



Annual Development Activity Report

2021



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Introduction

The Planning and Infrastructure Department tracks a variety of development statistics to establish trends and examine factors that influence growth and development. This information is used to monitor community growth and present updates to Council and stakeholders who are interested in development trends in Stony Plain.

This document presents a review of growth trends focusing on development activity in 2021. Numbers from previous years are included to present a comparison and average over time.

Population

Accurate population counts reflect growth in the town of Stony Plain and are vital for strategic planning, operations, and service provision. Understanding population change over time provides the ability to forecast future population projections to effectively plan for growth, manage programs and services, and assist with monitoring economic development initiatives.

The most recent population count was completed as a federal census in 2021, however, the associated population and demographic information will not be released until early 2022. The population information presented in the graph below is derived from the 2016 federal census and the 2019 municipal census.

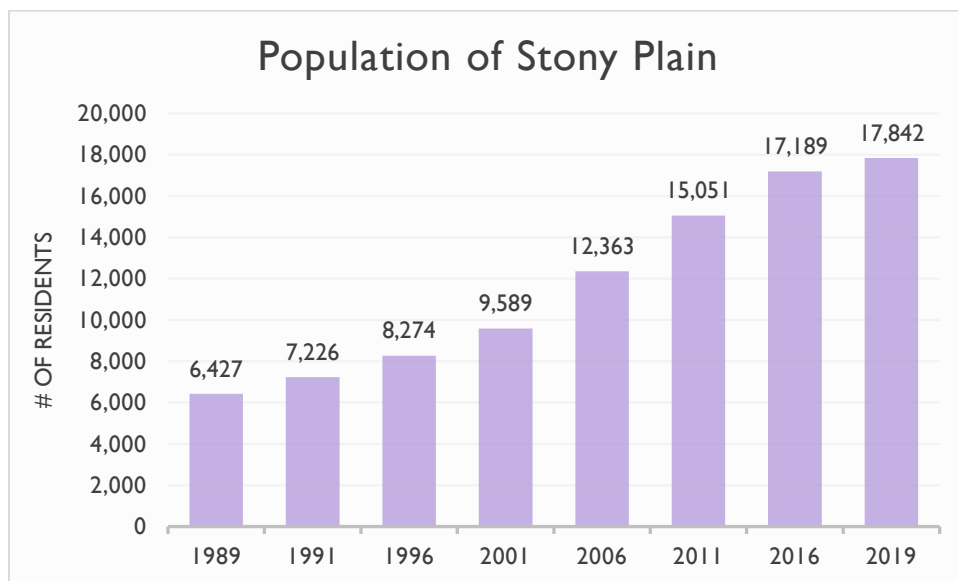


Figure 1: Population of Stony Plain from 1989 to 2019

The population of Stony Plain increased by 177% from 1989 to 2019, with a population increase of 11,415 residents over the last 30 years. Throughout this time, the largest population change was between 2001 and 2006, growing by 28.9% with an increase of 2,774 residents.

Table 1: Population change in Stony Plain from 1989 to 2019

Year	Population	Percent Change
1989	6,427	-
1991	7,226	12.4%
1996	8,274	14.5%
2001	9,589	15.9%
2006	12,363	28.9%
2011	15,051	21.7%
2016	17,189	14.2%
2019	17,842	3.8%
Increase over 30 years		177%

Pre-Application Review

The pre-application review process was implemented in 2020 to help ensure land development applications are complete, and that all required information for the application to be processed successfully has been provided. Since its implementation, this review has helped reduce the processing time for land development applications, while giving Administration an idea of upcoming projects within the community.

Pre-application inquiries are tracked and categorized into the following groups depending on the nature of the inquiry:

- Planning (Subdivision, redistricting, or general land use inquiry);
- Development (New construction, alteration or addition, change of use); and
- Engineering (Servicing or access).

Stony Plain received 36 pre-applications for land development projects in 2021 related to planning (20) and development (16) inquiries. This is 38.5% increase from the number of pre-application inquiries received in 2020.

