

**2022**

**Planning & Development Department  
Annual Report**



**City of Weyburn**

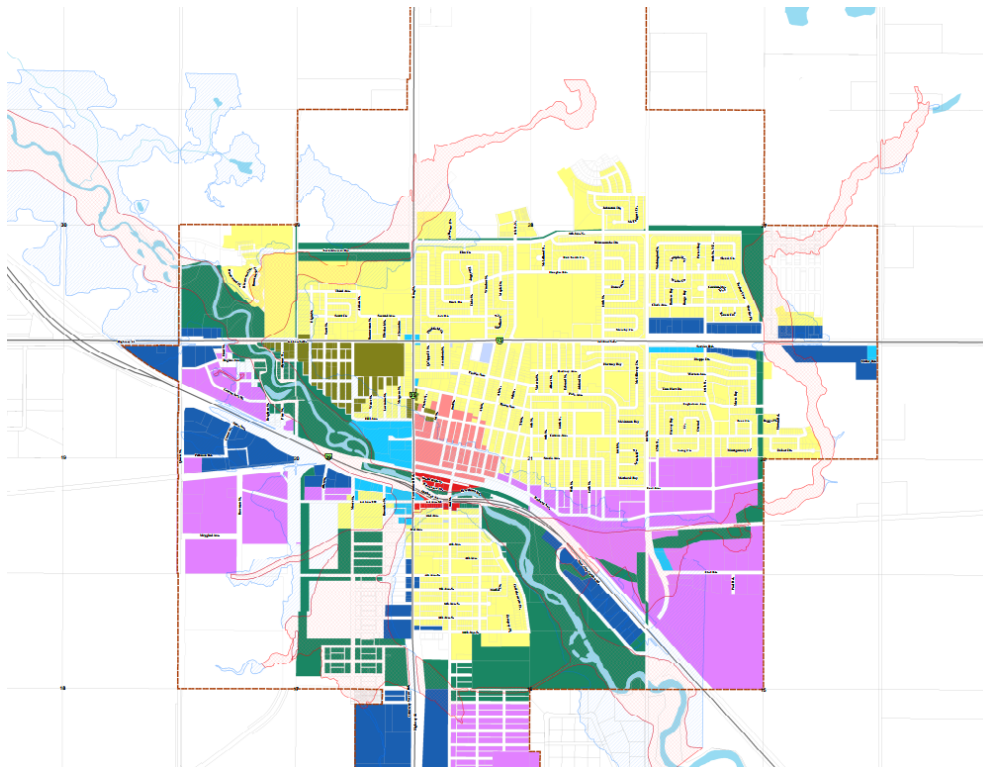
## Executive Summary

The Planning and Development Department (P&D Department) is the City department responsible for a variety of functions including planning for future growth, administering the Official Community Plan and Zoning Bylaw; administering the Building Bylaw and National Building Code; and administering tax incentive programs. The P&D Department is responsible for building permits (plan reviews & inspections), development permits, home-based business permits, sign permits, minor variances, subdivisions, bylaw amendments, land sales and leases, and tax incentive programs (Weyburn Builds, and Commercial Incentive Program). The P&D Department is made up of the following positions:

