

2023

**Planning & Development Department
Annual Report**



City of Weyburn

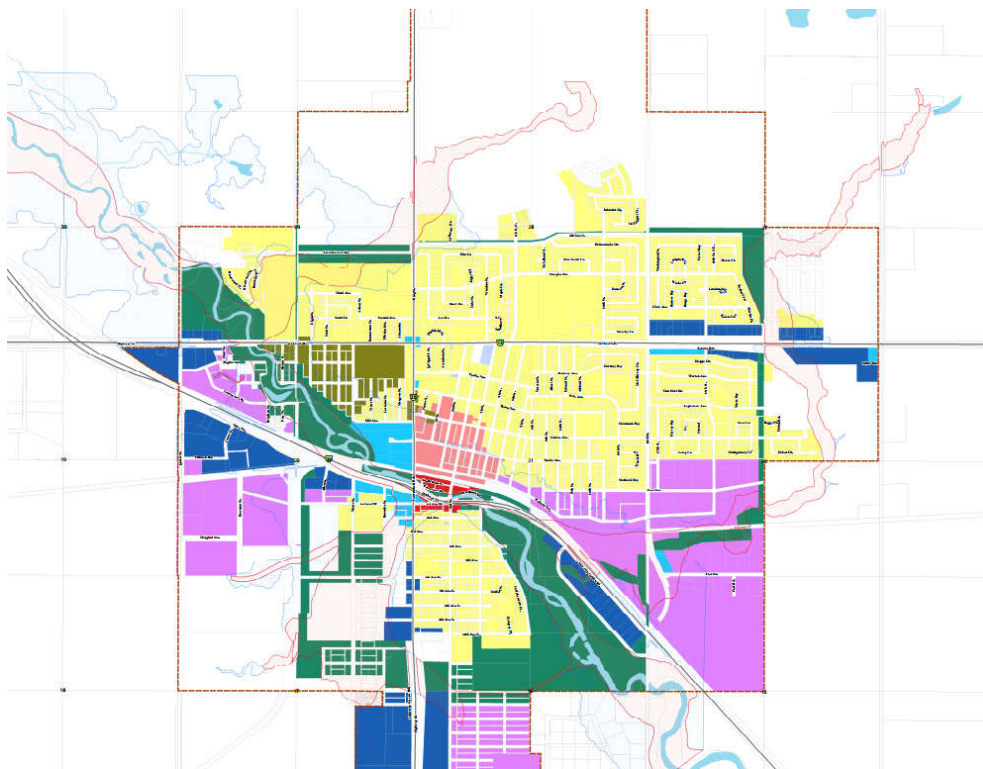
Executive Summary

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 (Shara-Lee Malcolm)
- Building Official (Patrick Grunert)
- Administrative Assistant (Kristine Paul)

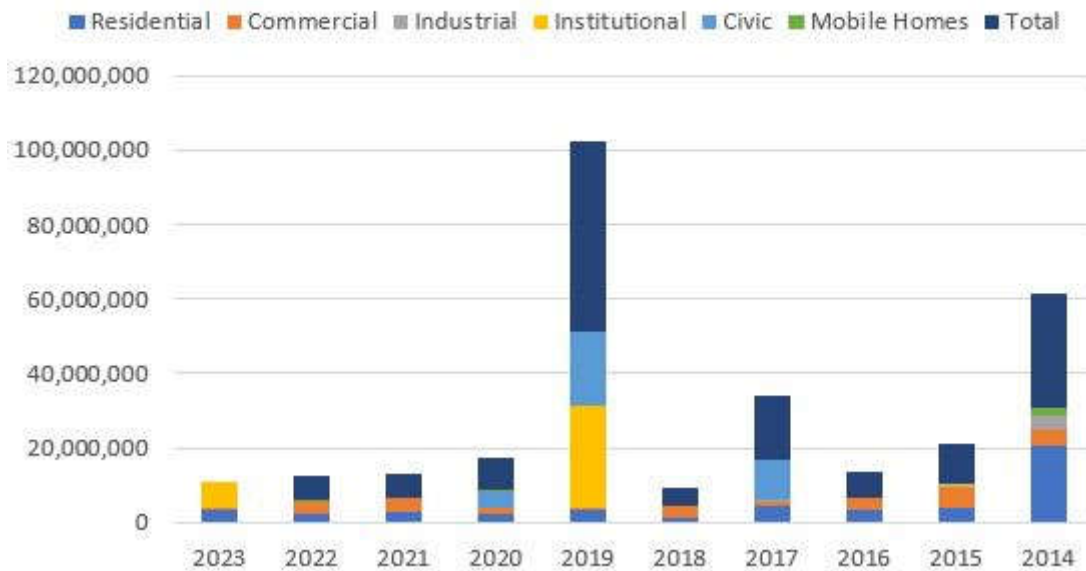
The P&D Department also liaises with other City departments and external organizations on various projects and assists developers and property owners with inquiries regarding Zoning, Offsite Development Levies, permit requirements, etc.