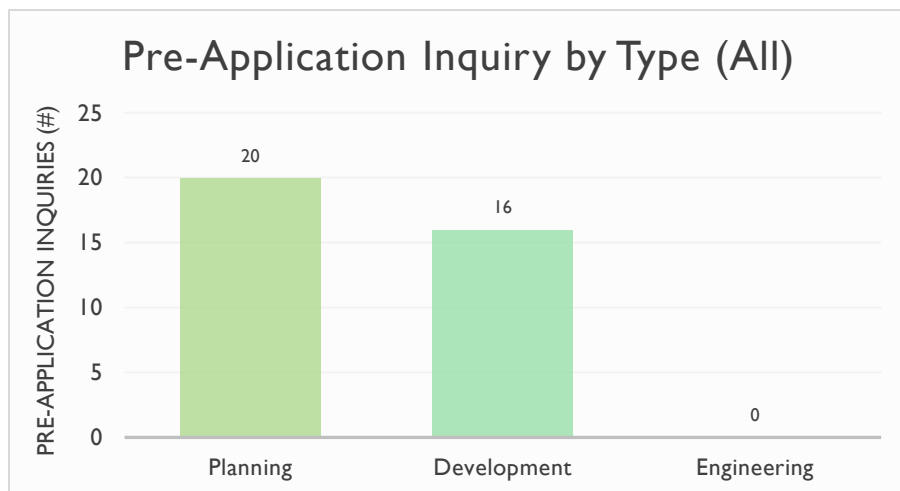


Figure 2: Pre-application inquiries received by type in 2021

Pre-application inquiries will continue to be monitored and tracked annually to gauge interest from the development community on upcoming projects.

Subdivisions and Development Agreements

The land development process starts with dividing a piece of land into separate lots and includes the construction of related infrastructure to service each parcel. This process involves an initial approval of the subdivision application, followed by endorsement of that approval, where a development agreement may be required as the legal contract between a municipality and a developer to allow the construction of necessary servicing to support a subdivision.

Subdivisions

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

- **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 Approval

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 six subdivision applications in 2021; the same number of conditional subdivision approvals that were given in 2020.

Table 2 details the subdivisions that received conditional approval in 2021.

Table 2: Conditional subdivision approvals given in 2021

Application number	Subdivision name	Area of subdivision	Subdivision type
2021-SPT-01	952 Boulder Boulevard	Border	Traditional
2021-SPT-02	Genesis Drive	Genesis on the Lakes	Traditional
2021-SPT-03	Brickyard Stage 4B	Brickyard	Traditional
2021-SPT-04	South Creek Stages 4B and 4C	South Creek	Traditional
2021-SPT-05	Essex at Tanglewood Bare Land Condominium	Sun Meadows	Bare Land Condominium
2021-SPT-06	4002 50 Street	Old Town	Traditional

Subdivision Endorsement

A subdivision application is endorsed by the Town once all conditions of the approval have been met. The endorsement process is the final check to ensure all application requirements have been provided and is also the Town's authorization that allows the subdivision to be registered at Land Titles.

Stony Plain processed 10 subdivision endorsements in 2021, a 233.3% increase from subdivision endorsements processed in 2020.

Table 3 details the subdivision applications that were endorsed in 2021.

Table 3: Subdivision applications endorsed in 2021

Application number	Subdivision name	Area of subdivision endorsement
2011-SPT-08	Genesis Villas Stage 2	Genesis on the Lakes
2017-SPT-04	Westerra Stage 16B	Westerra
2018-SPT-01	North Industrial Park Stage 2	North Industrial Park
2019-SPT-02	Stony Plain Equities Stage 1	Sun Meadows
2019-SPT-02	Stony Plain Equities Stage 2	Sun Meadows
2020-SPT-02	Stony Plain Cemetery	SW ¼ 35-52-1-W5M
2020-SPT-05	45 McNabb Crescent	Old Town
2020-SPT-06	Folkstone Villas Bare Land Condominium	Folkstone
2021-SPT-02	Genesis Drive	Genesis on the Lakes
2021-SPT-03	Brickyard Stage 4B	Brickyard

Development Agreements

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

Stony Plain executed six development agreements in 2021, a 200.0% increase from development agreements executed in 2020. Five of these development agreements were required for subdivision applications, and one was required for a development permit.

