



Annual Development Activity Report



2025

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INTRODUCTION

Stony Plain's Planning and Development department 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 2025. 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 federal census was completed in 2021. It is included in the graph below along with previous federal census data and the estimated population from the Government of Alberta showing population growth of the town from 2011 to 2025.

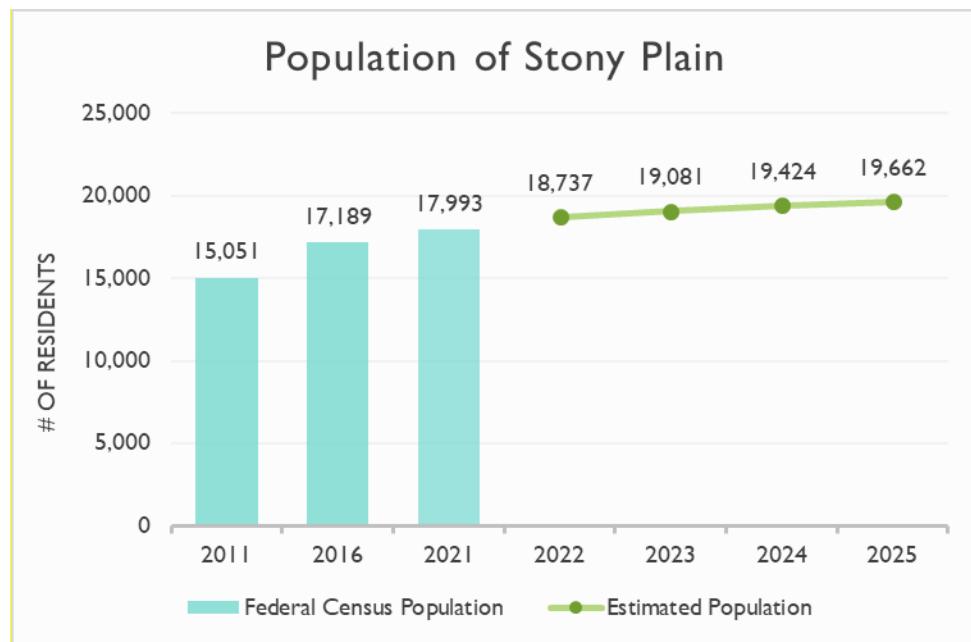


Figure 1: Population of Stony Plain from 2011 to 2025

The population of Stony Plain increased by 31% from 2011 to 2025, with a population increase of 4,611 residents over the 15 years.

Table 1: Population Change in Stony Plain from 2011 to 2025

Year	Population	Percent Change (Census Period)	Annual Percent Change
2011	15,051	-	-
2016	17,189	14.2%	2.69%
2021	17,993	4.7%	0.92%
*2022	18,737	-	4.1%
*2023	19,081	-	1.8%
*2024	19,424	-	1.8%
*2025	19,662	-	1.2%
Total Increase	4,611		

*Estimated by the Government of Alberta (<https://open.alberta.ca/opendata/alberta-population-estimates-data-tables>)

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 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 105 LDIs in 2025 related to planning and development questions and projects. This is a 62% increase from the number of LDIs received in 2024. Fluctuations are expected in the number of LDIs each year and are not necessarily indicative of a trend. Notable in 2025, was the increase in the number of Meeting Requests from an LDI which increased from 12 requests in 2024 to 21 requests in 2025.

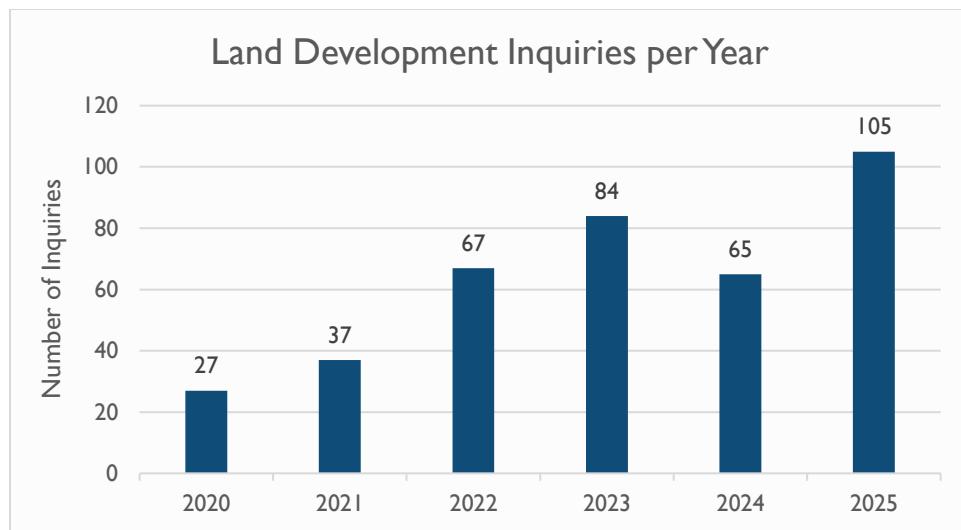


Figure 2: Number of Land Development Inquiries by Year

Of the 105 land development inquiries received in 2025, 72% (76) were general questions, 20% (21) were meeting requests, and 8% (8) were pre-application inquiries.