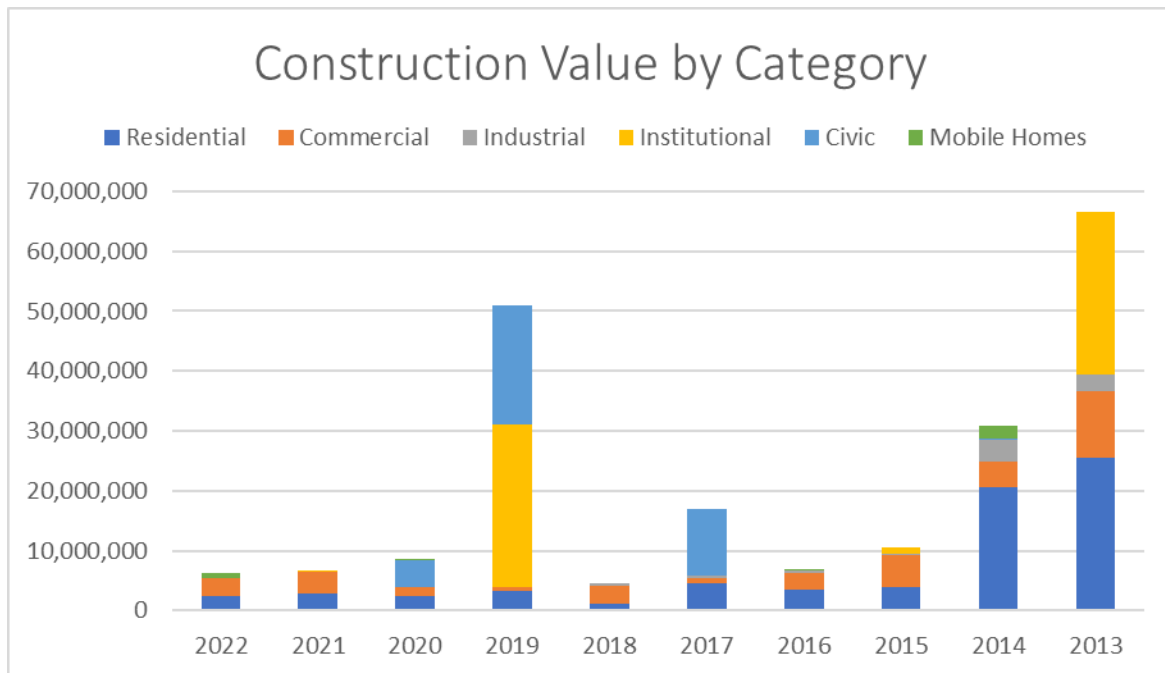
- Director of Planning & Development (vacant)
- Planning & Development Officer (Janine Fletcher)
- Building Official (Amanda Kaufmann)
- Administrative Assistant (Kristine Paul).

The P&D Department also liaises with other City departments and external organizations on various projects and assists developers and property owners with inquiries regarding Zoning, Offsite Development Levies, permit requirements, etc.

The 2022 Planning and Development Department Annual Report gives an overview of the departments operations in 2022 and a summary of the permits reviewed by the department with comparison to past years.



## Building Permit Statistics



	2022	2021	2020	2019	2018
Residential	2,423,000	2,854,900	2,385,000	3,316,300	1,039,000
Commercial	2,947,000	3,661,000	1,540,000	631,000	3,126,000
Industrial	140,000	0	10,000	55,000	330,000
Institutional	0	20,000	0	27,037,912	0
Civic	0	0	4,500,000	20,000,000	0
Mobile Homes	720,000	0	212,000	0	0
<b>Total</b>	<b>\$6,230,000</b>	<b>\$6,535,900</b>	<b>\$8,647,000</b>	<b>\$51,040,212</b>	<b>\$4,495,000</b>