Table 4 details the development agreements that were executed in 2021.

Table 4: Development agreements executed in 2021

Application number	Development agreement name	Related file number
2021-DA-01	45 McNabb Crescent	2020-SPT-05
2021-DA-02	Stony Plain Equities Stage 2	2019-SPT-02
2021-DA-03	2078476 Alberta Ltd.	2019-D0191
2021-DA-04	Westera Stage 16B	2017-SPT-04
2021-DA-05	Folkstone Villas Bare Land Condominium	2020-SPT-06
2021-DA-06	Brickyard Stage 4B	2021-SPT-03

Figure 3 (next page) presents a visual of the location of conditional subdivision approvals, subdivision endorsements, and development agreements in 2021.



Figure 3: Location of conditional subdivision approvals, subdivision endorsements, and development agreements in 2021

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;
- Alterations and additions (residential, commercial, industrial, institutional, and parks/recreation);
- and
- Miscellaneous (home occupation, secondary suites, signs, and moves/demolitions, etc.).

Stony Plain issued a total of 416 development and building permits in 2021, a 4.4% decrease from permit activity in 2020, with an estimated construction value of \$60.9 million.

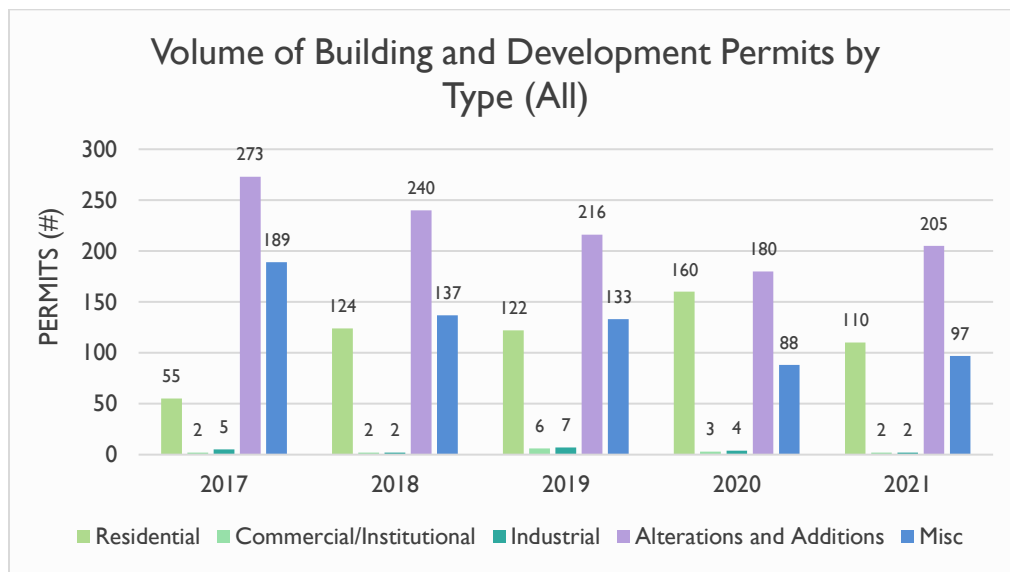


Figure 4: Volume of building and development permits issued by type from 2017 to 2021

Stony Plain issued 110 permits for new residential dwelling units in 2021, a 31.2% decrease from new residential permit activity in 2020.

