



Annual Development Activity Report



2023

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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 2023. 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 in 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 population count 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.

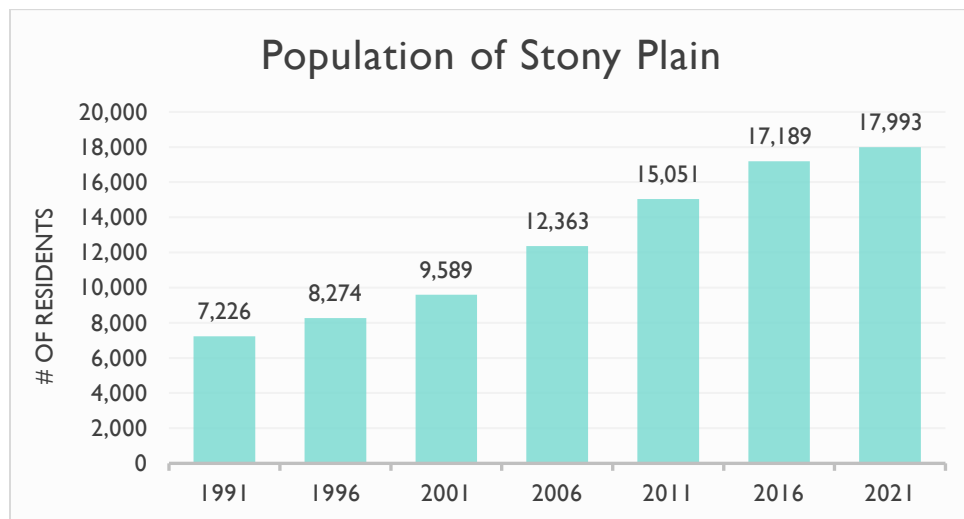


Figure 1: Population of Stony Plain from 1989 to 2021

The population of Stony Plain increased by 167% 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%	2.31%
Increase over 30 years		150%	1.49%

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 84 land development inquiries in 2023 related to planning and development questions and projects. This is an 25% increase from the number of land development inquiries received in 2022.

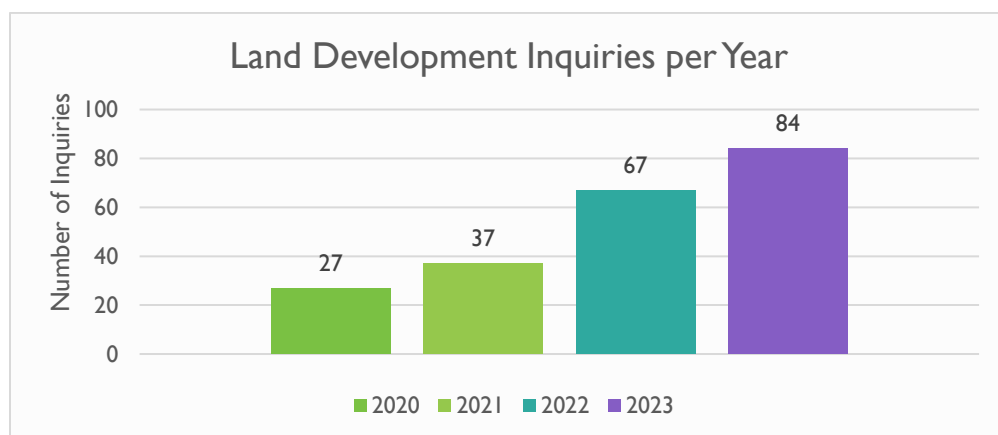


Figure 2: Number of Land Development Inquiries by Year

Of the 84 land development inquiries received in 2023, 83% (70) were general questions, 11% (9) were meeting requests, and 6% (5) were pre-application inquiries.