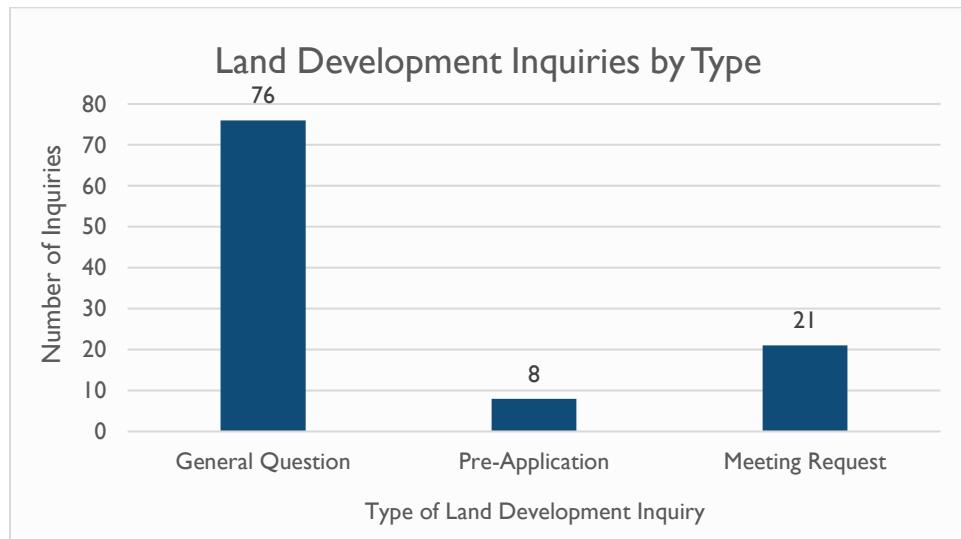


Figure 3: Number of Land Development Inquiries by Type in 2025

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 five subdivision applications in 2025, the same number given in 2024.

Table 2: Conditional Subdivision Approvals Given in 2025

Application Number	Subdivision Name	Neighbourhood	Subdivision Type
2024-SPT-03	Brickyard Stage 6	Brickyard	Traditional
2024-SPT-04	North Industrial Stage 5	North Industrial	Traditional
2024-SPT-05	Westerra Stage 19	Westerra	Traditional
2025-SPT-02	Old Town South School Site	Old Town South	Traditional
2025-SPT-03	Westerra Stage 20	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 five development agreements in 2025, compared to seven development agreements executed in 2024.

Table 3: Development Agreements Executed in 2025

DA Number	Related File Number	Development Name
2025-DA-01	2024-SPT-02	Westerra Stage 18
2025-DA-02	2024-SPT-03	Brickyard Stage 6A
2025-DA-03	-	East Parkland Bible Church Sanitary
2025-DA-04	2024-SPT-04	North Industrial Stage 5A
2025-DA-05	2024-D0322	LSAMCA-I Crystal Drive

Subdivision Endorsement

The Town endorses a subdivision plan once all conditions of the 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 four subdivision endorsements in 2025, an increase from the three subdivisions endorsed in 2024.

Table 4: Subdivision Applications Endorsed in 2025

Application number	Subdivision name	Neighbourhood
2023-SPT-06	Wood Avenue Co-op	RJ Industrial Park
2023-SPT-09	North Industrial Stage 4A	North Industrial Park
2023-SPT-09	North Industrial Stage 4B	North Industrial Park
2024-SPT-02	Westerra Stage 18	Westerra

Figure 4 presents a visual of locations where conditional subdivision approvals given, development agreements entered, and subdivision endorsements were processed in 2025.

Location of Subdivision Conditional Approvals and Endorsements & Development Agreements



Figure 4: Location of Conditional Subdivision Approvals Given, Development Agreements Executed, and Endorsements Processed in 2025

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 455 development and building permits in 2025 that generated an estimated construction value of \$87.2 million. The number of development and building permits issued in 2025 was 13% fewer than the number of permits issued in 2024 (520).

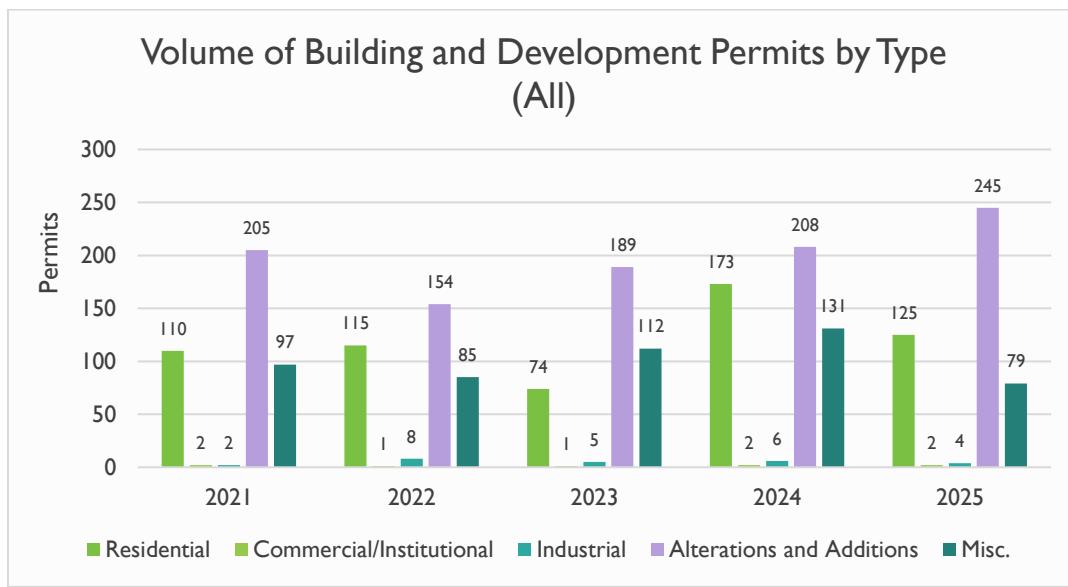


Figure 5: Volume of Building and Development Permits Issued by Type from 2021 to 2025

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

Year	Residential	Commercial / Institutional	Industrial	Alterations & Additions	Miscellaneous	Total
2021	110	2	2	205	97	416
2022	115	1	8	154	85	363
2023	74	1	5	189	112	381
2024	173	2	6	208	131	520
2025	125	2	4	245	79	455

Residential Permits

Stony Plain issued 125 permits for new residential dwelling units in 2025, a 28% decrease from the number of new residential permits issued in 2024 (173).