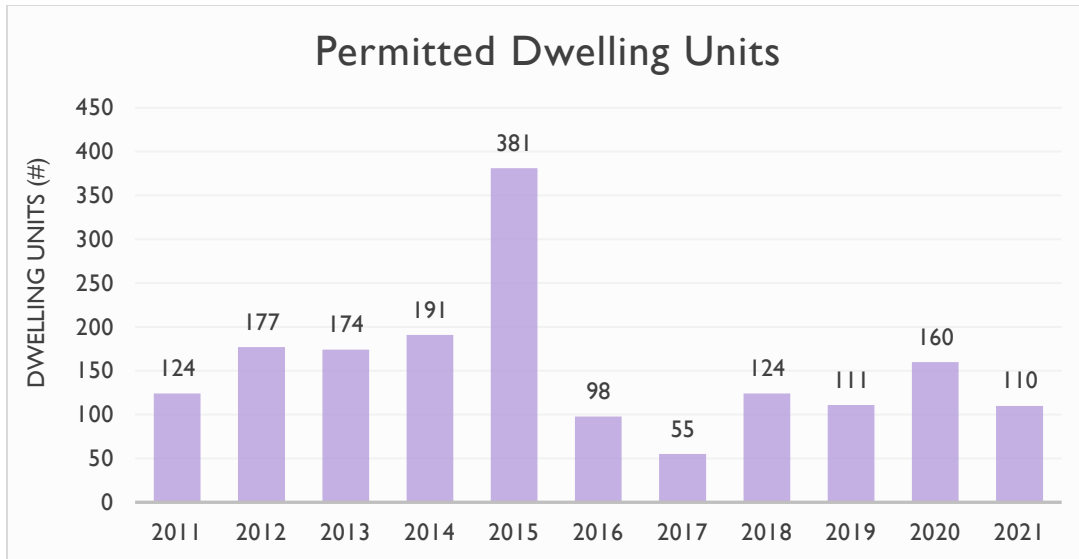


Figure 5: Comparison of residential dwelling units permitted by year from 2011 to 2021

Table 5 shows where new permits were issued in 2021 by area in Stony Plain. The percentages include residential (single and semi-detached, and medium density and high density dwelling types), commercial, and industrial permits. The highest percentage of new permits were issued in Westerra (15 single detached and 10 semi-detached dwelling units), and Folkstone (24 medium density dwelling units).

Table 5: New permits issued in 2021 by area

Area	Number of permits issued	Permit type	Percent of total (%)
Brickyard	2	Residential	1.8
Fairways North	12	Residential	10.6
Folkstone	24	Residential	21.2
Genesis on the Lakes	14	Residential	12.4
Goertz/RJ Industrial Park	1	Industrial	0.9
North Industrial Park	1	Industrial	0.9
Old Town	2	Commercial/ Institutional	0.9
Silverstone	11	Residential	9.7
South Creek	22	Residential	19.5
Westerra	25	Residential	22.1
Total	114		100%

Figure 6 (next page) presents a visual of where these 114 new permits were issued by area.