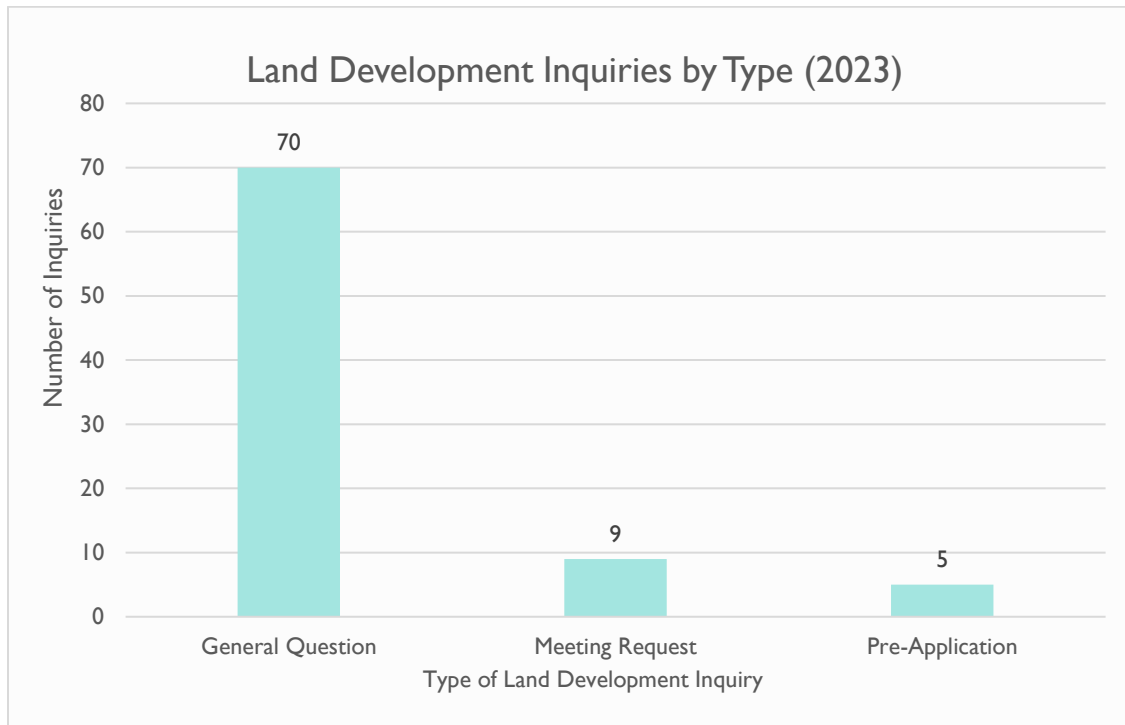


Figure 3: Number of Land Development Inquiries by Type

The Town will continue to monitor land development inquiry requests on an annual basis to determine trends in development activity and to 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 5 subdivision applications in 2023, a 29% decrease from conditional approvals given in 2022 (7).

Table 2: Conditional Subdivision Approvals Given in 2023

Application Number	Subdivision Name	Neighbourhood	Subdivision Type
2022-SPT-03	Glory Hills Road	Future Development Area	Traditional
2023-SPT-01	South Park Drive PUL	Silverstone	Traditional
2023-SPT-03	South Creek Stage 5	South Creek	Traditional
2023-SPT-04	Westerra Stage 17	Westerra	Traditional
2023-SPT-06	Wood Ave Co-Op	RJ Industrial Park	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 1 development agreement in 2023, a 50% decrease from development agreements executed in 2022 (2). The single development agreement was required for an associated subdivision application.

Table 3: Development Agreements Executed in 2023

DA Number	Related File Number	Development Name
2023-DA-03	2023-SPT-04	Westerra Stage 17

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 6 subdivision endorsements in 2023, a 50% increase from the number of subdivisions endorsed in 2022 (4).

Table 4: Subdivision Applications Endorsed in 2023

Application number	Subdivision name	Neighbourhood
2022-SPT-01	3 Granite Drive	North Business Park
2022-SPT-03	Glory Hills Road	Future Development Area
2022-SPT-04	Brickyard Stage 5	Brickyard
2023-SPT-01	South Park Drive PUL	Silverstone
2023-SPT-02	53026 RR 11	Future Development Area
2023-SPT-04	Westerra Stage 17	Westerra

Figure 4 presents a visual of locations where conditional subdivision approvals given, development agreements entered, and subdivision endorsements were processed in 2023.

Location of Subdivision Conditional Approvals and Endorsements & Development Agreements



Figure 4: Location of Conditional Subdivision Approvals Given, Development Agreements Executed, and Endorsements Processed in 2023

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 381 development and building permits in 2023 that generated an estimated construction value of \$40.5 million. The number of development and building permits issued in 2023 was a 5% increase over permits issued in 2022 (363).