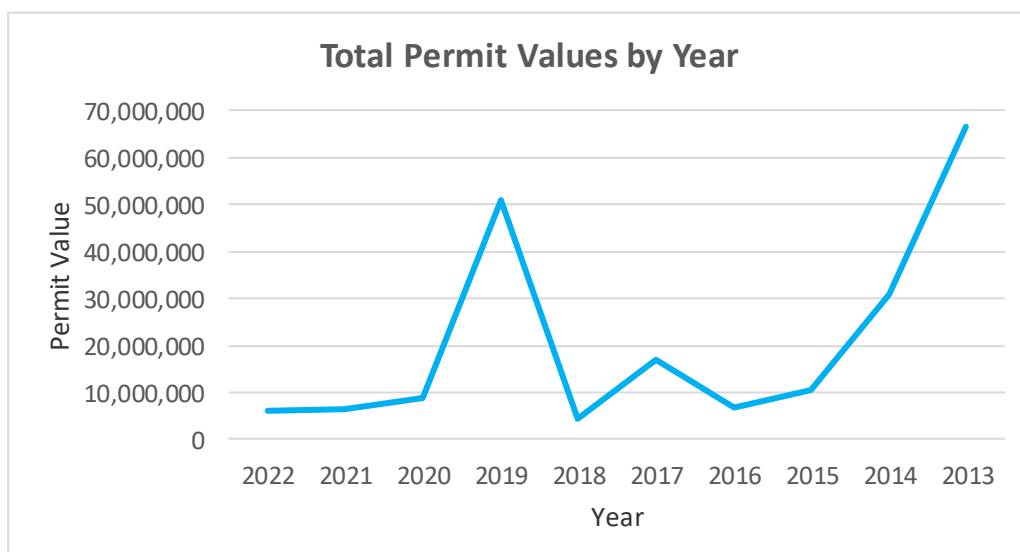
	2017	2016	2015	2014	2013
Residential	4,596,000	3,457,100	3,910,650	20,631,700	25,616,112
Commercial	852,000	2,889,500	5,351,000	4,265,000	10,905,000
Industrial	423,000	400,000	300,000	3,700,000	2,866,000
Institutional	30,000	0	983,000	0	27,183,000
Civic	11,000,000	0	0	18,000	0
Mobile Homes	0	10,000	0	2,140,000	0
<b>Total</b>	<b>\$16,901,000</b>	<b>\$6,756,600</b>	<b>\$10,544,650</b>	<b>\$30,754,700</b>	<b>\$66,570,112</b>

## Year to Year Comparison of Permits Issued

Number of Permits and Value (\$) for Permits Issued

Year	Residential		Mobile Homes		Commercial		Industrial		Institutional		Civic	
	#	Value	#	Value	#	Value	#	Value	#	Value	#	Value
2022	44	\$2,423,000	3	\$720,000	12	\$2,947,000	1	\$140,000	0	0	0	0
2021	52	\$2,854,900	0	\$0	11	\$3,661,000	0	\$0	1	\$20,000	0	\$0
2020	39	2,385,000	1	212,000	5	1,540,000	1	10,000	0	0	1	4,500,000
2019	48	3,316,300	0	0	8	631,000	1	55,000	6	67,037,912	1	20,000,000
2018	41	1,039,000	0	0	9	3,126,000	2	330,000	0	0	0	0
2017	46	4,596,000	0	0	13	852,000	4	423,000	2	30,000	1	11,000,000
2016	54	3,457,100	2	10,000	16	2,889,500	1	400,000	0	0	0	0
2015	64	3,910,650	0	0	15	5,351,000	2	300,000	3	983,000	0	0
2014	99	20,631,700	9	2,140,000	12	4,265,000	10	3,700,000	0	0	2	18,000
2013	89	25,616,112	0	0	15	10,905,000	9	2,866,000	1	27,183,000	0	0

Grand Totals			
Year	#	Value (\$)	Dwellings created
2022	60	6,230,000	4
2021	64	6,535,900	3
2020	47	8,647,000	5
2019	64	51,040,212	5
2018	52	4,495,000	1
2017	66	16,901,000	9
2016	73	6,756,600	25
2015	84	10,544,650	10
2014	132	30,754,700	95
2013	114	66,570,112	104



## Residential Permits Issued

Number and Values (\$)

	2022						2021					
	New		Additons/Alt		Garages		New		Additons/Alt		Garages	
Month	#	Value (\$)	#	Value (\$)	#	Value (\$)	#	Value (\$)	#	Value (\$)	#	Value (\$)
January	0		0		0		0		1	10,000	0	
February	0		0		1	30,000	0		1	8,000	0	
March	0		2	209,000	0		0		5	102,500	0	
April	0		3	228,000	0		1	550,000	2	19,200	1	10,000
May	0		3	244,000	1	80,000	1	1,000,000	2	20,000	2	28,000
June	0		5	74,000	1	20,000	1	350,000	5	64,000	0	
July	0		3	34,000	3	55,000	0		6	87,500	1	20,000
August	0		4	142,000			0		4	27,500	4	88,000
September	0		3	29,000	2	26,000	0		5	41,200	1	10,000
October	0		3	75,000	2	46,000	0		4	85,000	0	
November	1	1,000,000	4	95,000	0		0		2	288,000	0	
December	0		3	36,000	0		0		3	46,000	0	
Total	1	\$1,000,000	33	\$1,166,000	10	\$257,000	0	\$1,900,000	40	\$798,900	9	\$156,000