Figure 6: Residential Dwelling Units Permitted by Year from 2016 to 2025

Table 6 outlines the neighbourhoods where new residential dwelling permits were issued in 2025. The permits include residential dwelling types (single and semi-detached, medium-density, and high-density).

Table 6: New Residential Permits Issued in 2025 by Neighbourhood

Neighbourhood	Number of Permits	Percent of total
Brickyard	12	10%
Fairways North	28	22%
Genesis on the Lakes	19	15%
Silverstone	4	3%
South Creek	42	34%
Sun Meadows	1	1%
Westerra	15	12%
Willow Park	2	2%
Woodlands	1	1%
Other (Infill & Reconstruction)	1	1%
TOTAL	125	100%

Figure 7 on the next page presents a visual of the neighbourhoods where the 125 new residential permits were issued.

Location of Permitted Dwelling Units

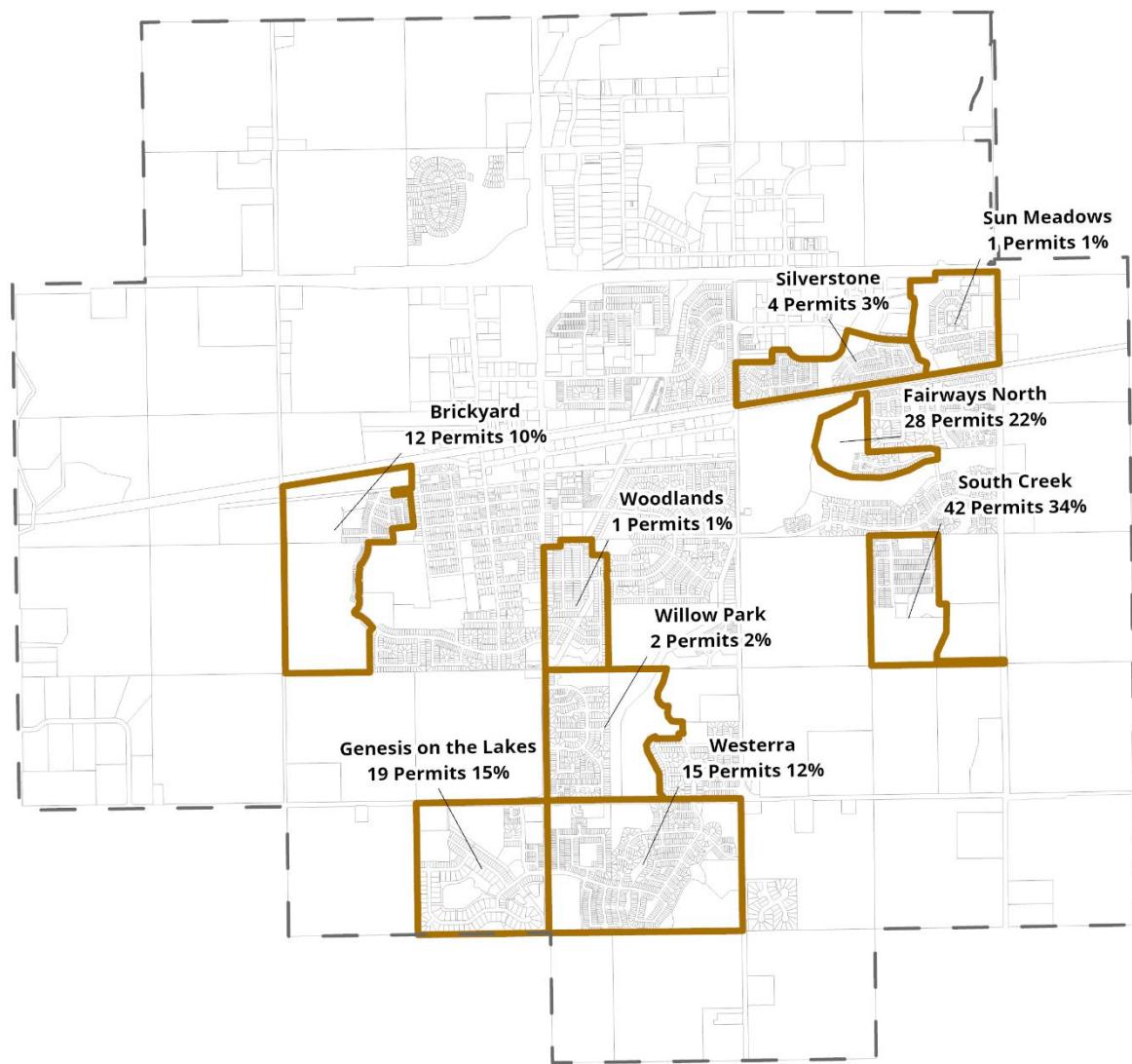


Figure 7: Location and Number of New Permitted Dwelling Units in 2025

Commercial Permits

Stony Plain issued one permit for new commercial development in 2025, one less than the number of commercial permits issued in 2024 (2).



Figure 8: Commercial Permits per Year from 2016 to 2025

Table 7 outlines the neighbourhoods where new commercial permits were issued in 2025.