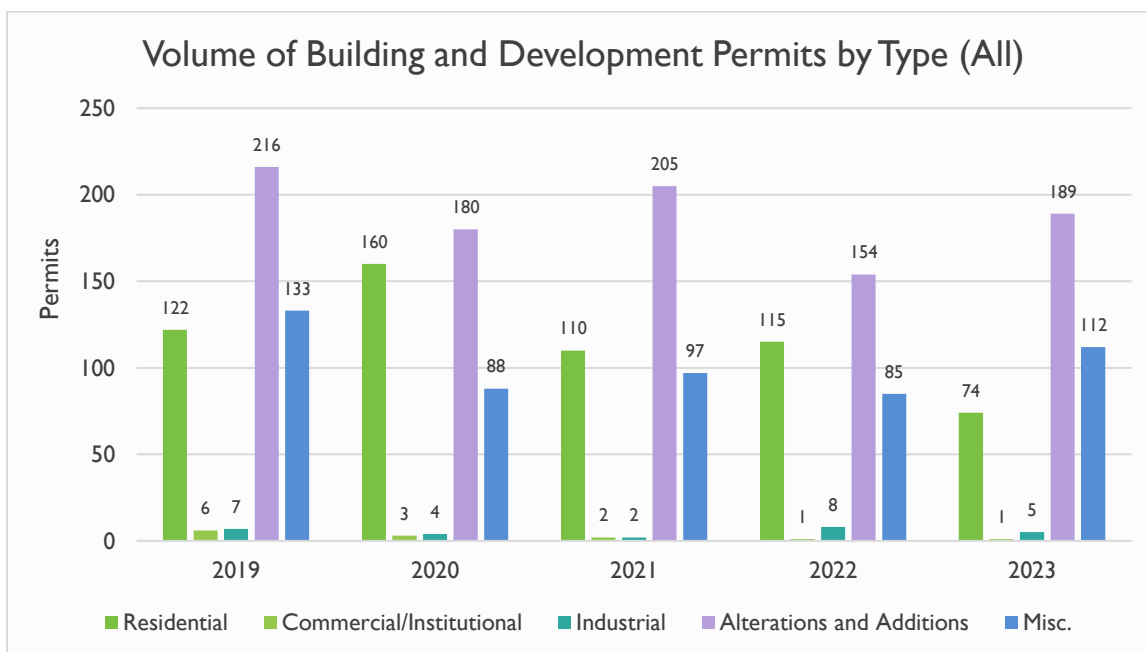


Figure 5: Volume of Building and Development Permits Issued by Type from 2019 to 2023

Table 5: Number of Building & Development Permits per Year

Year	Residential	Commercial / Institutional	Industrial	Alterations & Additions	Miscellaneous	Total
2019	122	6	7	216	133	484
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

Residential Permits

Stony Plain issued 74 permits for new residential dwelling units in 2023, a 35% decrease from the number of new residential permits issued in 2022 (115).

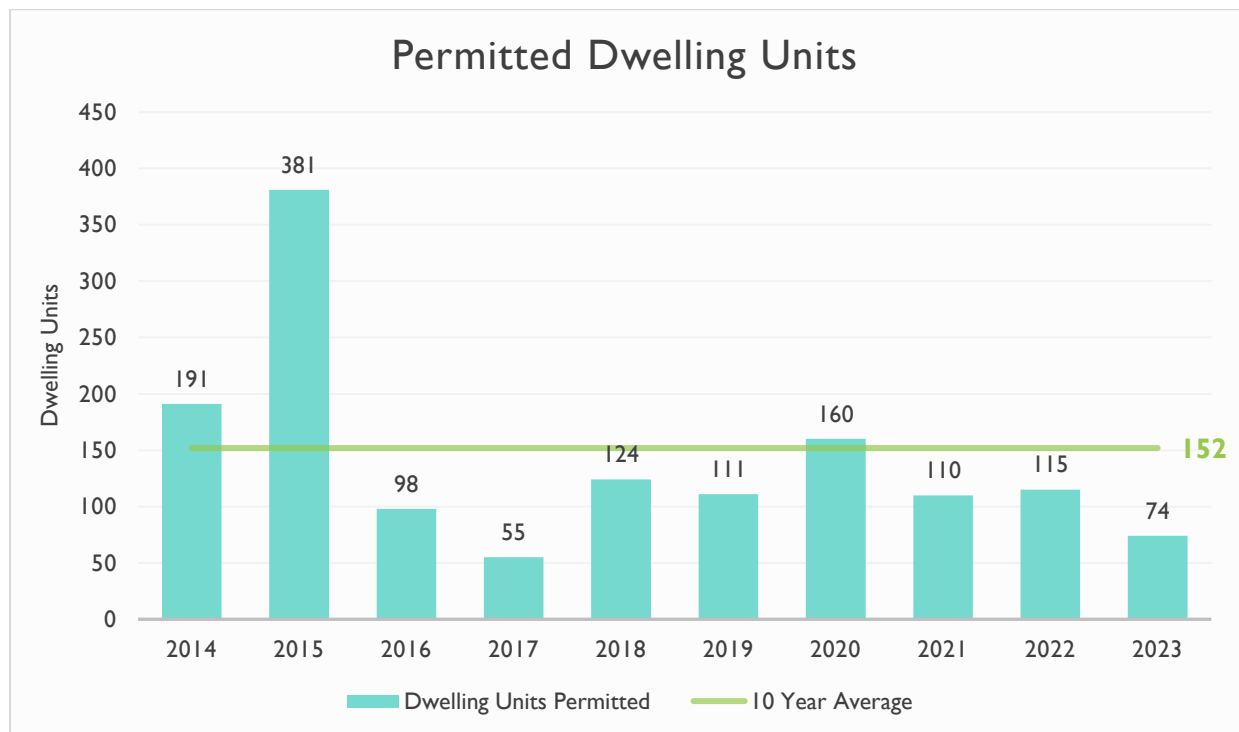


Figure 6: Residential Dwelling Units Permitted by Year from 2014 to 2023

Table 6 outlines the neighbourhoods where new residential dwelling permits were issued in 2023. The permits include residential dwelling types (single and semi-detached, medium-density, and high-density).

Table 6: New Residential Permits Issued in 2023 by Neighbourhood

Neighbourhood	Number of Permits	Percent of total
Brickyard	9	12%
Fairways North	4	5%
Genesis on the Lakes	13	18%
Silverstone	6	8%
South Creek	2	3%
St. Andrews	1	1%
Sun Meadows	36	49%
Westerra	3	4%
TOTAL	74	100%

Figure 7 on the next page presents a visual of the neighbourhoods where the 74 new dwelling unit permits were issued.