## Mobile Home Permits Issued

Number and Values (\$)

	2022				2021			
	New		Additions / Alt		New		Additions / Alt	
Month	#	Value (\$)	#	Value (\$)	#	Value (\$)	#	Value (\$)
January	0		0		0		0	
February	0		0		0		0	
March	0		0		0		0	
April	0		0		0		0	
May	1	300,000	0		0		0	
June	0		0		0		0	
July	0		0		0		0	
August	0		0		0		0	
September	2	420,000	0		0		0	
October	0		0		0		0	
November	0		0		0		0	
December	0		0		0		0	
Total	3	\$720,000	0	0	0	0	0	0

## Commercial Permits Issued

Number and Value (\$)

	2022				2021			
	New		Additions / Alt		New		Additions / Alt	
Month	#	Value (\$)	#	Value (\$)	#	Value (\$)	#	Value (\$)
January	1	600,000	1	200,000	2	1,245,000	0	
February	1	75,000	0		0	0	0	
March	2	1,040,000	1	60,000	0		1	146,000
April	0		0		2	215,000	1	980,000
May	0		1	100,000	0		0	
June	0		0		0		1	150,000
July	0		0		0		0	
August	1	750,000	2	82,000	1	75,000	1	800,000
September	0		0		0		0	
October	0		0		0		0	
November	0		2	90,000	2	50,000	0	
December	0		0		0		0	
Total	5	\$2,465,000	7	\$532,000	7	\$1,585,000	4	\$2,076,000

## Industrial Permits Issued

Number and Value (\$)

	2022				2021			
	New		Additions / Alt		New		Additions / Alt	
Month	#	Value (\$)	#	Value (\$)	#	Value (\$)	#	Value (\$)
January	0		0		0		0	
February	0		0		0		0	
March	0		0		0		0	
April	0		1	140,000	0		0	
May	0		0		0		0	
June	0		0		0		0	
July	0		0		0		0	
August	0		0		0		0	
September	0		0		0		0	
October	0		0		0		0	
November	0		0		0		0	
December	0		0		0		0	
Total	0	0	1	\$140,000	0	0	0	0

## Institutional Permits Issued

Number and Value (\$)

	2022				2021			
	New		Additions / Alt		New		Additions / Alt	
Month	#	Value (\$)	#	Value (\$)	#	Value (\$)	#	Value (\$)
January	0		0		0		0	
February	0		0		0		0	
March	0		0		0		0	
April	0		0		0		0	
May	0		0		0		0	
June	0		0		0		0	
July	0		0		0		0	
August	0		0		0		0	
September	0		0		0		0	
October	0		0		0		0	
November	0		0		0		1	20,000
December	0		0		0		0	
Total	0	0	0	0	0	0	1	20,000

## Civic Permits Issued

Number and Value (\$)

	2022				2021			
	New		Additions / Alt		New		Additions / Alt	
Month	#	Value (\$)	#	Value (\$)	#	Value (\$)	#	Value (\$)
January	0	0	0	0	0	0	0	0
February	0	0	0	0	0	0	0	0
March	0	0	0	0	0	0	0	0
April	0	0	0	0	0	0	0	0
May	0	0	0	0	0	0	0	0
June	0	0	0	0	0	0	0	0
July	0	0	0	0	0	0	0	0
August	0	0	0	0	0	0	0	0
September	0	0	0	0	0	0	0	0
October	0	0	0	0	0	0	0	0
November	0	0	0	0	0	0	0	0
December	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0

