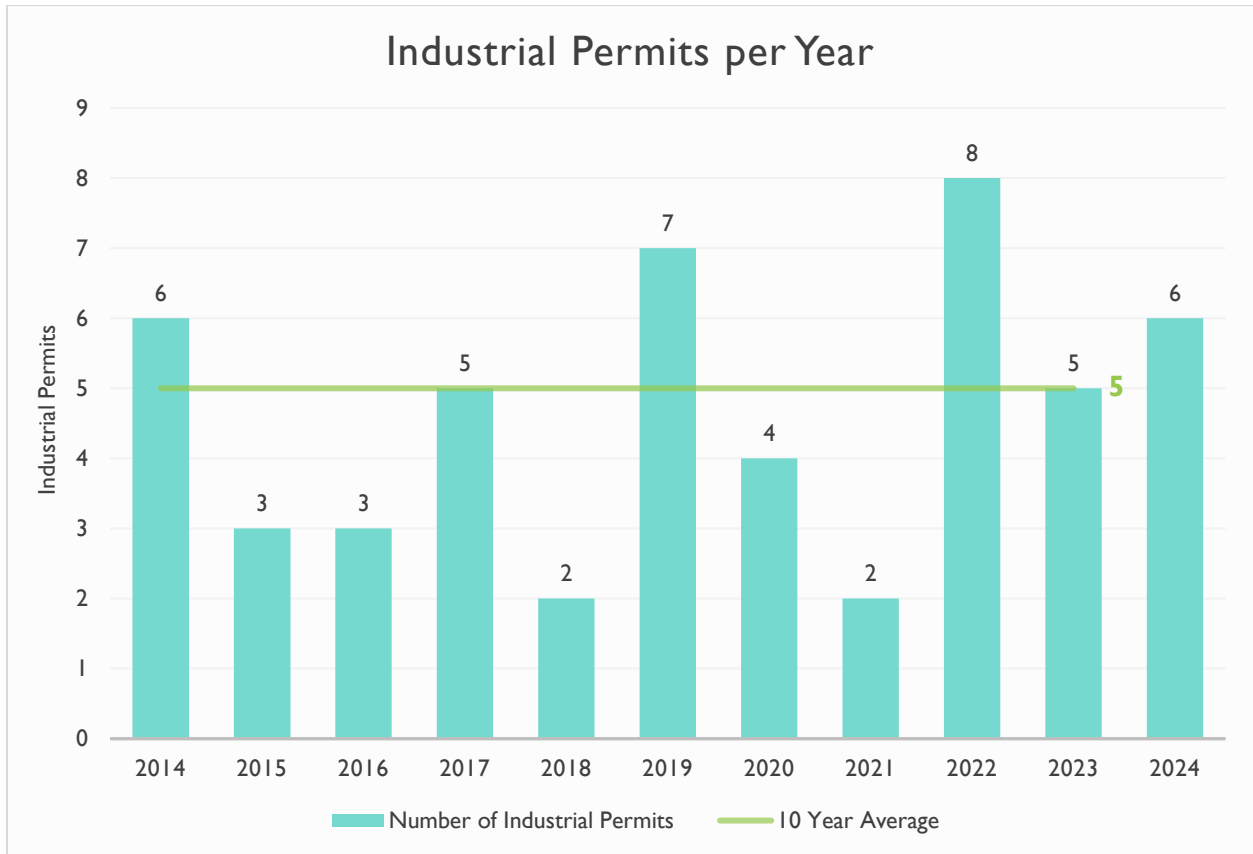


Figure 10: Industrial Permits by Year from 2014 to 2024

Table 8 outlines the neighbourhoods where new industrial permits were issued in 2024.

Table 8: New Industrial Permits Issued in 2024 by Neighbourhood

Neighbourhood	Number of Permits	Percent of total
North Industrial Park	5	83%
Umbach Business Park	1	17%
TOTAL	6	100%

Figure 11 on the next page presents a visual of the neighbourhoods where the six industrial permits were issued.