Table 7: New Commercial Permits Issued in 2025 by Neighbourhood

Neighbourhood	Number of Permits	Percent of total
North Business Park	1	100%
TOTAL	1	100%

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

Location of Commercial Permits

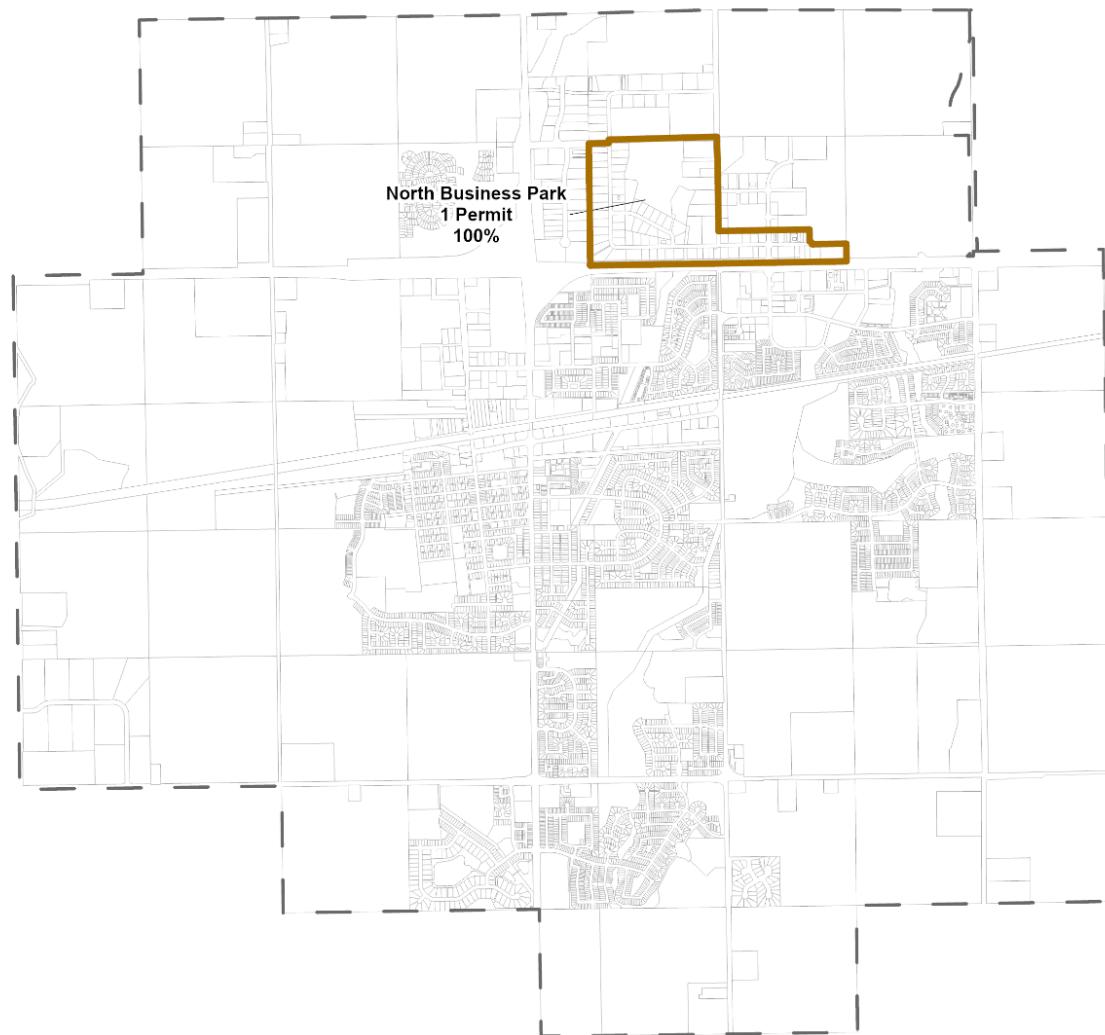


Figure 9: Location and Number of New Commercial Permits in 2025

Industrial Permits

Stony Plain issued four permits for new industrial development in 2025, a decrease of two from the number of new industrial permits issued in 2024 (6).