## Planning & Development Statistics

### Development Permits

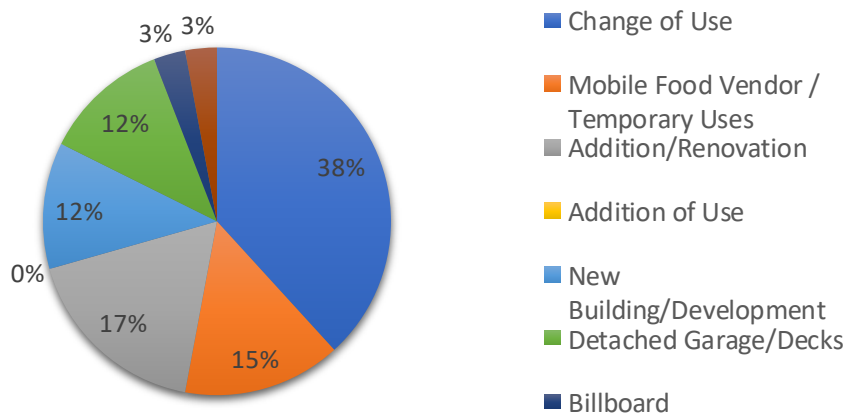
34 – Total Development Permits Reviewed

Permit No.	Type of Development	Location	Status
DP2022.001	Change of Use - Studio & Retail	104 3rd St NE	Approved
DP2022.002	Change of Use - Studio & Retail	64 3rd St NE	Approved
DP2022.003	Change of Use - Commercial Recreation	304 1st Ave S	Withdrawn
DP2022.004	Change of Use - Office for Admin	100A 18th St	Approved
DP2022.005	Change of Use - Licensed restaurant	110 Souris Ave	Approved
DP2022.006	Addition - Community Recreation and Nursery School	744 McLelland St	Approved
DP2022.007	Detached Garage	742 King St	Approved w/ conditions - Appealed to DAB
DP2022.008	Office for Admin and General Business	1633 1st Ave NE	Approved
DP2022.009	Office for Admin and General Business	60 18th St	Approved
DP2022.010	Mobile Food Vendor	Various	Approved
DP2022.011	Addition - Front Deck	134 7th St NE	Refused - Approved through DAB
DP2022.012	Billboard on Private Land	53 Government Rd	Approved
DP2022.013	Temporary Use - Outdoor Concert	Jubilee Park	Approved
DP2022.014	Addition - Tire Shop	1632 1st Ave NE	Approved
DP2022.015	Detached Garage	533 Dieppe Dr	Refused - DAB also refused
DP2022.016	New Building - Greenhouse	1240 Sims Ave	Approved
DP2022.017	Temporary Use - Outdoor Concert	596 18th St	Approved
DP2022.018	Mobile Food Vendor	Various	Approved
DP2022.019	Change of Use - Retail Store	325 Queen St	Approved
DP2022.020	Addition - Front Deck	414 Government Rd	Refused - Approved through DAB
DP2022.021	Shipping Container (2nd)	79 17th St	Approved
DP2022.022	Shipping Container (1st)	1000 Sims Ave	Approved
DP2022.023	Temporary Use - Outdoor Concert	540 5th St NE (Spark Centre Rink)	Approved



<b>DP2022.024</b>	Change of Use - Personal Service Establishment	2-33 5th St	Approved
<b>DP2022.025</b>	Change of Use - Personal Service Establishment	27A 5th St	Approved
<b>DP2022.026</b>	New Use - Government Office	84A Grace St	Approved
<b>DP2022.027</b>	Change of Use - Nursery School	210 3rd St NE	Approved
<b>DP2022.028</b>	House Relocation (RTM Dwelling)	233 Mergens St	Approved
<b>DP2022.029</b>	Addition/Renovation of Existing Façade	136 3rd St N	Approved
<b>DP2022.030</b>	New Building - Shop	318 Queen St	Pending
<b>DP2022.031</b>	Addition - replace roof structure	120 3rd St S	Refused - Approved through DAB
<b>DP2022.032</b>	Change of Use - restaurant, custom workshop, studio and 2 residential units	424 10th Ave SE	Approved
<b>DP2022.033</b>	Cell Tower Replacement	Block U, Plan 101900045	Approved
<b>DP2022.034</b>	Change of Use - Restaurant	119 2 <sup>nd</sup> St NE	Approved