Location of Industrial Permits

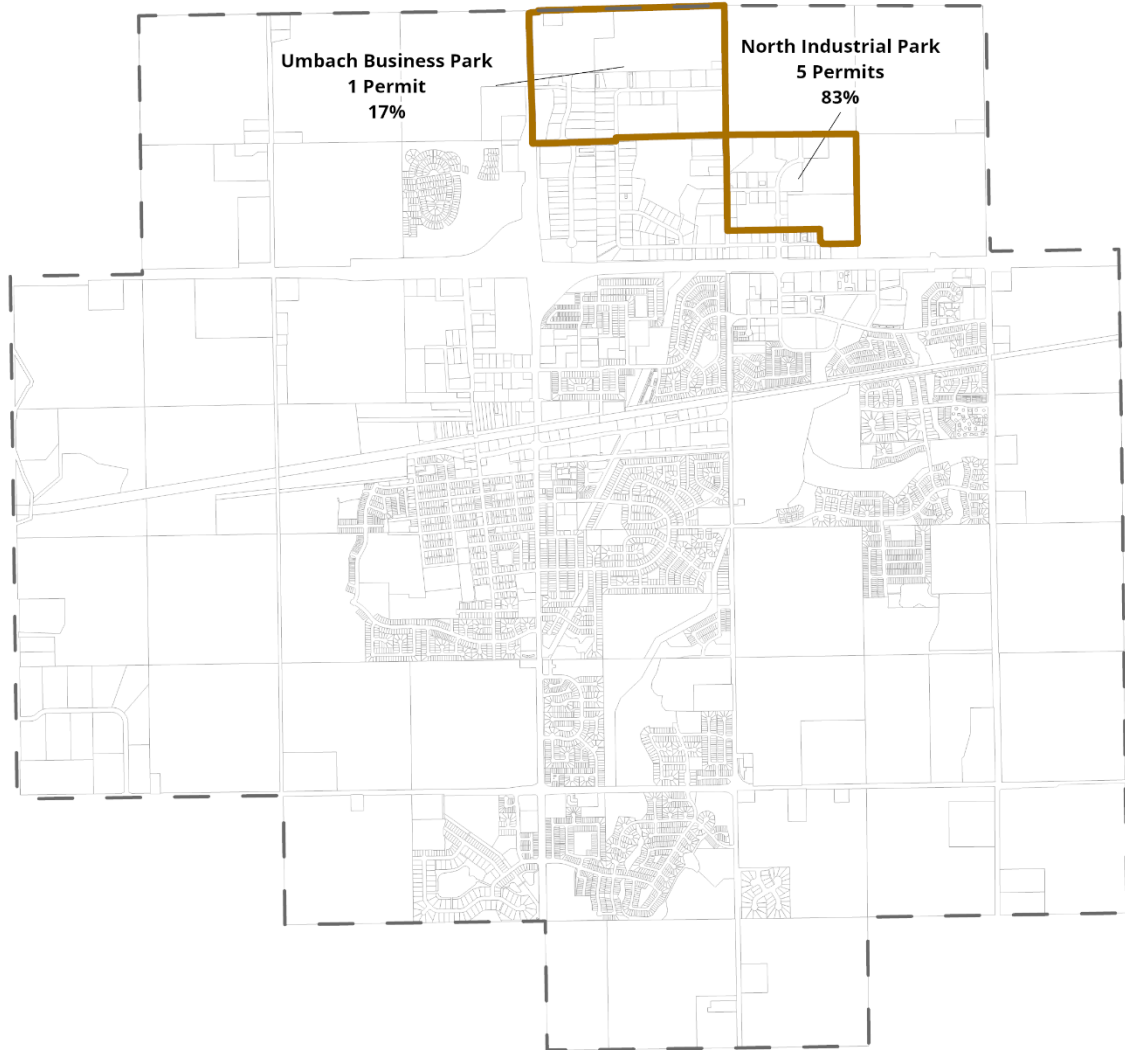


Figure 11: Location and Number of New Industrial Permits in 2024

Alterations and Additions

To provide an additional level of detail on development and building permit trends, Figure 12 compares the number of permits for new construction (residential, commercial, industrial) versus the number of permits for improvements to existing structures. New construction includes all permits issued for **new** residential, commercial, institutional, or industrial projects, while improvements include all permits issued for **alterations or additions to existing** residential, commercial, institutional, or industrial structures.

Stony Plain issued a total of 183 permits for new construction in 2024, an 128% increase from the number of permits issued for new construction in 2023 (80), and 207 permits for improvements, a 10% increase from the number of permits issued for improvements in 2023 (189). This was a total of 390 permits which is an increase of 45% in the total number of permits from 2023.