Location of Permitted Dwelling Units

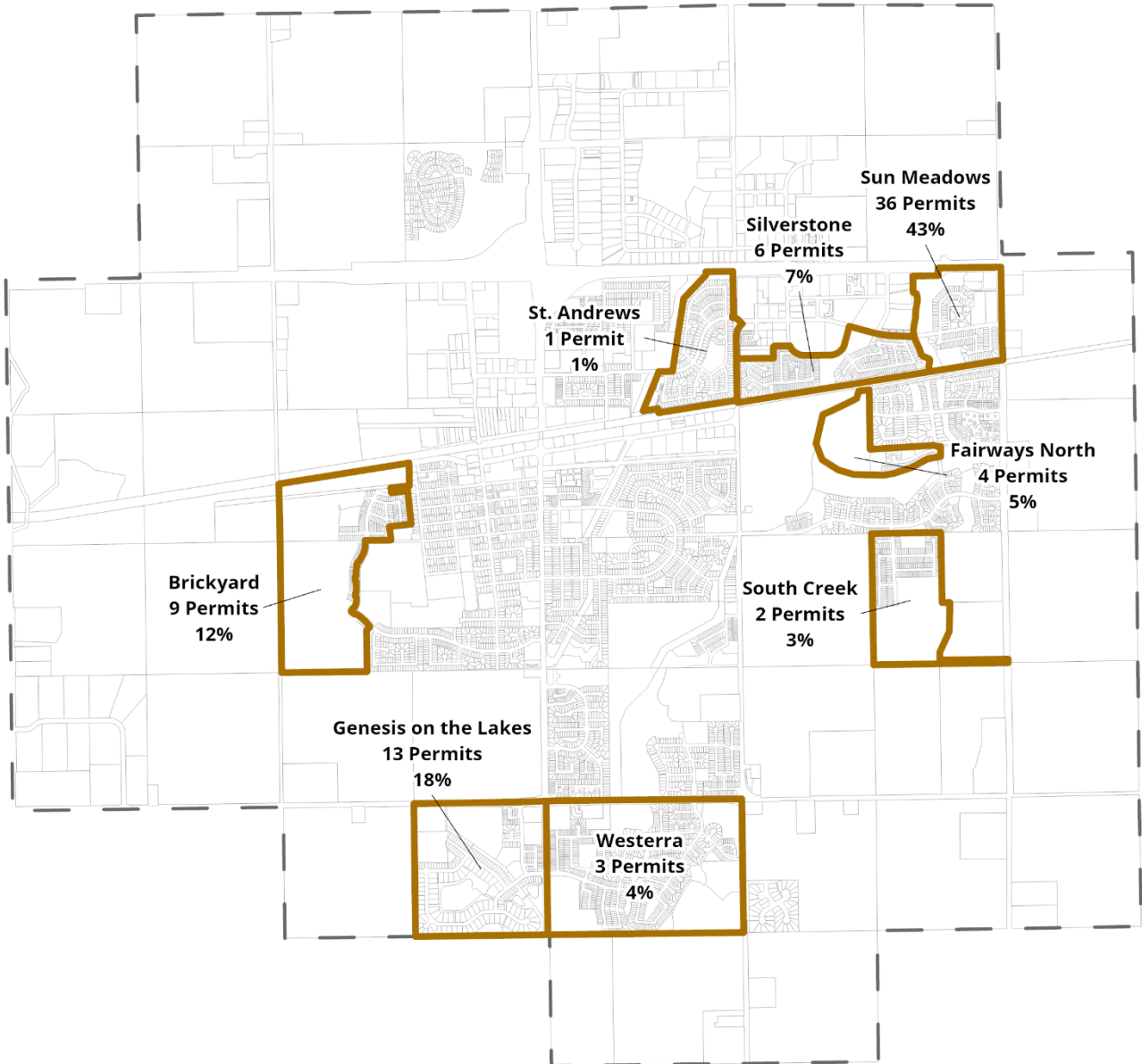


Figure 7: Location and Number of New Permitted Dwelling Units in 2023

Commercial Permits

Stony Plain issued 1 permit for new commercial development in 2023, the same number of commercial permits issued in 2022 (1).