## 2022 Development Permits by Type of Development



## Home-based Business Permits

14 - Total Home-based Business Permits Reviewed

Permit No.	Type of Business	Status
2022.001	Sales (Office) – Online Only	Approved
2022.002	Speech and Language Services	Approved
2022.003	Baking	Approved
2022.004	Party Rentals	Approved
2022.005	Health Services – Online Only	Approved
2022.006	Personal Service Establishment	Approved
2022.007	Crafting	Approved
2022.008	Sales – Online Only	Approved
2022.009	Sales – Online Only	Approved
2022.010	Sales – Online Only	Approved
2022.011	Contractor	Approved
2022.012	Personal Service Establishment	Approved
2022.013	Personal Service Establishment	Approved
2022.014	Personal Service Establishment	Approved

## Development Appeals

5 – Total Development Appeals

Application No.	Type of Variance	Location	Status
2022.001	Accessory Structure Building Area	742 King St	Approved
2022.002	Front Yard Setback for deck/porch	134 7 <sup>th</sup> St N	Approved
2022.003	Accessory Structure Building Height	533 Dieppe Dr	Refused
2022.004	Front Yard Setback for deck/porch	414 Government Rd	Approved
2022.005	Flankage Yard Setback for Roof structure	120 3 <sup>rd</sup> St S	Approved

## Sign Permits

6 – Permanent Sign Permits

0 – Portable Sign Applications

Permit No.	Type of Sign(s)	Location	Status
2022.001	Ground & Wall signs	148 Sims Ave	Approved
2022.002	Wall Sign	907 Railway Ave	Approved
2022.003	Wall Sign & Awnings	123 2nd St NE	Approved
2022.004	Wall Signs	28 Coteau Ave	Approved
2022.005	Wall Signs	100A 18 <sup>th</sup> St	Approved
2022.006	Wall Sign	1623 1 <sup>st</sup> Ave NE	Approved

## Minor Variances

10 – Total Minor Variances

Application No.	Type of Variance	Location	Status
2022.001	Building Height (Accessory Structure)	742 King St	Approved
2022.002	Front Yard Setback	106/110 Creekside Way	Approved
2022.003	Front Yard Setback	60 18 <sup>th</sup> St N	Approved
2022.004	Rear Yard Coverage	521 3 <sup>rd</sup> Ave NW	Approved
2022.005	Rear Yard Setback	1649 Douglas Rd	Approved
2022.006	Rear Yard Setback	432 McGillivray Dr	Approved
2022.007	Front Yard Setback	25 8 <sup>th</sup> Ave SE	Approved
2022.008	Side Yard Setback (Accessory Structure)	208 Ash Dr	Approved
2022.009	Rear Yard Setback (Covered Deck)	39 Riverwood Pl	Approved
2022.010	Rear Yard Setback	217 Foster St	Approved

## Subdivision Applications

2 – Subdivision Application Approved (plus 1 pending)

2 – Parcel Tie Applications Approved

Application No.	Location	Status
LS2022.001	Parcel Tie - 1945 & 1975 1 <sup>st</sup> Ave NE	Approved
LS2022.002	275 5 <sup>th</sup> Ave N	Pending
LS2022.003	217 Foster St	Approved
LS2022.004	130 4 <sup>th</sup> St N	Approved
LS2022.005	Parcel Tie – 318 Queen St and 1498 Coteau Ave W	Approved

## Zoning Bylaw & Official Community Plan Amendments

3 – Zoning Bylaw Amendments

3 – OCP Amendments

Bylaw No.	Purpose	Status
2022-3442	OCP amendment - General Amendments Minister Required	Approved
2022-3446	Zoning amendment – Contract Zone 325 Queen St	Approved
2022-3447 & 2022-3448	OCP & Zoning amendment – 424 10 <sup>th</sup> Ave SE	Approved
2021-3453 & 2022-3454	OCP & Zoning amendment – 275 5 <sup>th</sup> Ave N (New WGH)	Approved