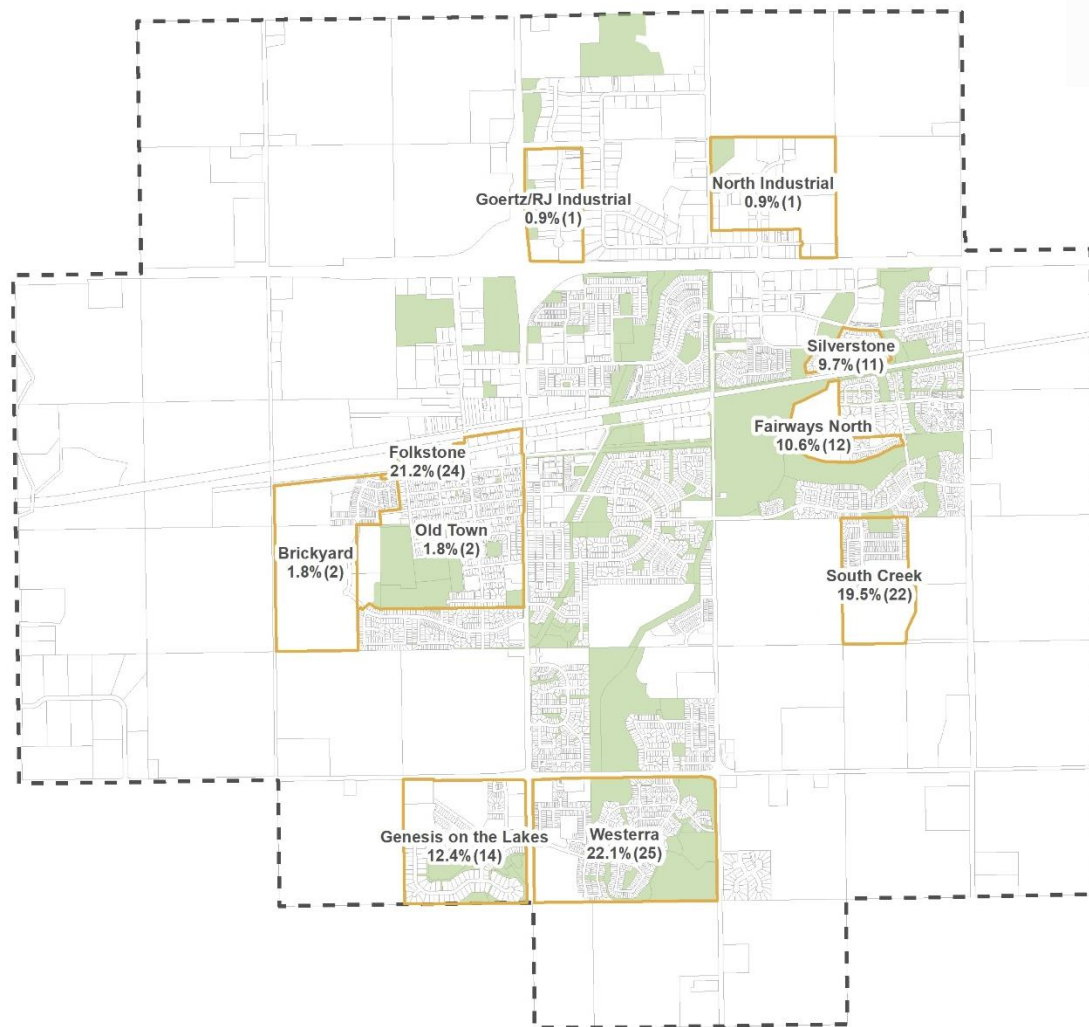


Figure 6: Location of new permits issued in 2021 by area

To provide an additional level of detail on development and building permit trends, Figure 7 (next page) compares new construction and 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 114 permits for new construction in 2021, a 31.7% decrease from new construction permit activity in 2020, and 205 permits for improvements, a 38.9% increase from improvement permit activity in 2020.

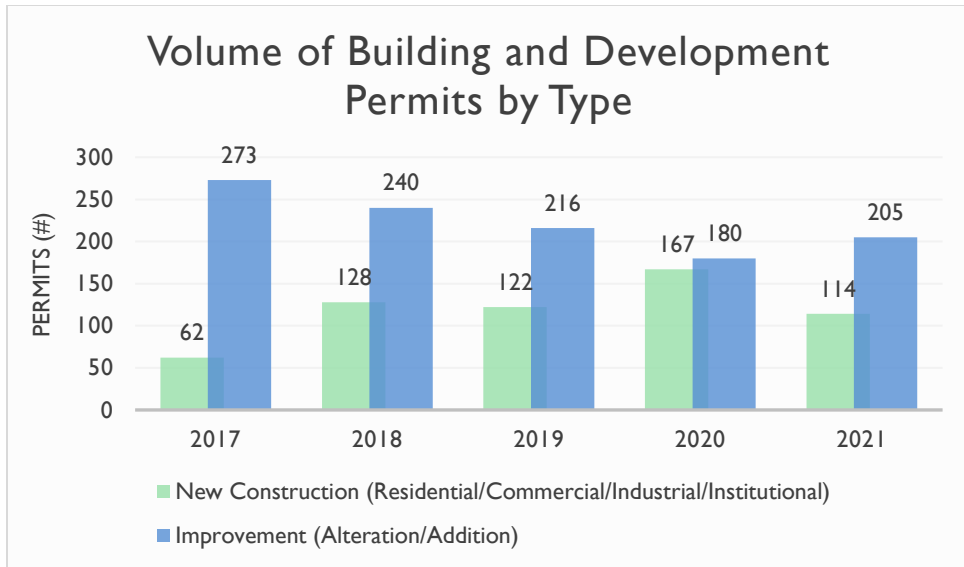


Figure 7: Comparison of volume of building and development permits for new construction and improvements from 2017 to 2021

The total value of all building and development permits in 2021 was approximately \$60.9 million, a 46.1% increase from permit value in 2020.