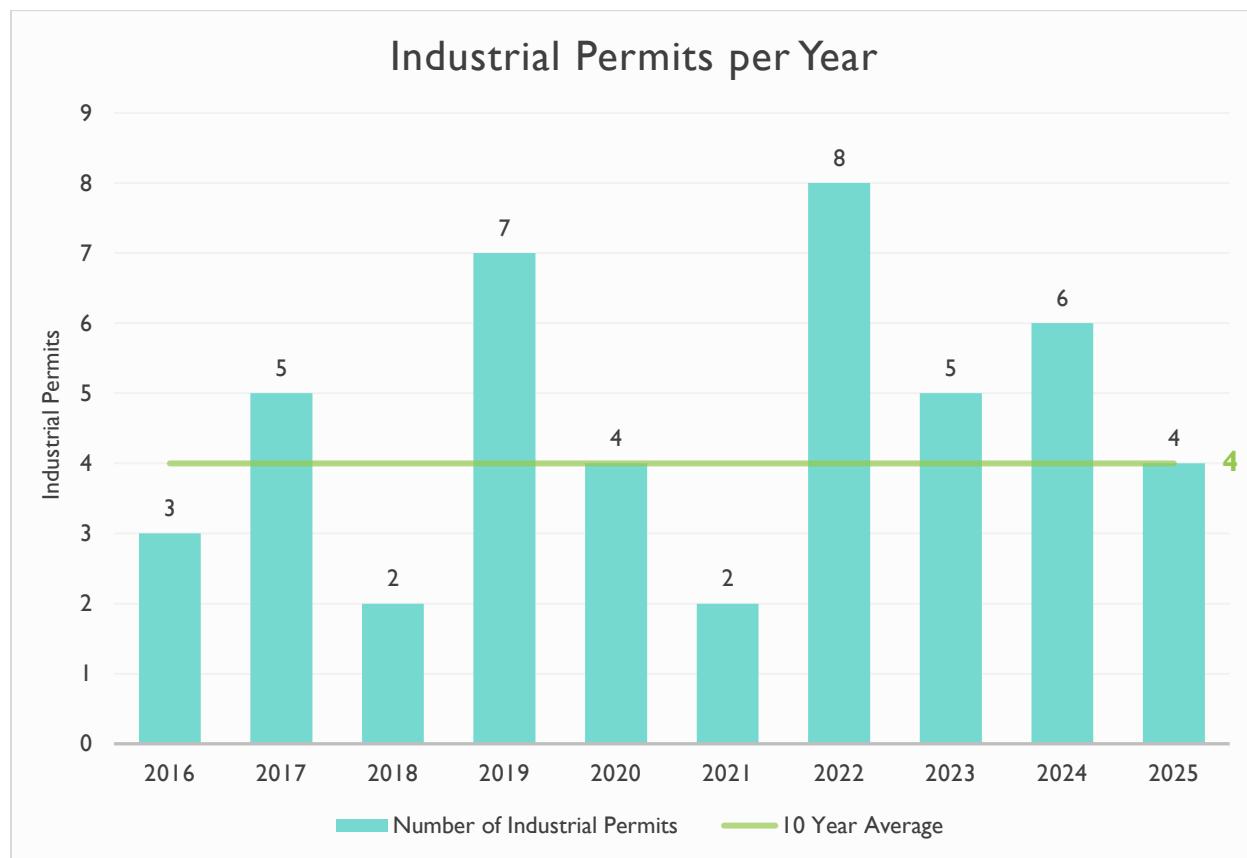


Figure 10: Industrial Permits by Year from 2016 to 2025

Table 8 outlines the neighbourhoods where new industrial permits were issued in 2025.

Table 8: New Industrial Permits Issued in 2025 by Neighbourhood

Neighbourhood	Number of Permits	Percent of total
North Business Park	2	50%
North Industrial Park	2	50%
TOTAL	4	100%

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

Location of Industrial Permits

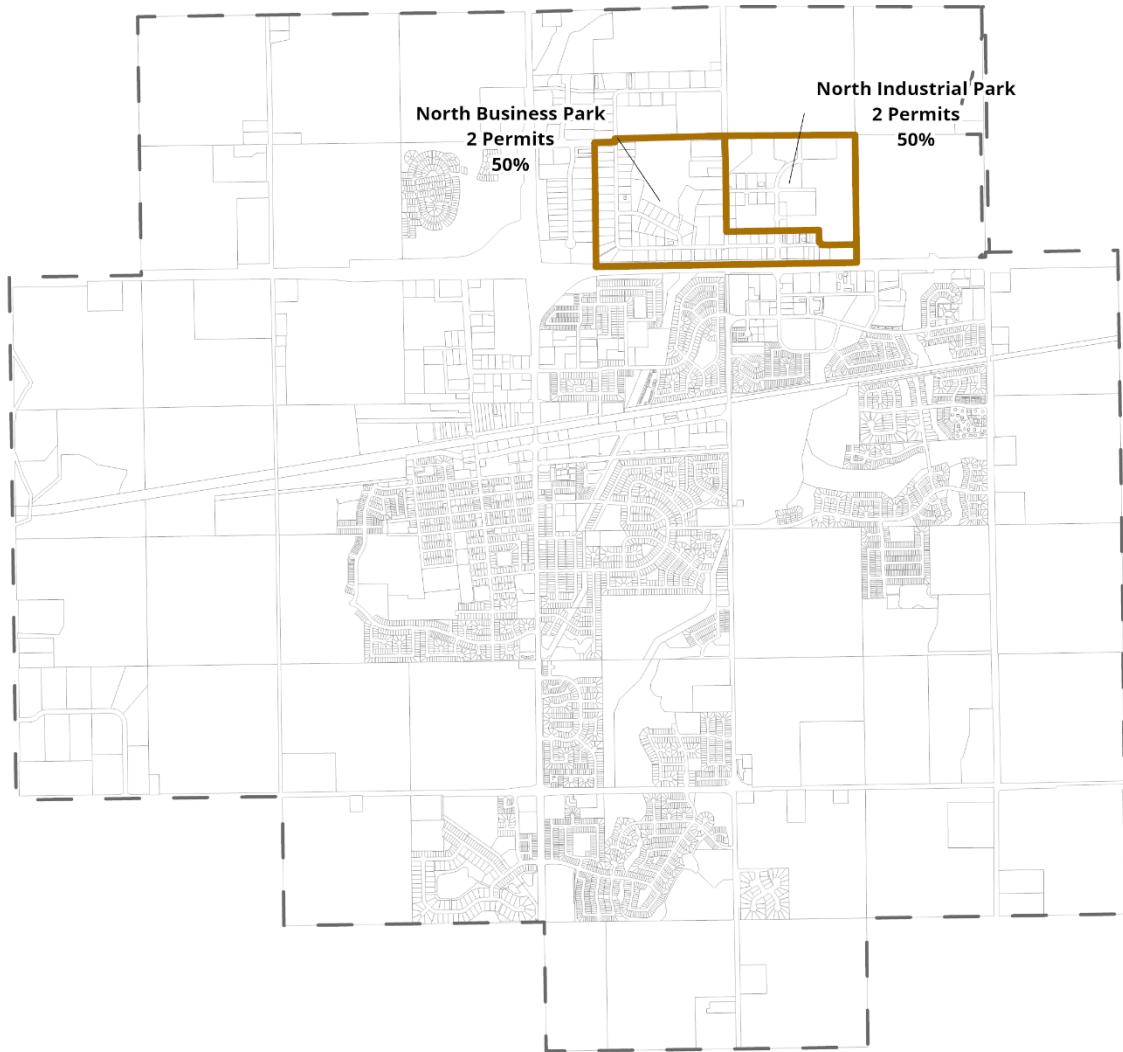


Figure 11: Location and Number of New Industrial Permits in 2025

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 131 permits for new construction in 2025, a 28% decrease from the number of permits issued for new construction in 2024 (183), and 245 permits for improvements, an 18% increase from the number of permits issued for improvements in 2024 (207). This was a total of 376 permits which is a decrease of 4% in the total number of permits from 2024 (390).