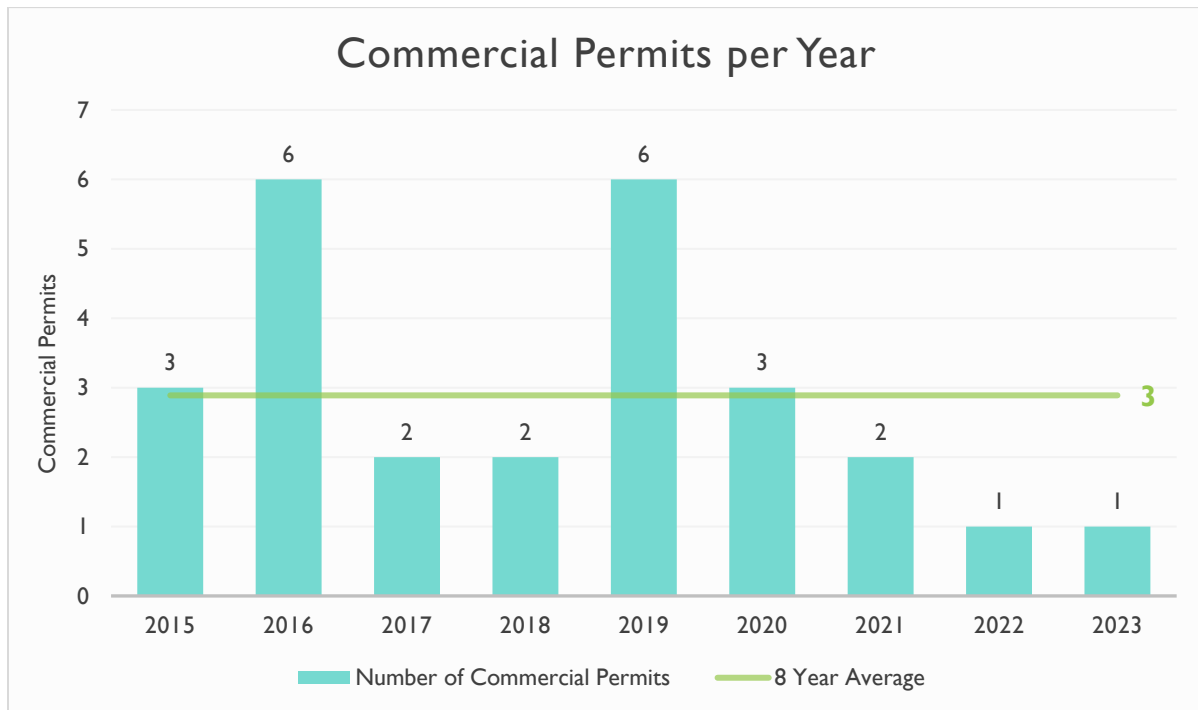


Figure 8: Commercial Permits per Year from 2015 to 2023

Table 7 outlines the neighbourhoods where new commercial permits were issued in 2023.

Table 7: New Commercial Permits Issued in 2023 by Neighbourhood

Neighbourhood	Number of Permits	Percent of total
Old Town	1	100%
TOTAL	1	100%

Figure 9 on the next page presents a visual of the neighbourhoods where the 1 commercial permit was issued.

