



# Development & Building Permit Application

## Retaining Walls and Landscaping

Applicants must complete the checklist(s) below to accompany a permit application for it to be able to be deemed complete for acceptance and processing by the Town of Stony Plain.

**Please check each item included within your package.**

### CHECKLIST

#### Required information for all retaining walls and sole landscaping permit applications:

- Complete and signed application form
- Current certificate(s) of title
- Landowner consent (if applicant is not the registered landowner)
- Site plan (2 copies) showing the following:
  - Site area
  - Location of registered easements/rights of way
  - All existing structures
  - Location and length of retaining wall(s)
  - Location of swales (if applicable)
- Grading elevations at property lines & at top and bottom of retaining wall(s)
- Payment of application fees

#### Additional required information:

##### Retaining Walls (greater than 2 feet in height)

- Elevation drawings of retaining wall(s) with heights
- Retaining wall construction detail
- Cross section drawing for swales, including type of swale (grass or concrete)

##### Landscaping Projects

- Landscaping plan showing:
  - Site area
  - Grading elevations
  - All existing and proposed structures
  - Registered rights of way/easements
  - Location of proposed retaining walls
  - Landscape detail, including rock beds, flower/shrub beds, sodded areas, sidewalks, etc.
  - Location of trees/shrubs

#### Information that may be required:

- Engineered drawings (stamped by a P.Eng) for retaining walls greater than 4 feet in height and retaining walls that support structural elements of a building
- Lot grading certificates at rough and final grade

**Contact us:** Town of Stony Plain • 4905 51 Avenue • Stony Plain, Alberta T7Z 1Y1 • Phone: (780) 963-8598 •

Email: [planning@stonyplain.com](mailto:planning@stonyplain.com) • Website: [www.stonyplain.com](http://www.stonyplain.com)

Updated: January 22, 2024

# Additional Information

## Application Fees

| BUILDING PERMIT APPLICATION FEES  |                                  |
|---|----------------------------------|
| <b>Single family &amp; semi-detached dwellings</b>  |                                  |
| Minimum Building Permit Fee, includes any Miscellaneous Building Permit Item (in ground swimming pool, hot tub, portable pool, deck, wheelchair ramp, minor solar panel installation, HVAC installation, wood stove fireplace, temporary structure like a tent) | \$150.00                         |
| New construction & additions  | \$6.00/m <sup>2</sup>            |
| Basement development & renovations or accessory building (attached or detached)   | \$3.00/m <sup>2</sup>            |
| Walk-out basement development & secondary suites  | \$5.00/m <sup>2</sup>            |
| Foundations of footing only   | \$3.00/m <sup>2</sup>            |
| Re-inspection fee (residential)   | \$100.00/hr min                  |
| <b>Multi-family dwellings/Commercial/Industrial/Community Services &amp; Institutional</b>  |                                  |
| New construction, additions, renovations or tenant improvements   | \$6.00/m <sup>2</sup>            |
| Basement & other finished areas (incl. parkades) or accessory buildings   | \$3.00/m <sup>2</sup>            |
| Minor renovation (such as demising wall) or change of use   | \$250.00                         |
| Re-inspection fee   | \$250.00/hr min.                 |
| <b>Miscellaneous building permit fees</b>   |                                  |
| Water / sewer installation report (PW)  | \$50.00                          |
| DEVELOPMENT PERMIT APPLICATION FEES   |                                  |
| <b>New Construction</b>   |                                  |
| Single detached & semi-detached or row housing use (includes manufactured homes)  | \$200.00 /unit                   |
| Comprehensively planned, multi-family dwelling or high-density residential use  | \$200.00 + \$150.00/unit         |
| Non-residential use (including additions)   | \$500.00 + \$1.00/m <sup>2</sup> |
| <b>Miscellaneous</b>  |                                  |
| Other non-residential (decks, accessory building or use, demolition) or change of use   | \$200.00                         |
| Other residential (decks, additions, accessory buildings, home occupations, renovations, demolitions, etc.)   | \$150.00                         |
| Boulevard crossing (driveway widening)  | \$100.00                         |
| Earthworks development permit or external agency applications or referrals  | \$500.00                         |
| Minor sign (event, portable, fascia, etc.)  | \$150.00                         |
| Major sign (billboard, freestanding, electronic message board, etc.)  | \$200.00                         |
| <b>Safety codes consultation</b>  |                                  |
| Safety codes consultation service   | \$150.00/hr min.                 |
| Building permit revision & extension  | 50% of BP fee                    |
| Penalty for beginning construction without permits  | 100% of BP fee                   |
| <b>Water meter deposit - full amount charged at installation</b>  |                                  |
| Single family residential   | Market value                     |
| Multi-family residential  | Market value                     |
| Commercial, Industrial, institutional   | Market value                     |
| <b>Bylaw applications or amendments</b>   |                                  |
| New or major amendment to a statutory plan (includes municipal development plan, area structure plans or area redevelopment plan)   | \$6000.00                        |
| Minor amendment to a statutory plan or new or amendment to non-statutory plan (includes land use bylaw amendment, road closure, change to reserve land, etc.)   | \$4000.00                        |
| Re-submission fee or revision fee   | \$1000.00                        |



