

Annual Development Activity Report



2020

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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 2020. 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 municipal census in 2019, reporting the town's population as 17,842. The next federal census will take place in 2021 providing an updated population count that will indicate population change over the last two years.

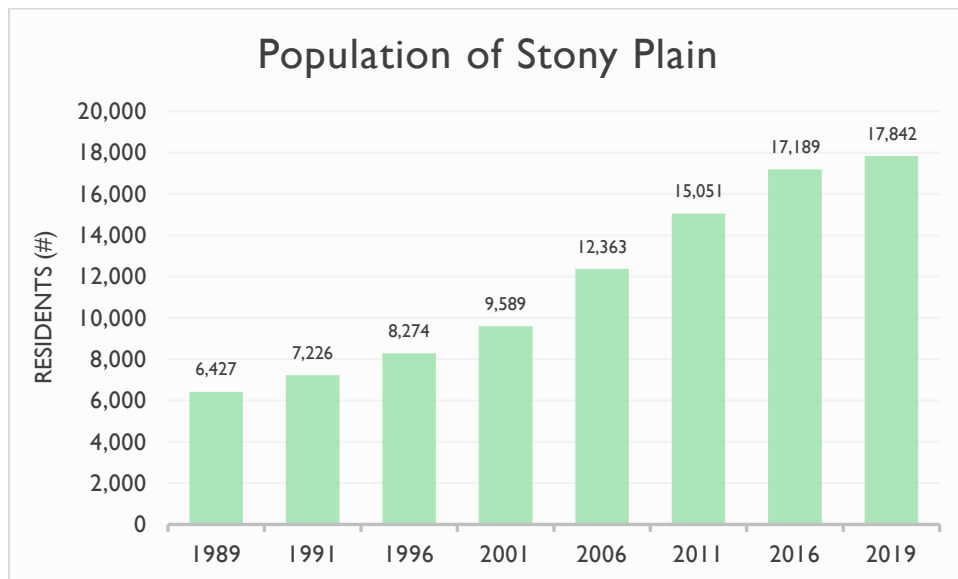


Figure 1: Population of Stony Plain from 1989 to 2019

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 26 pre-applications for land development projects in 2020 related to planning (15), development (10), or engineering (1) inquiries.

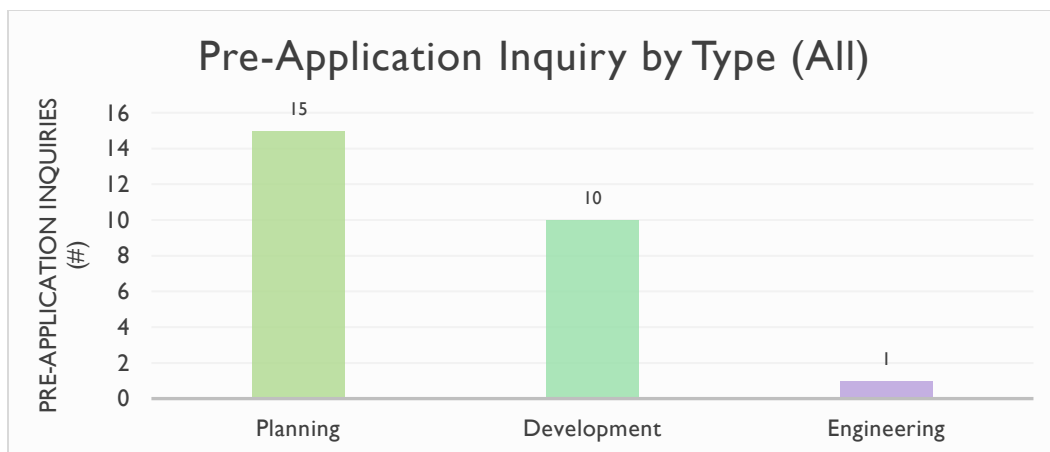


Figure 2: Pre-application inquiries received by type in 2020

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

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;
- 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 435 development and building permits in 2020, a 10.1% decrease from permit activity in 2019, with an estimated construction value of \$41.7 million.