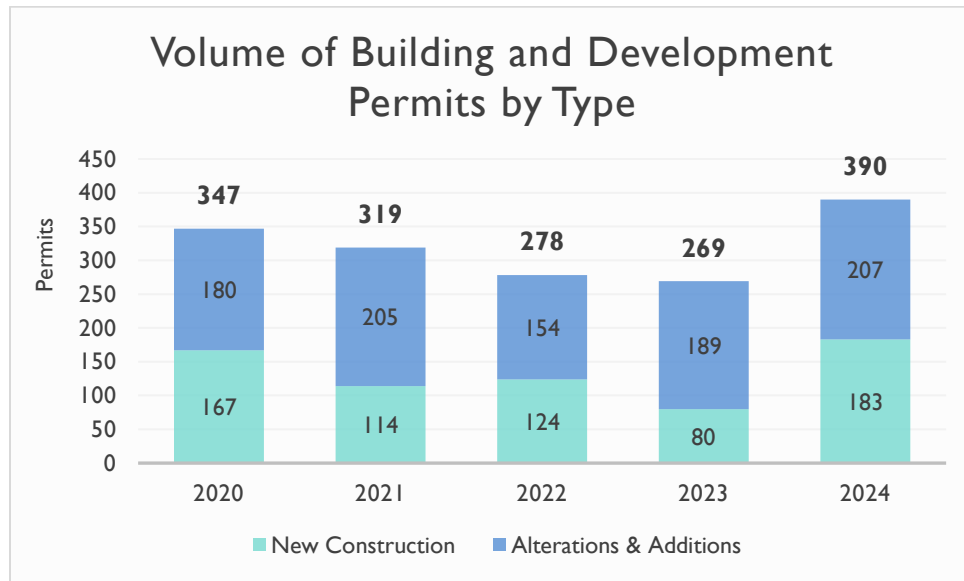


Figure 12: Volume of Building and Development Permits for New Construction and Additions & Alterations from 2020 to 2024

Permit Value

The total value of all building and development permits in 2024 was approximately \$126.8 million, a 162% increase from total permit value in 2023 (\$40.5million).

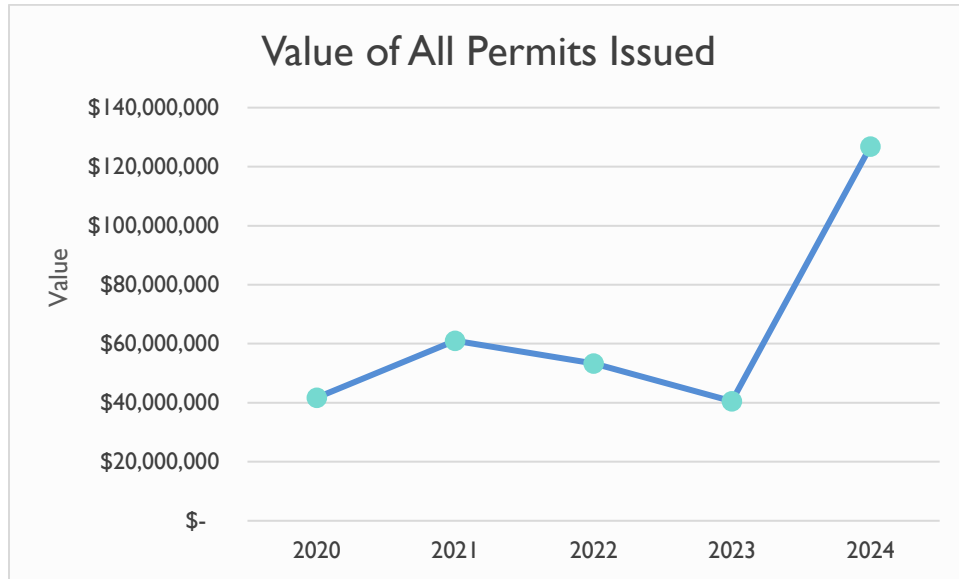


Figure 13: Total Value of All Permits Issued from 2020 to 2024

This substantial increase in permit value for 2024 is in large part due to two significant permits issued for community services – the Town’s new Community Recreation Centre and a new Public Works building, which had a combined value of \$44.2 million.

TRADE PERMITS

Gas, plumbing, electrical, and private sewage disposal system permits (PSDS) – collectively called trade permits, are required to ensure the health and safety of residents when installing, relocating, altering, or adding natural gas equipment, private sewage systems, plumbing equipment, or electrical systems.

Stony Plain issued a total of 1,178 trade permits in 2024, an 84% increase compared to the 639 issued in 2023. These included 382 gas permits, 192 plumbing permits, 603 electrical permits, and 1 private sewage disposal system permit.