Location of Commercial Permits

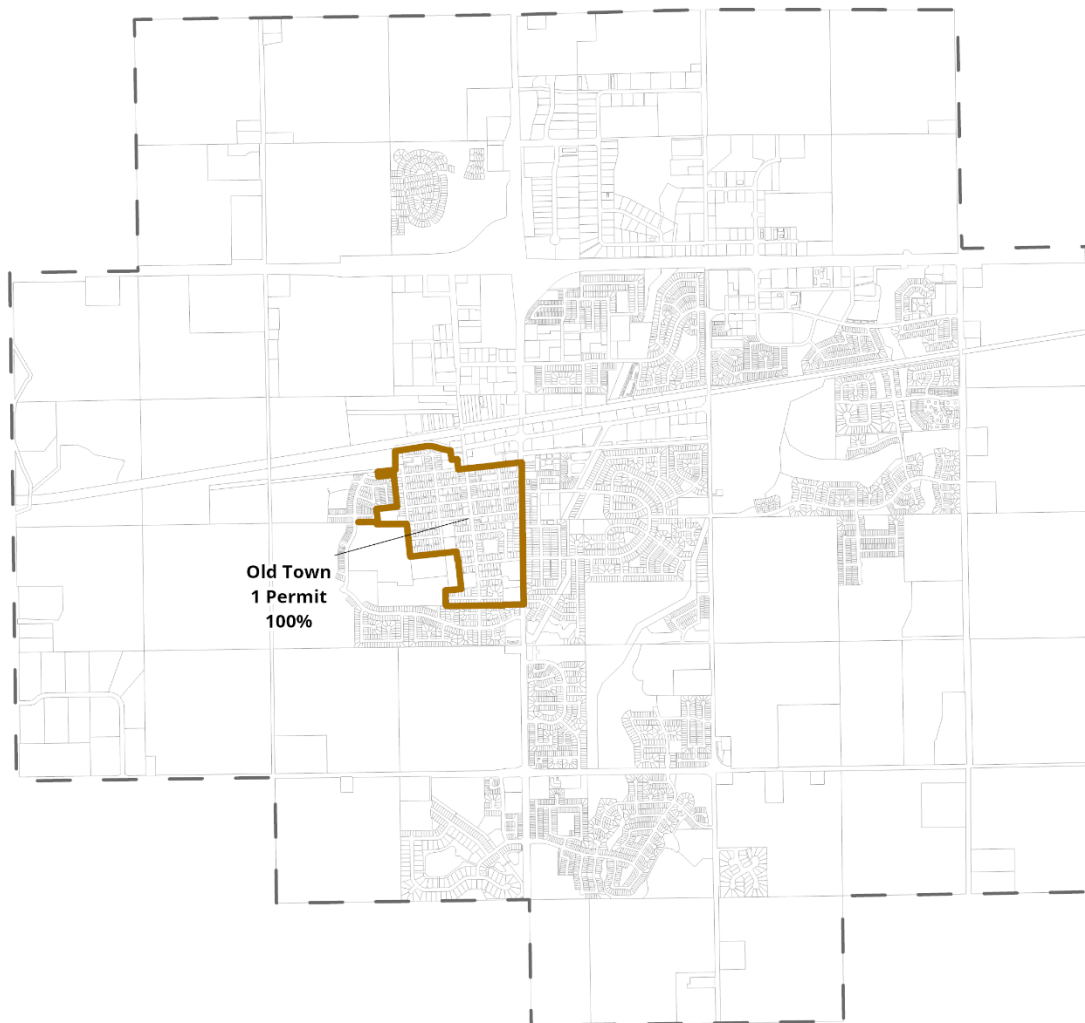


Figure 9: Location and Number of New Commercial Permits in 2023

Industrial Permits

Stony Plain issued 5 permits for new industrial development in 2023, a 37% decrease from the number of new industrial permits issued in 2022 (8).

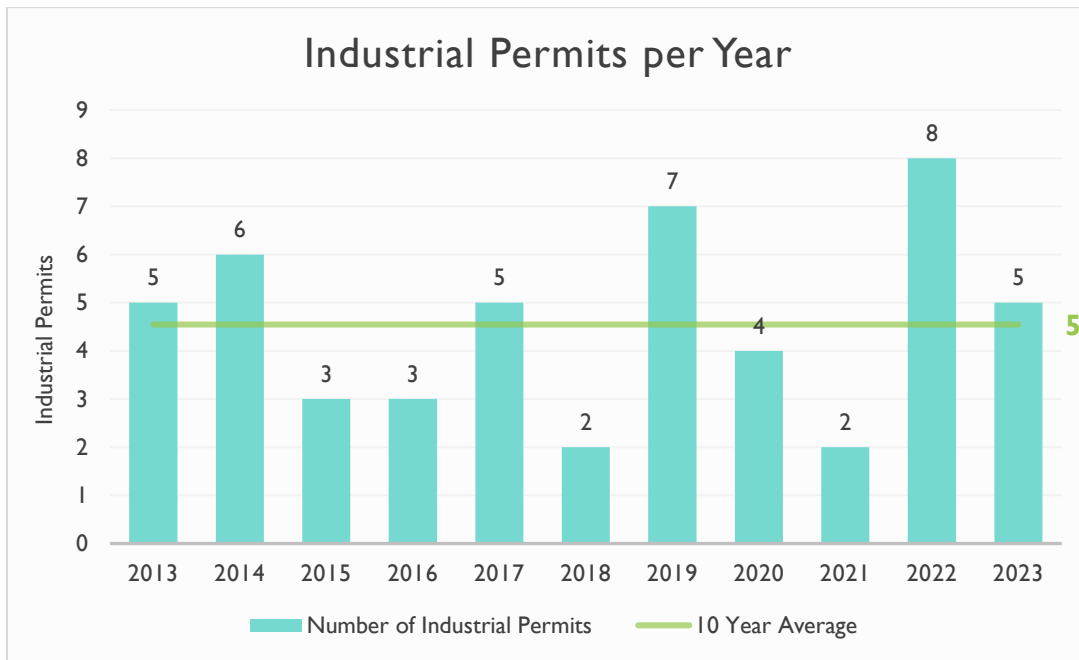


Figure 10: Industrials Permits by Year from 2015 to 2023

Table 8 outlines the neighbourhoods where new industrial permits were issued in 2023.

Table 8: New Industrial Permits Issued in 2023 by Neighbourhood

Neighbourhood	Number of Permits	Percent of total
North Industrial Park	1	20%
RJ Industrial Park	4	80%
TOTAL	74	100%

Figure 11 on the next page presents a visual of the neighbourhoods where the 5 industrial permits were issued.

Location of Industrial Permits



Figure 11: Location and Number of New Industrial Permits in 2023

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 80 permits for new construction in 2023, an 35% decrease from the number of permits issued for new construction in 2022 (124), and 189 permits for improvements, a 22% increase from the number of permits issued for improvements in 2022 (154).