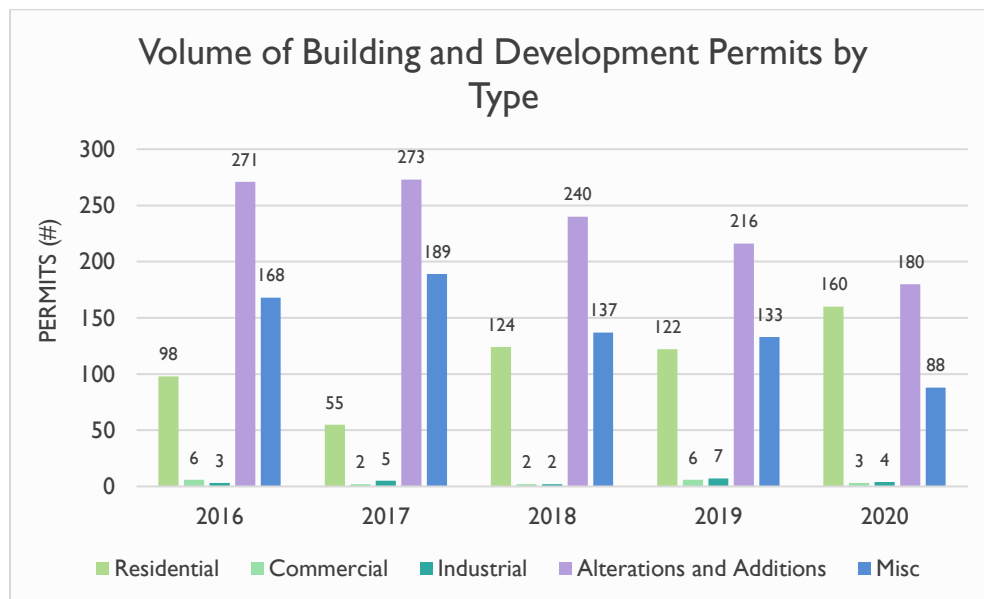


Figure 3: Volume of building and development permits issued by type from 2016 to 2020

Stony Plain issued 160 permits for new residential dwelling units in 2020, a 44.1% increase from new residential permit activity in 2019.

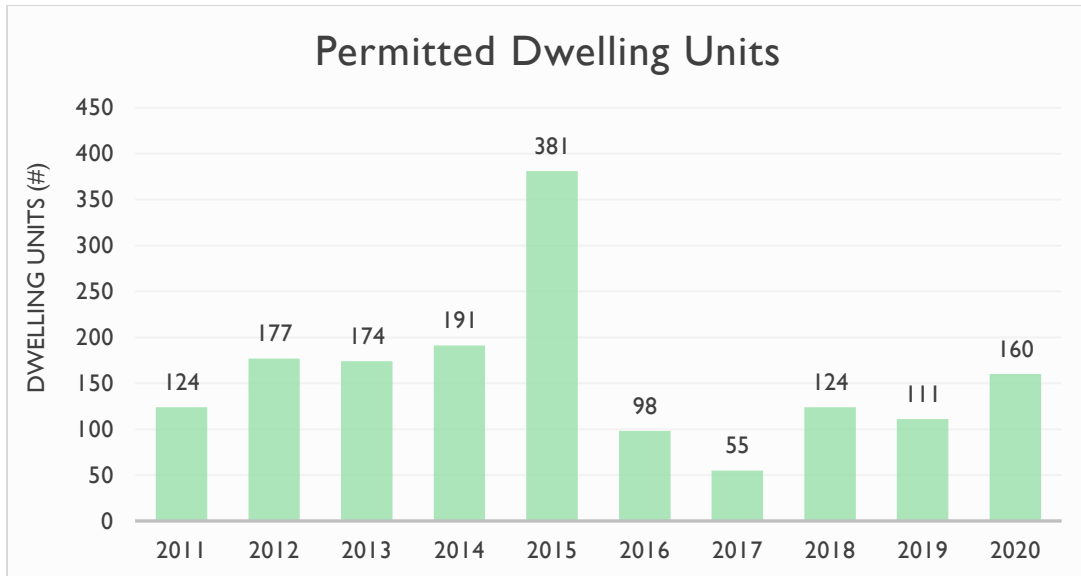


Figure 4: Comparison of residential dwelling units permitted by year from 2011 to 2020