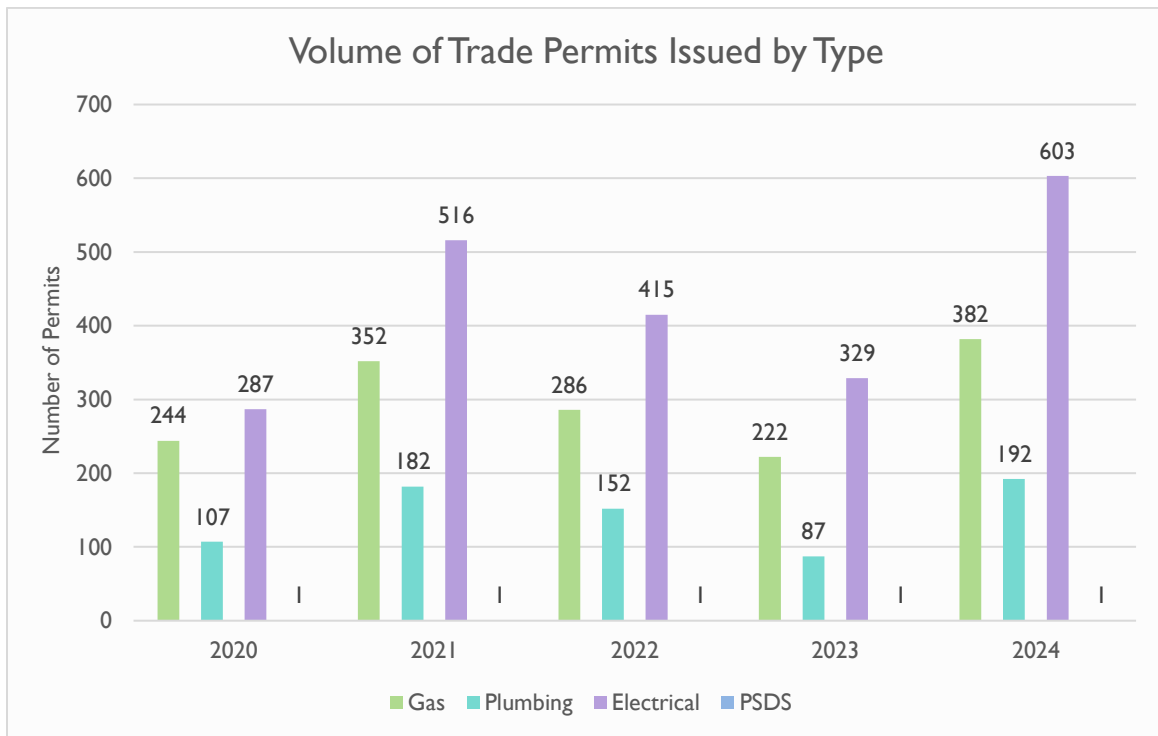


Figure 14: Volume of Trade Permits Issued by Type from 2020 to 2024



Figure 15: Comparison Trade Permits Issued by Year from 2014 to 2024

ZERO LOT LINES

Zero Lot Line (ZLL) lots are a new type of residential lot configuration for Stony Plain with the first Land Use Bylaw approval and subdivision of ZLL occurring in 2023 and the first permitted dwellings for ZLL development approved in 2024. While typical residential buildings are built in the middle of a lot with setbacks on either side, zero lot line dwellings are built on the edge of one property line. This means there is no setback between the building and the lot line on one side. Figure 16 shows the neighbourhoods and blocks where ZLL lots have been approved under the Land Use Bylaw.