| <b>Compliance Reports</b>  |                                  |
|--|----------------------------------|
| Residential  | \$150.00                         |
| Non-residential  | \$250.00                         |
| Revised certificate (within six months of original compliance)   | \$75.00                          |
| Rush service (completed within 3 business days)  | 100% of fee                      |
| <b>Development agreements and other agreements</b>   |                                  |
| Major development agreement (generally for subdivision applications)   | \$5000.00                        |
| Minor development agreement (generally for development permit applications)  | \$3000.00                        |
| Other agreements (easements, assignments, encroachments, etc.) or amending agreements  | \$2000.00                        |
| <b>Subdivision and condominiums</b>  |                                  |
| Subdivisions or bare land condominium (includes remnant parcel and common property excludes municipal reserve and public utility lot)  | \$1000.00 + \$300.00/lot or unit |
| Subdivision endorsement extension request (includes remnant parcel and common property excludes municipal reserve and public utility lot)  | \$1000.00                        |
| Endorsement of subdivision or bare land condominium (includes remnant parcel and common property; excludes municipal reserve and public utility lot)                               | \$500.00 + \$300.00/lot or unit  |
| Endorsements of traditional condominium (condominium conversions)  | \$500.00 + \$40.00/unit          |
| Re-submission/revision fee   | \$1000.00                        |
| <b>Development security deposits</b>   |                                  |
| Development Security Deposit for a Major Development Permit (commercial industrial, institutional, comprehensively planned or high-density residential developments) or Earthworks | \$10,000.00                      |
| <b>Environmental &amp; Parcel assessment information requests</b>  |                                  |
| Environmental records search request   | \$200.00/per parcel              |
| District and land use confirmation letter  | \$100.00                         |
| <b>Land title transactions</b>   |                                  |
| Land Title Request (new caveat postponement or discharge of a caveat)  | \$150.00 + Land title fees       |
| Land Title Instrument Search Request (certificate of title, caveat, etc.)  | Land title fees                  |
| <b>Planning Documents (GST may be applicable)</b>  |                                  |
| Land use bylaw   | \$100.00                         |
| Municipal planning document (municipal development plan, area structure plan, master plan, etc.)   | \$50.00                          |
| Street map or land use map   | \$20.00                          |
| <b>Refunds</b>   |                                  |
| Refund information available upon request  |                                  |

## Frequently Asked Questions:

Why do I need a building permit?

Building permits are required to ensure the health and safety of residents and are regulated under the Safety Codes Act, Permit Regulations and the Alberta Building Code.