## Commercial Incentive Program

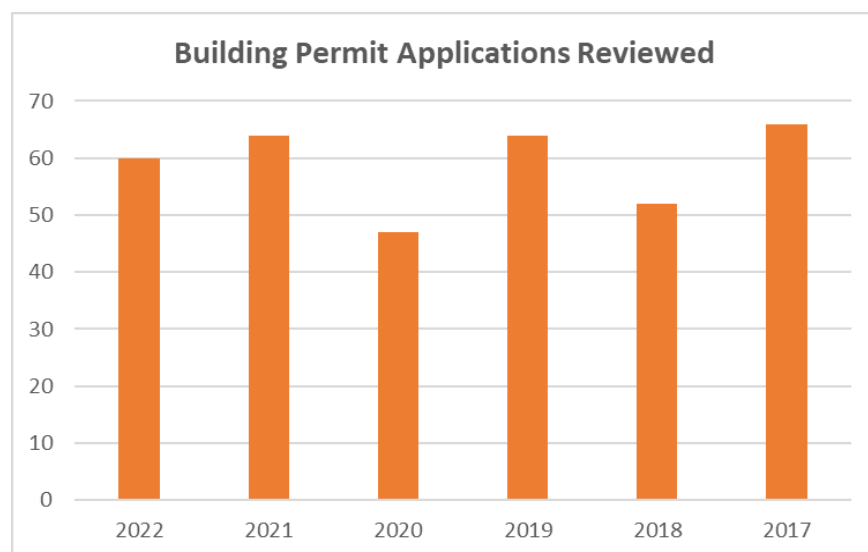
In November 2021, City Council approved a new Commercial Incentive Program (CIP) which came into effect in January 2022. The program is administered by the Planning & Development Department. The CIP offers tax incentives for commercial properties and projects that fall into the following categories: Façade and Site Improvements; New Construction; and Vacant Buildings.

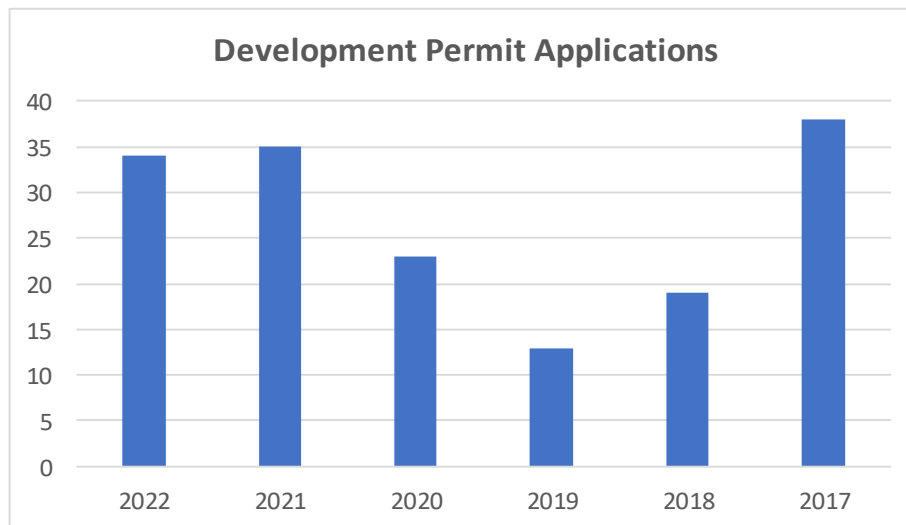
A total of 2 CIP applications were received in 2022, broken down as follows:

Application No.	Type of Project/Category	Location	Status
2022.001	Vacant Buildings – New Tenant	1623 1 <sup>st</sup> Ave NE	Approved
2022.002	Façade and Site Improvements – Addition to building and site alterations	744 McLelland St	Pending