Locations of Approved Zero Lot Line Development

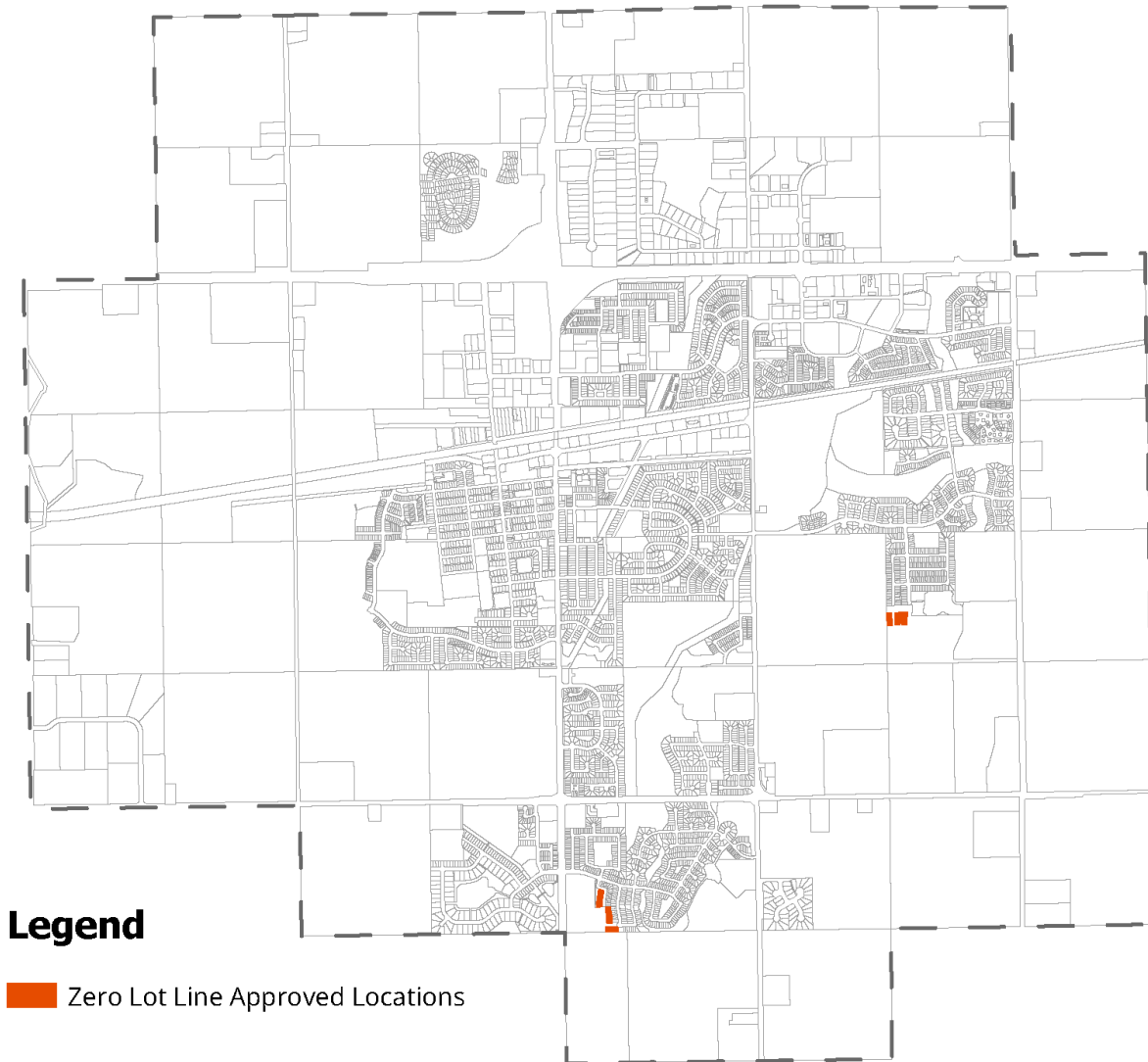


Figure 16: Locations of Approved Zero Lot Line Developments in 2024

In 2024, there are a total of 60 ZLL lots approved.

Table 9: Zero Lot Line Lots Available

Year	*ZLL Approved in LUB	ZLL with Approved Subdivision	ZLL with Approved DP and BP	TOTAL ZLL Lots
2024	49	5	6	60

* Lot count is an approximate based on land area approved for ZLL and typical ZLL lot sizes

Impacts

Monitoring the impacts of ZLL as a new lot typology is vital for the Town to understand how this new type of development may be impacting the community. ZLLs, where buildings are constructed right at the property boundaries, can lead to more efficient land use and higher-density development, but they may also introduce certain challenges. By carefully monitoring select impacts, the Town can assess whether ZLL developments are meeting their goals without causing negative impacts to the community when compared to more traditional and existing lot typologies in town. This proactive approach allows for adjustments in policies, districting, or design strategies to mitigate challenges and enhance the long-term viability of this development typology.

To identify whether ZLL developments introduce any **additional** impacts on the neighbourhoods they are located in when compared to traditional lot types; the Town has selected two comparator areas that have similar densities and built characteristics to the ZLL areas but contain only standard lot typologies with no ZLL lots located in or near the selected comparator areas.