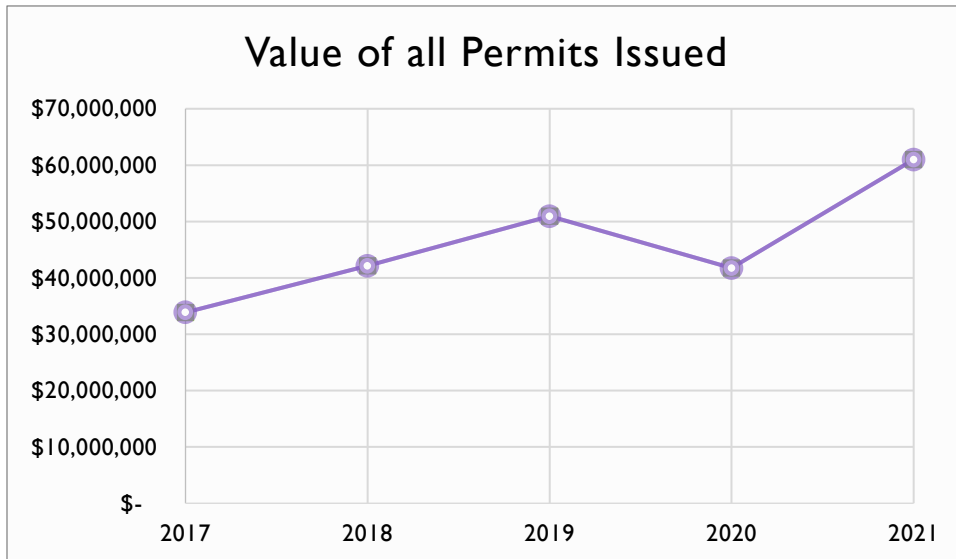


Figure 8: Total value of all permits issued from 2017 to 2021

Gas, Plumbing, Electrical, and Private Sewage Disposal System Permits

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

Stony Plain issued a total of 352 gas permits, 182 plumbing permits, 516 electrical permits, and 1 private sewage disposal system in 2021. There was a 44.3% increase in gas, a 70.0% increase in plumbing, and a 79.8% increase in electrical permits from 2020 to 2021, while there was no change in PSDS.