Table 2 shows where new residential permits were issued in 2020 by neighbourhood in Stony Plain. The percentages include all dwelling unit types: single and semi-detached, medium density and high density. The highest percentage of new residential permits were issued in the South Business Park (an 84-unit apartment) and Sun Meadows (three 12-unit dwellings and two single detached dwellings).

Table 2: New residential permits issued in 2020 by neighbourhood

Neighbourhood	Number of permits issued	Percent of total
Brickyard	3	1.9%
Genesis on the Lakes	2	1.3%
Westerra	17	10.6%
Silverstone	4	2.5%
South Business Park	84	52.5%
South Creek	12	7.5%
Sun Meadows	38	23.8%
Total	160	100%

Figure 5 presents a visual of where these 160 new residential permits were issued by neighbourhood.

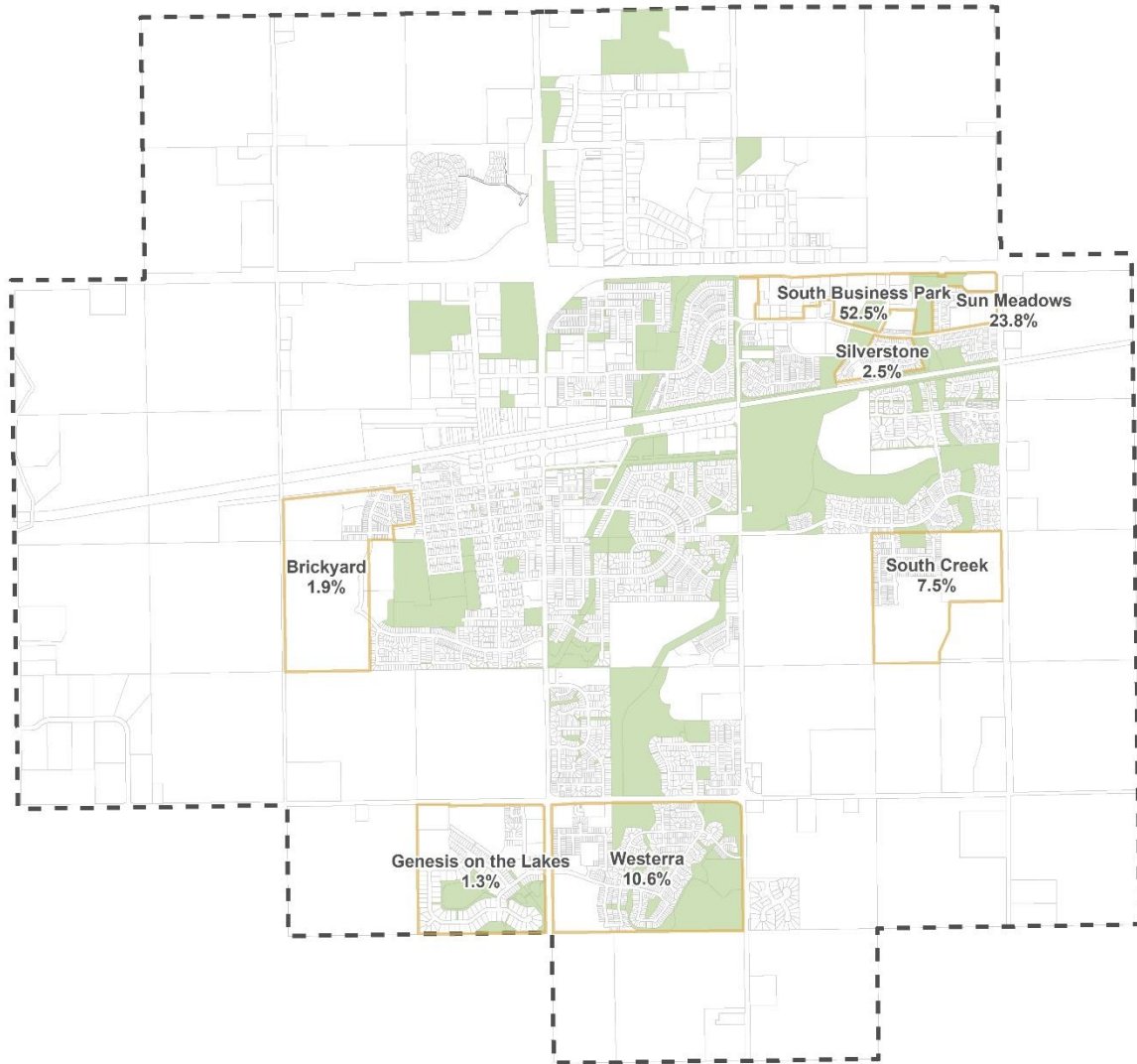


Figure 5: Location of new residential permits issued in 2020 by neighbourhood