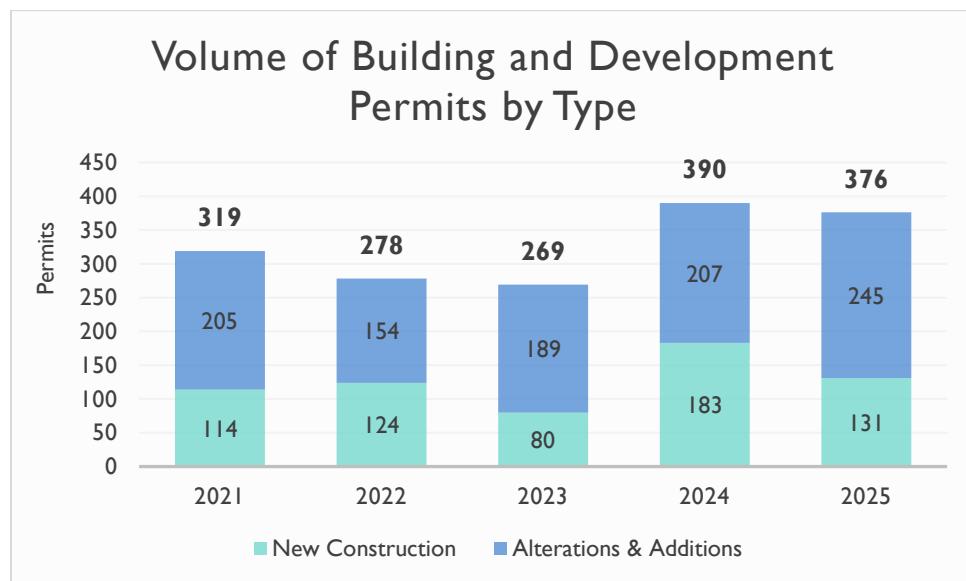


Figure 12: Volume of Building and Development Permits for New Construction and Additions & Alterations from 2021 to 2025

Permit Value

The total value of all building and development permits in 2025 was approximately \$87.2 million, a 31% decrease from total permit value in 2024 (\$126.8).

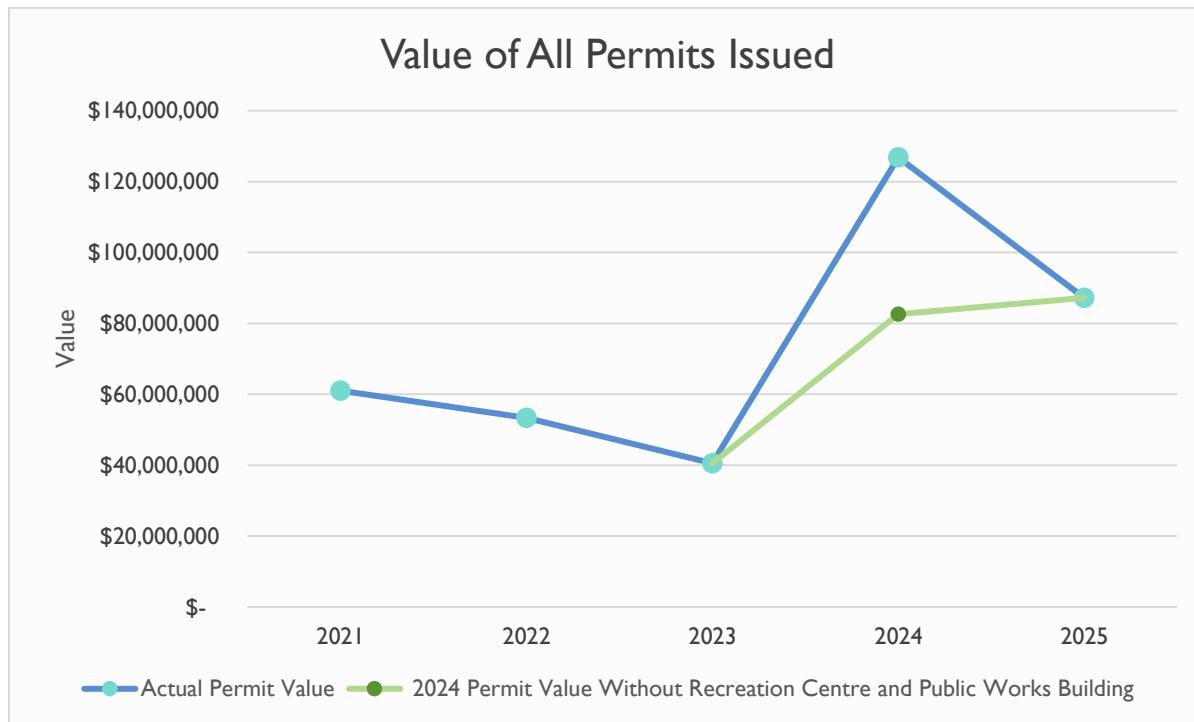


Figure 13: Total Value of All Permits Issued from 2021 to 2025

This decrease in permit value for 2025 compared to the previous year is in large part due to two significant permits issued in 2024 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 1335 trade permits in 2025, an 13% increase compared to the 1178 issued in 2024. These included 452 gas permits, 230 plumbing permits, 652 electrical permits, and 1 private sewage disposal system permit.