## Planning & Building Department Activity Summary

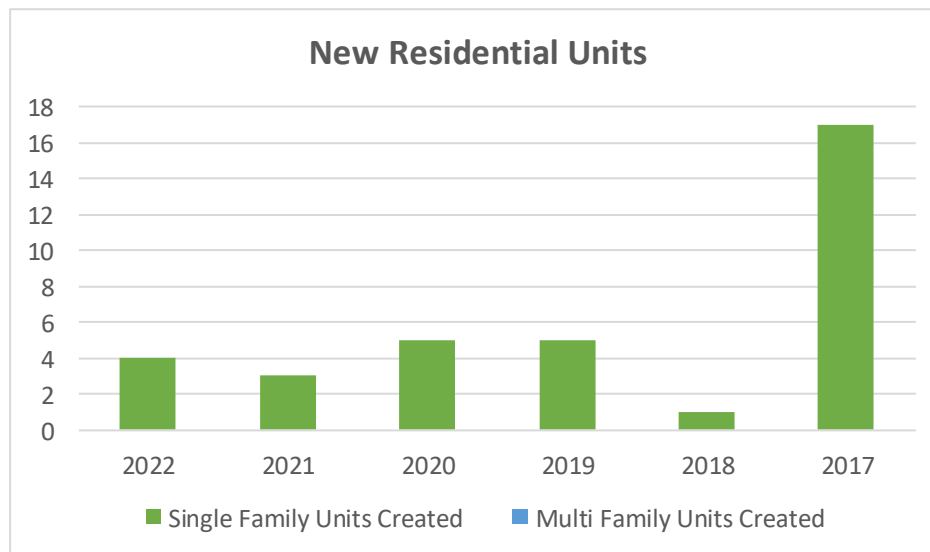
Activity	2022	2021	2020	2019	2018	2017
<b>Building Permit Applications Reviewed</b>	<b>60</b>	<b>64</b>	<b>47</b>	<b>64</b>	<b>52</b>	<b>66</b>
<i>Dwelling Units</i>	4	3	5	0	1	3
<i>Residential Miscellaneous</i>	43	49	35	0	1	0
<i>Commercial</i>	12	11	5	1	0	0
<i>Industrial</i>	1	0	1	0	0	0
<i>Government/Institutional</i>	0	1	1	0	1	0
<b>Demolition Permit Applications Reviewed</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>3</b>
<b>Development Permit Applications</b>	<b>34</b>	<b>35</b>	<b>23</b>	<b>13</b>	<b>19</b>	<b>38</b>
<i>Approved</i>	28	29	23	13	15	38
<i>Refused</i>	4	3	0	0	4	0
<i>Pending/Incomplete</i>	1	2	0	0	0	0
<i>Revoked/Withdrawn</i>	1	1	0	0	0	0
<b>Home-based Business Applications</b>	<b>14</b>	<b>15</b>	<b>9</b>	<b>11</b>	<b>22</b>	<b>11</b>
<b>Sign Permit Applications Reviewed</b>	<b>6</b>	<b>6</b>	<b>3</b>	<b>3</b>	<b>8</b>	<b>9</b>
<i>Permanent</i>	6	6	3	3	7	8
<i>Portable</i>	0	0	0	0	1	1
<b>Development Appeals</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>1</b>
<i>Approved</i>	4	3	1	0	0	1
<i>Denied</i>	1	0	0	0	0	0
<b>Zoning Certificates Issued</b>	<b>7</b>	<b>14</b>	<b>23</b>	<b>24</b>	<b>23</b>	<b>39</b>
<b>Plumbing Permits Issued</b>	<b>No Longer Issuing</b>					
<b>Legal Subdivisions &amp; Parcel Ties reviewed</b>	<b>5</b>	<b>3</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>2</b>





## Residential Units Created

New Residential Comparison	2022	2021	2020	2019	2018	2017
Single Family Units Created	4	3	5	5	1	17
Multi Family Units Created	0	0	0	0	0	0



Respectfully submitted,



Janine Fletcher, BES.  
Planning & Development Officer