To provide an additional level of detail on development and building permit trends, Figure 6 (next page) compares new construction and improvements to existing structures. New construction includes all permits issued for *new* residential, commercial, or industrial projects, while improvements includes all permits issued for *alterations or additions* to existing residential, commercial, or industrial structures.

Stony Plain issued a total of 167 permits for new construction in 2020, a 36.8% increase from new construction permit activity in 2019, and 180 permits for improvements, a 16.6% decrease from improvement permit activity in 2019.

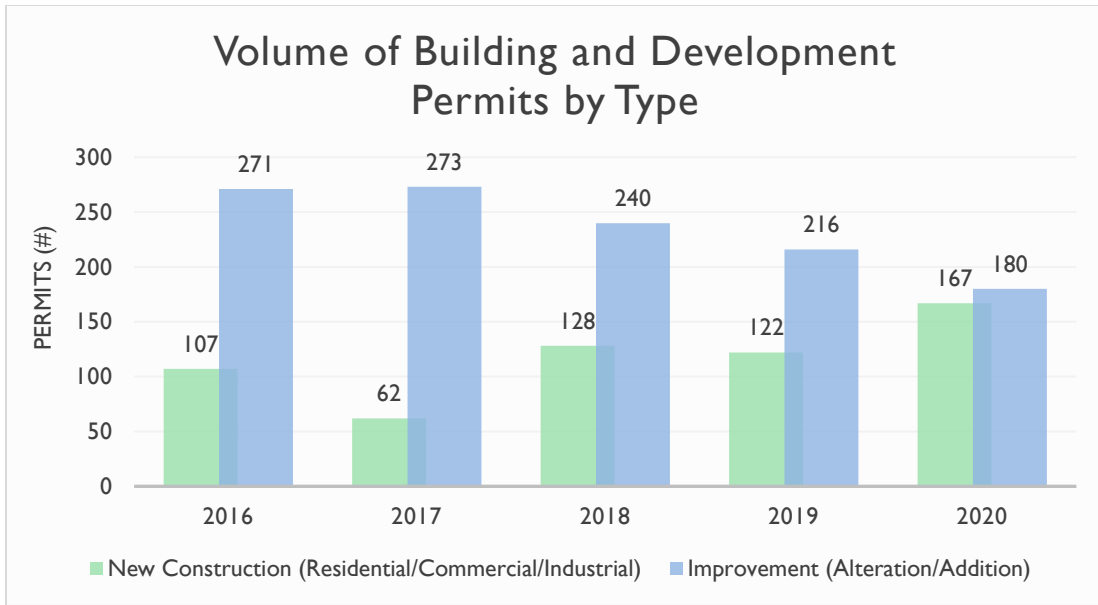


Figure 6: Comparison of volume of building and development permits for new construction and improvements from 2016 to 2020

The total value received from all building and development permits in 2020 was approximately \$41.7 million, a decrease of 18.1% from permit value in 2019.