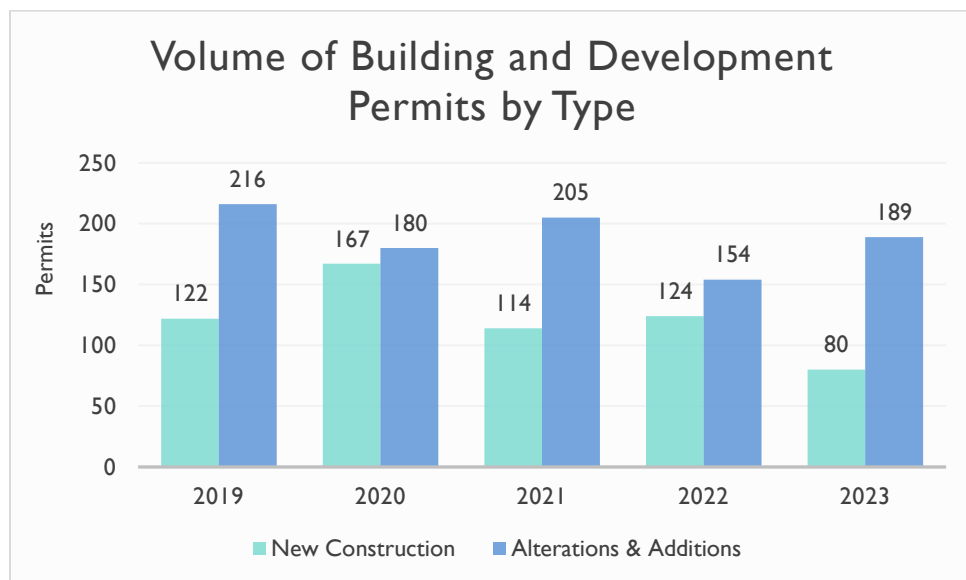


Figure 12: Volume of Building and Development Permits for New Construction and Additions & Alterations from 2019 to 2023

Permit Value

The total value of all building and development permits in 2023 was approximately \$40.5 million, a 24% decrease from total permit value in 2022 (\$53.3 million).

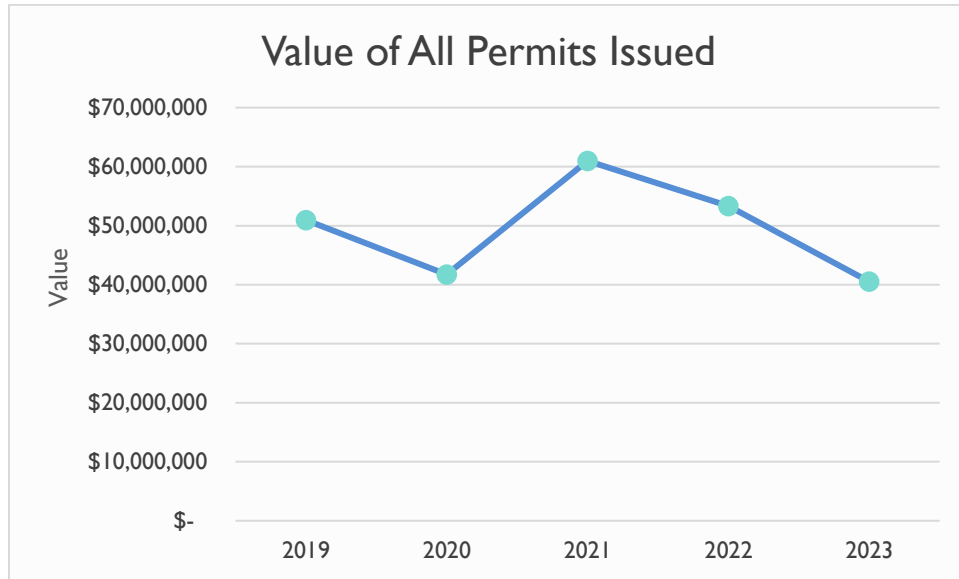


Figure 13: Total Value of All Permits Issued from 2019 to 2023

TRADE PERMITS

Gas, plumbing, electrical, and private sewage disposal system permits (PSDS) - collectively trade permits, 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 222 gas permits, 87 plumbing permits, 329 electrical permits, and 1 private sewage disposal system permit in 2023.