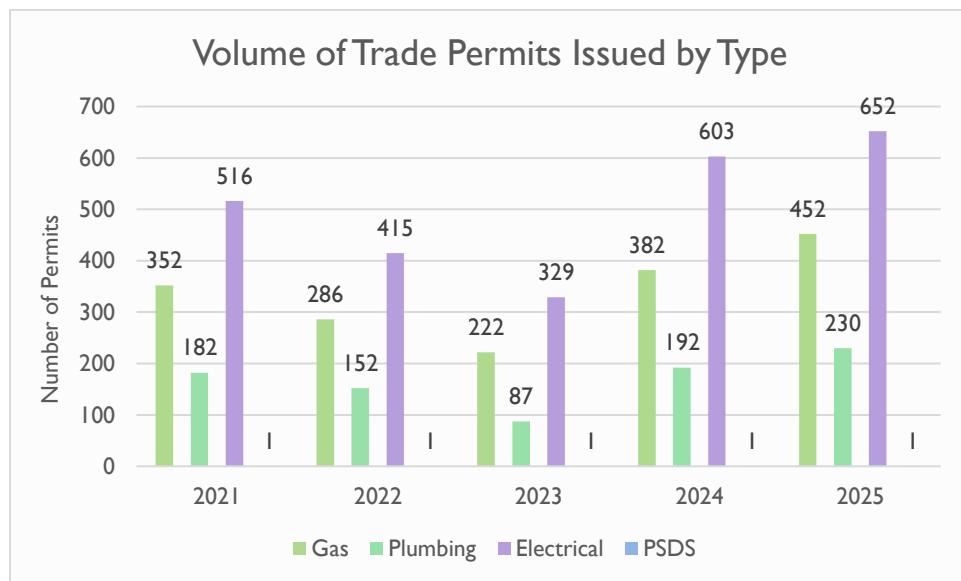


Figure 14: Volume of Trade Permits Issued by Type from 2021 to 2025



Figure 15: Comparison of Total Trade Permits Issued by Year from 2016 to 2025

ZERO LOT LINES

Zero Lot Line (ZLL) lots are a newer 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. In 2025, there are a total of 108 ZLL lots approved.

Locations of Approved Zero Lot Line Development

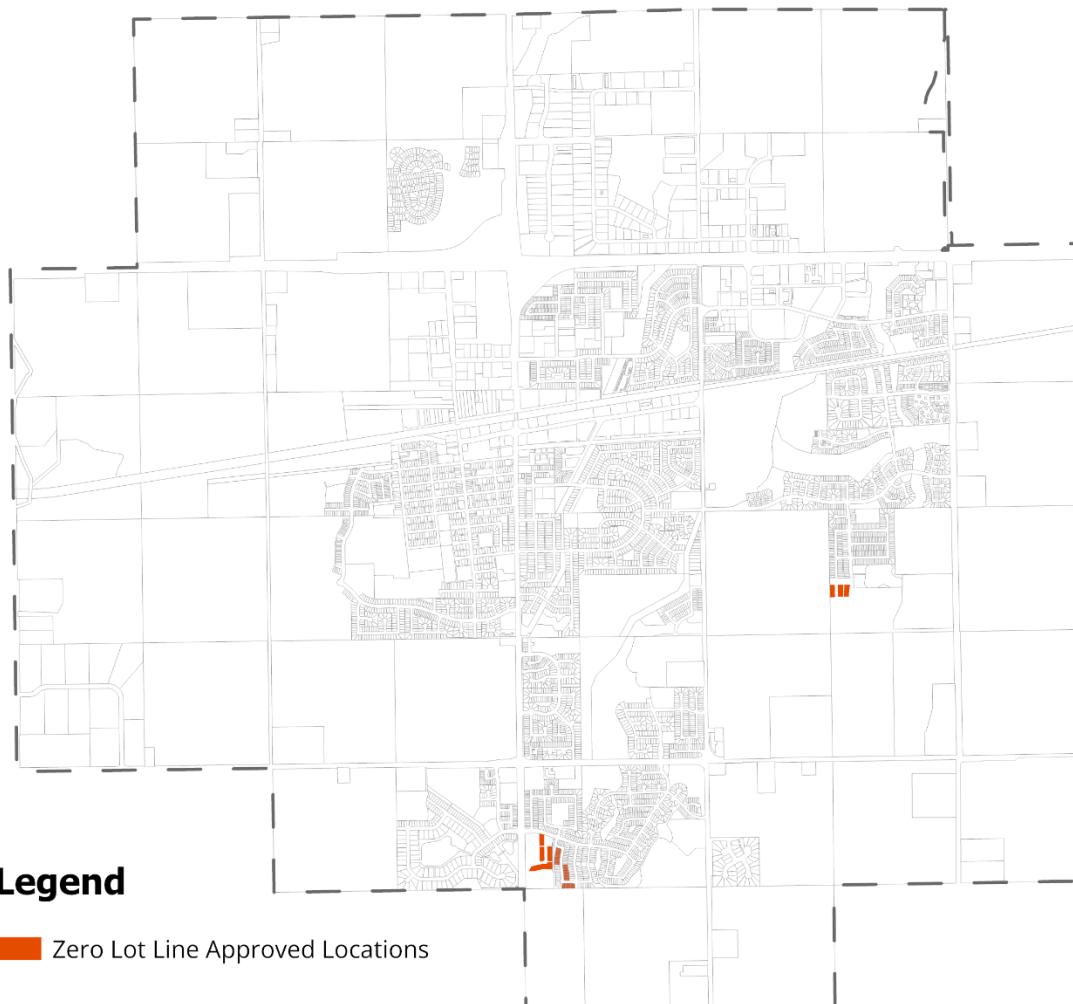


Figure 16: Locations of Approved Zero Lot Line Developments as of the end of 2025