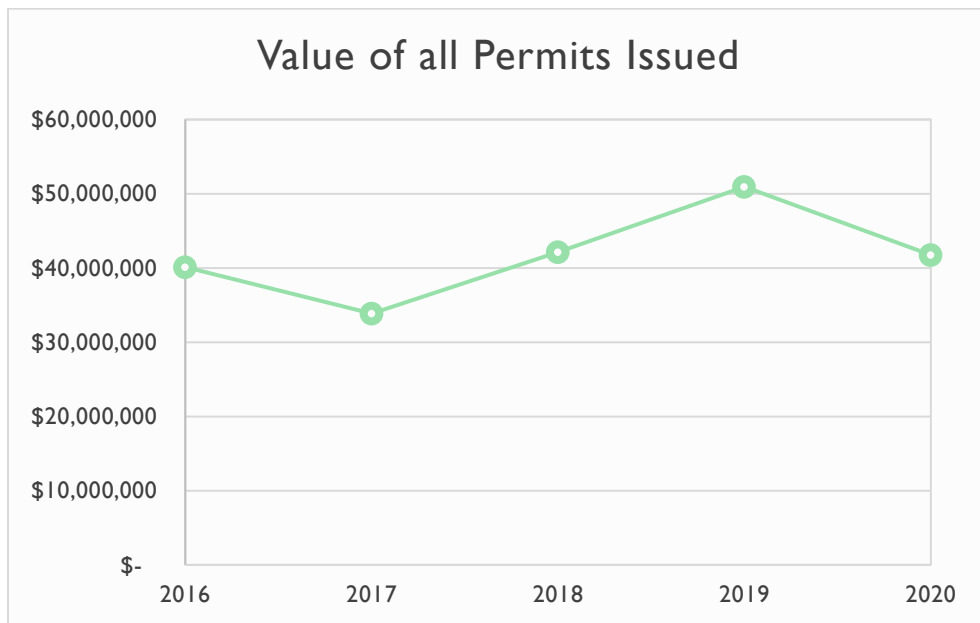


Figure 7: Total value of all permits issued from 2016 to 2020

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 244 gas permits, 107 plumbing permits, 287 electrical permits, and 1 private sewage disposal system in 2020. There was an increase of gas (2.5%) and plumbing (13.8%) permits issued in 2020 compared to 2019, while there was a decrease in electrical permits (12.2%), and no change in PSDS.