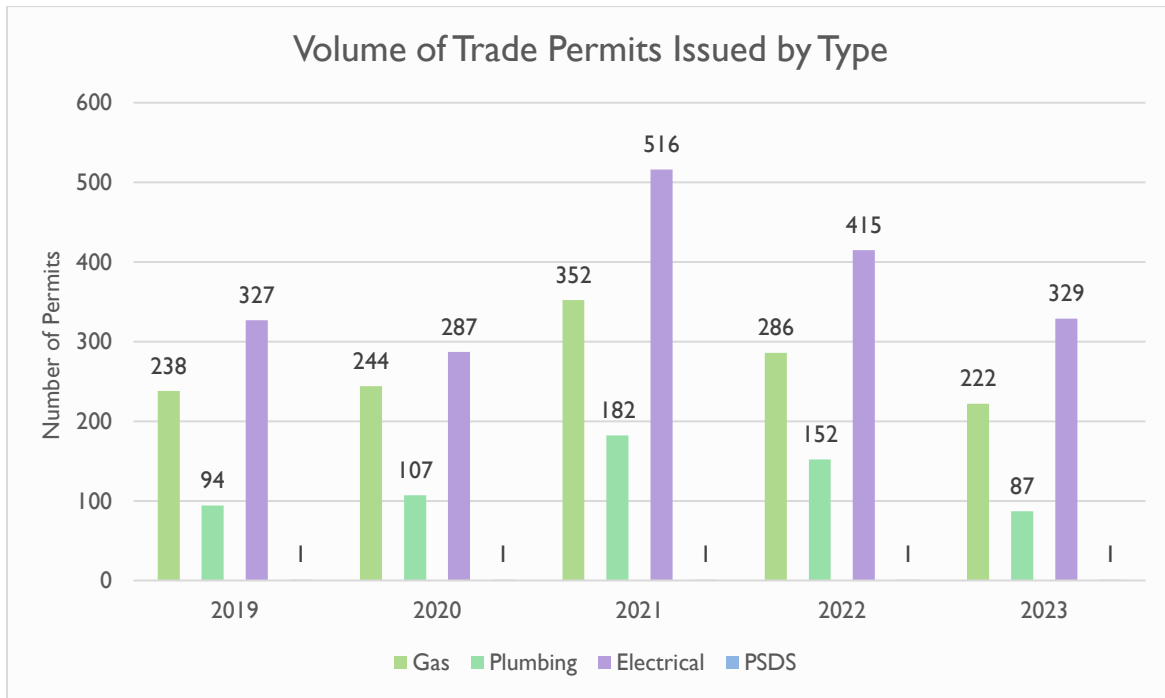


Figure 14: Volume of Trade Permits Issued by Type from 2019 to 2023

Stony Plain issued a total of 639 trade permits in 2023, a 25% decrease compared to the 854 issued in 2022.

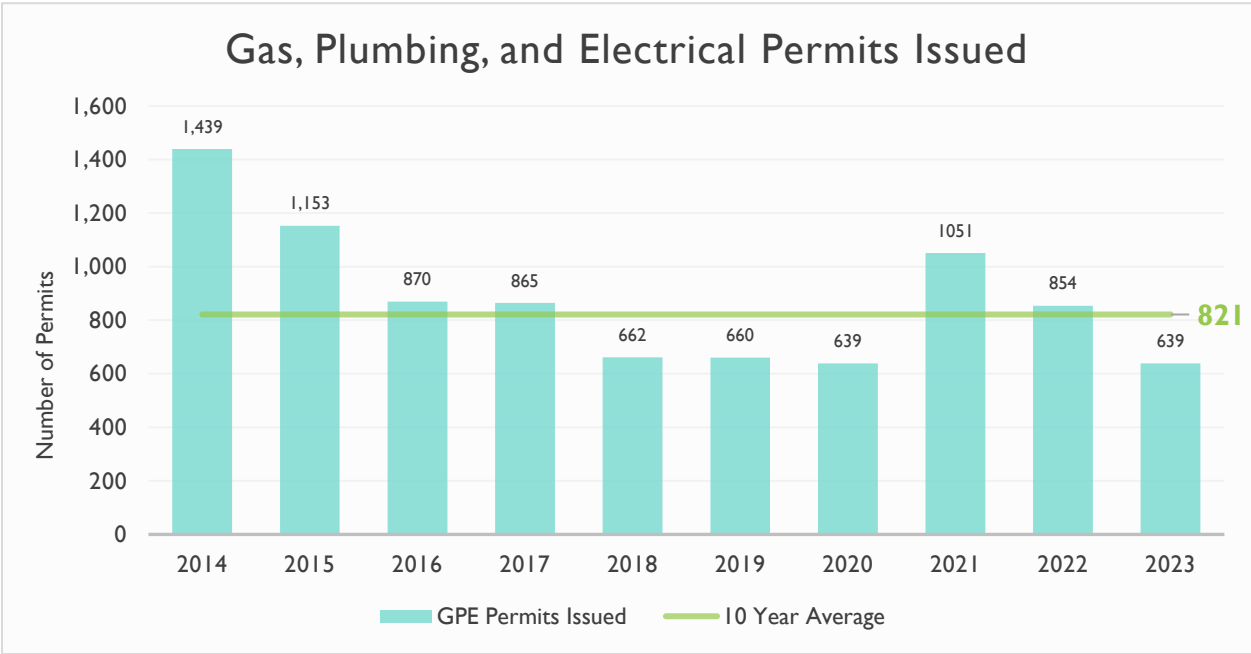


Figure 15: Comparison of Gas, Plumbing, and Electrical Permits Issued by Year from 2014 to 2023

SUMMARY

Overall, there was a general decrease in development activity in Stony Plain in 2023 compared to 2022. The biggest decrease was seen in the number of new residential dwelling units permitted.

The overall increase in development and building permit activity of 5% was consistent with provincial statistics for 2023, which showed a 0.4% increase in the number of building permits issued in 2023 across the province.

Stony Plain’s overall decrease in development activity was better than the national statistics, which show a 4.2% decrease in the number of building permits issued across the country in 2023. Regarding housing starts, the decrease experienced in Stony Plain is consistent (although a more significant decrease) with the provincial and national statistics for 2023, which showed a 5% decrease in housing starts across the province, and 8% decrease in housing starts across the country in 2023¹.

The Land Development Inquiry (LDI) program continues to see a marked increase in use in the community with 25% more inquiries in 2023 compared to 2022.

¹ Province of Alberta, [Building Permits](#), [Housing Starts](#) (2022)