Table 9: Zero Lot Line Lots Available as of December 31, 2025

Year	*Total ZLL Lots Approved in LUB	ZLL Lots with No Subdivision or Permitting Approvals	ZLL Lots with Conditional Subdivision Approval	ZLL Lots without Permitting Approvals	ZLL Lots with Permitting Approvals
2025	108	29	48	20	11

* 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 area 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:

- Operational issue complaints received by the Town within the area;
- Complaints to bylaw enforcement; and
- General complaints related to the area received by the Town.

Note that the zero lot line area includes the zero lot line lots themselves plus a number of additional lots in the immediate neighbourhood. This was done to ensure that impacts beyond just the individual zero lot line lots are captured. The area and number of lots within the zero lot line area will change as new subdivisions are approved that include zero lot line lots.

Zero lot line development had five Municipal Government Act Orders issued during the construction of dwellings. All five orders were given to builders that did not provide a Real Property Report as part of the construction documents. All five issues were resolved and will not continue to impact the area. Given the nature of these orders they are not included in the information in Table 10.

Table 10: 2025 Zero Lot Line Complaints / Issues Comparison

Area	Number of Lots	Total # of Complaints	Complaints per Lot
Comparator Area 1	131	31	0.24 1 in 4 lots
Comparator Area 2	114	11	0.10 1 in 10 lots
ZLL Area	106*	14	0.13 1 in 8 lots

*includes Westerra Stage 17 lots, which were subdivided prior to 2025

ACCESSORY DWELLINGS

An accessory dwelling 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. An accessory dwelling cannot be separated from the principal dwelling by a condominium conversion or subdivision. Previously in the town, it was called a secondary suite, but the term was changed in the 2025 update to the Land Use Bylaw.

In 2025 Stony Plain approved 2 accessory dwelling permits, an 83% decrease compared to the 12 issued in 2024.

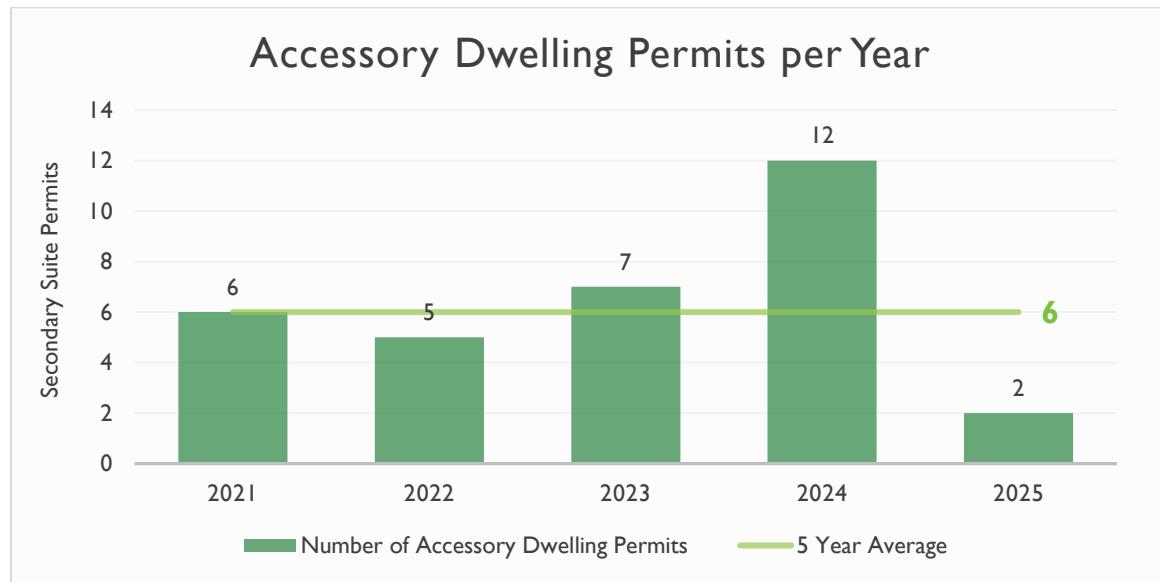


Figure 17: Accessory Dwellings per Year

SUMMARY

Overall, there was a slight decrease in development activity in Stony Plain in 2025 compared to 2024. Generally, the number of building and development permits, subdivisions, and accessory dwellings decreased but are still significantly above the 5-year average seen in the town. Two notable increases were the number of trade permits and the number of Land Development Inquiries. Trade permits, with a volume of 1,335, were not only 13% higher than 2024, but the highest volume in the last ten years. The LDIs received this year were also at an all-time high of 105. Included in these were 21 meeting requests which represents almost twice as many as 2024.

Stony Plain's overall decrease in development activity of 28% is contrary to the activity seen both in Alberta and Canada building permit data. Alberta saw an approximately 16% increase compared to 2024 while Canada saw an approximately 2% increase¹.

Of note, while there were generally overall fewer permit numbers in 2025 compared to 2024 the value of permits was higher than average. The \$87.2 million represented an increase compared to previous years (noting that in 2024 the permit value was significantly increased by the 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](#) (2025)