To ensure a fair and accurate comparison, the impacts are measured using the total number of complaints or issues received by the Town in the area divided by the number of lots in the area. This gives a complaints per lot figure. The complaints that are included in this comparison are:

- MGA Orders or compliance orders related to the building and development of the lots that were identified and issued by the Town;
- Operational issue complaints received by the Town within the area; and
- General complaints related to the area received by the Town.

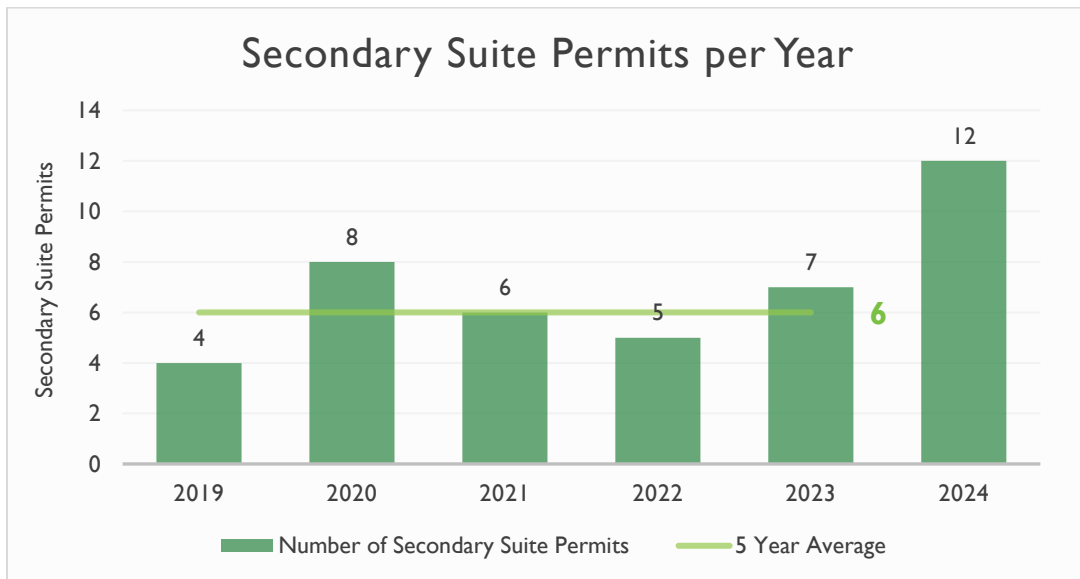
Table 10: 2024 Zero Lot Line Complaints / Issues Comparison

	Comparator Area 1 (131 Lots)	Comparator Area 2 (114 Lots)	ZLL Areas (106 Lots)
2024 Complaints per Lot	0.21	0.15	0.06

SECONDARY SUITES

A secondary suite is a separate dwelling located within a detached, semi-detached, garage, or row house with its own living room, kitchen, bedroom and bathroom. It has its own separate entrance from the principal dwelling, either from a common indoor landing or directly from outside the building. A secondary suite cannot be separated from the principal dwelling by a condominium conversion or subdivision.

In 2024 Stony Plain approved 12 secondary suite permits, a 42% increase compared to the 7 issued in 2023.



SUMMARY

Overall, there was a marked increase in development activity in Stony Plain in 2024 compared to 2023. The biggest increase was seen in the number of new residential dwelling units permitted with 173 permits for new residential dwelling units in 2024, representing a 134% increase from the number of new residential permits issued in 2023 at 74.

The marked increase in new construction development and building permit activity of 128% was significantly higher than the increase in development throughout Alberta in 2024, which showed an 18.1% increase in the number of building permits issued in 2024 across the province.

Stony Plain's overall increase in development activity was better than the national statistics, which show a 4.2% increase in the number of building permits issued across the country in 2024. Regarding housing starts, the increase experienced in Stony Plain is significantly higher than the provincial and national statistics for 2024, which showed a 32.4% increase in housing starts across the province, and a 2% increase in housing starts across the country in 2024¹.

Of particular note, in 2024 was the substantial increase in total value of all building and development permits of approximately \$126.8 million. This is a 162% increase from total permit value in 2023 (\$40.5 million). This substantial increase in permit value for 2024 is in large part due to two significant permits issued for community services development – the Town's new Community Recreation Centre and a new Public Works building, which had a combined value of \$44.2 million.

¹ Province of Alberta, [Building Permits](#), [Housing Starts](#) (2024)