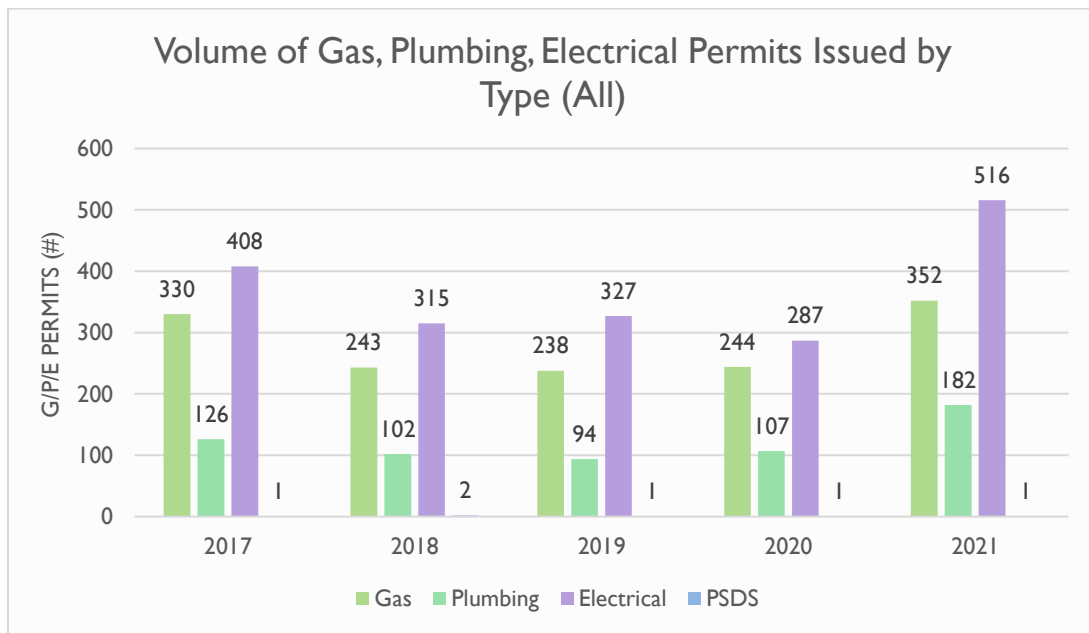


Figure 9: Volume of gas, plumbing and electrical permits issued by type from 2017 to 2021

Stony Plain issued a total of 1051 gas, plumbing, electrical, and PSDS permits in 2021, a 64.5% increase from permit activity in 2020.

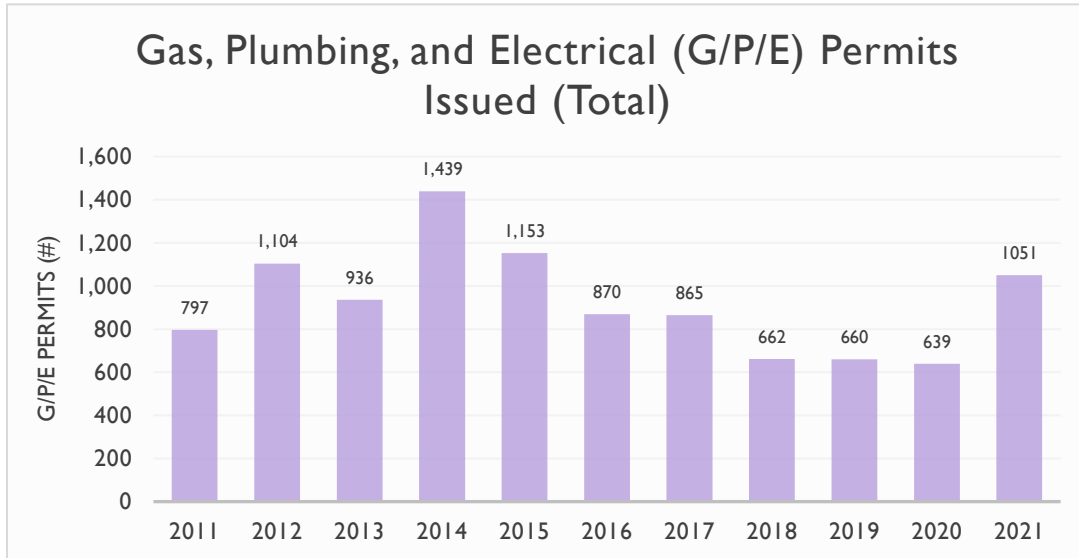


Figure 10: Comparison of gas, plumbing, and electrical permits issued by year from 2011 to 2021

Conclusion

Overall, there was a significant increase in development activity from 2020 to 2021, apart from new residential dwelling permits that resulted in a slight decrease in the overall number of development and building permits issued. Generally, this increase in development activity was consistent with provincial statistics for the 2021, which showed a 33.8% increase in building permits, and a 33.6% increase in housing starts from 2020 to 2021¹.

2021 brought substantial opportunity for the development community to compensate for the uncertainty presented in 2020 with the onset of COVID-19 pandemic. Despite the difficulty forecasting how 2022 development activity will be impacted by the ongoing pandemic, trends are expected to continue accommodating the needs of the community and will remain reflective of market conditions and economic shifts.

¹ Province of Alberta, [Building Permits](#), [Housing Starts](#) (2021)