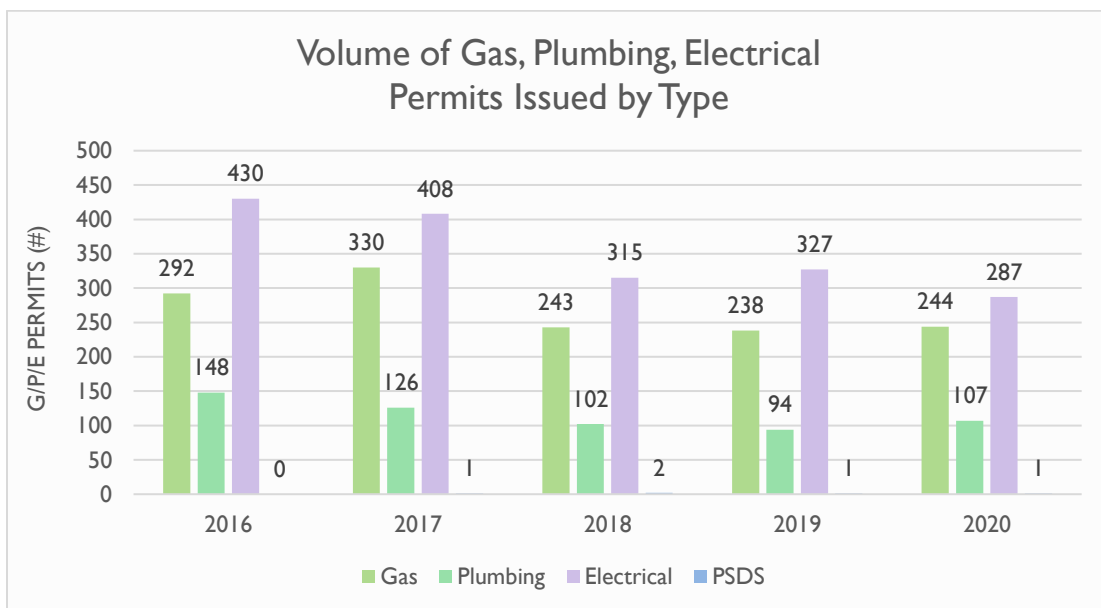


Figure 8: Volume of gas, plumbing and electrical permits issued by type from 2016 to 2020

Stony Plain issued a total of 639 gas, plumbing, electrical and PSDS permits in 2020, an overall 3.2% decrease from permit activity in 2019.

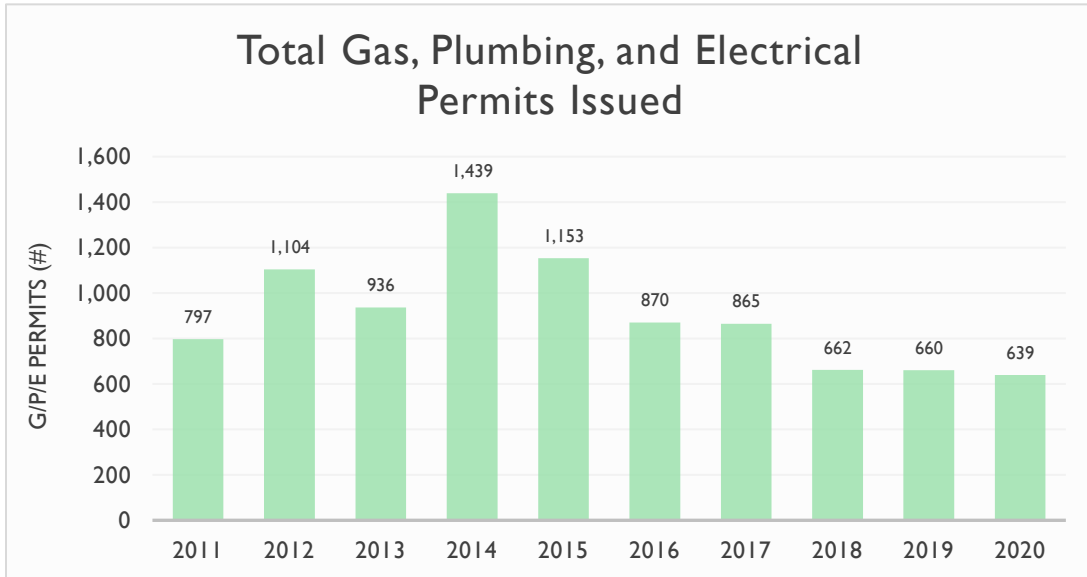


Figure 9: Comparison of gas, plumbing and electrical permits issued by year from 2011 to 2020

Conclusion

Overall, there was a slight decrease in permit activity from 2019 to 2020, apart from new residential dwelling permits, and gas and plumbing permits. Despite this decrease from 2019, the number of permits issued are comparable with the average range of permit numbers for the past several years.

At this time, it is difficult to quantify the impact that the COVID-19 pandemic had on permit trends in 2020. Transitioning into 2021, development trends are expected to continue accommodating the needs of the community and will remain reflective of market conditions and economic shifts.