The 2023 Planning and Development Department Annual Report gives an overview of the departments operations in 2023 and a summary of the permits reviewed by the department with comparison to past years.



Building Permit Statistics

Construction Value by Category



	2023	2022	2021	2020	2019
Residential	3,123,714	2,423,000	2,854,900	2,385,000	3,316,300
Commercial	850,490	2,947,000	3,661,000	1,540,000	631,000
Industrial	0	140,000	0	10,000	55,000
Institutional	6,896,536	0	20,000	0	27,037,912
Civic	0	0	0	4,500,000	20,000,000
Mobile Homes	0	720,000	0	212,000	0
Total	10,870,740	6,230,000	\$6,535,900	\$8,647,000	\$51,040,212

	2018	2017	2016	2015	2014
Residential	1,039,000	4,596,000	3,457,100	3,910,650	20,631,700
Commercial	3,126,000	852,000	2,889,500	5,351,000	4,265,000
Industrial	330,000	423,000	400,000	300,000	3,700,000
Institutional	0	30,000	0	983,000	0
Civic	0	11,000,000	0	0	18,000
Mobile Homes	0	0	10,000	0	2,140,000
Total	\$4,495,000	\$16,901,000	\$6,756,600	\$30,754,700	\$30,754,7000

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
2023	43	\$3,123,714	0	\$0	12	\$850,490	0	\$0	1	\$6,896,536	0	0
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

Grand Totals			
Year	#	Value (\$)	Dwellings created
2023	56	\$10,870,740	4
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



Residential Permits Issued

Number and Values (\$)

Month	2023						2022					
	New		Additions/Alt		Garages		New		Additions/Alt		Garages	
	#	Value (\$)	#	Value (\$)	#	Value (\$)	#	Value (\$)	#	Value (\$)	#	Value (\$)
January	0		2	60,000	0		0		0		0	
February	0		1	15,000	0		0		0		1	30,000
March	0		2	6800	1	45,000	0		2	209,000	0	
April	0		0		0		0		3	228,000	0	
May	1	300,000	1	20,000	0		0		3	244,000	1	80,000
June	0		6	14,000	2	80,000	0		5	74,000	1	20,000
July	0		6	265,703	1	45,000	0		3	34,000	3	55,000
August	0		4	173,869	1	15,000	0		4	142,000	0	
September	2	1,180,000	0		4	110,000	0		3	29,000	2	26,000
October	0		2	74,842	4	205,000	0		3	75,000	2	46,000
November	1	500,000	0		0		1	1,000,000	4	95,000	0	
December	0		2	13,500	0		0		3	36,000	0	
Total	4	1,980,000	26	643,714	13	500,000	1	\$1,000,000	33	\$1,166,000	10	\$257,000

Mobile Home Permits Issued

Number and Values (\$)

Month	2023				2022			
	New		Additions / Alt		New		Additions / Alt	
	#	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		1	300,000	0	
June	0		0		0		0	
July	0		0		0		0	
August	0		0		0		0	
September	0		0		2	420,000	0	
October	0		0		0		0	
November	0		0		0		0	
December	0		0		0		0	
Total	0		0		3	\$720,000	0	

Commercial Permits Issued

Number and Value (\$)

Month	2023				2022			
	New		Additions / Alt		New		Additions / Alt	
	#	Value (\$)	#	Value (\$)	#	Value (\$)	#	Value (\$)
January	0		1	60,000	1	600,000	1	200,000
February	0		4	333,652	1	75,000	0	
March	0		3	366,838	2	1,040,000	1	60,000
April	0		1	50,000	0		0	
May	0		2	30,000	0		1	100,000
June	0		0		0		0	
July	0		0		0		0	
August	0		0		1	750,000	2	82,000
September	0		0		0		0	
October	0		0		0		0	
November	0		0		0		2	90,000
December	0		1	10,000	0		0	
Total	0	\$0	12	\$850,490	5	\$2,465,000	7	\$532,000

Industrial Permits Issued

Number and Value (\$)

Month	2023				2022			
	New		Additions / Alt		New		Additions / Alt	
	#	Value (\$)	#	Value (\$)	#	Value (\$)	#	Value (\$)
January	0		0		0		0	
February	0		0		0		0	
March	0		0		0		0	
April	0		0		0		1	140,000
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	0		0	0	1	\$140,000



Institutional Permits Issued

Number and Value (\$)

Month	2022				2021			
	New		Additions / Alt		New		Additions / Alt	
	#	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	1	6,896,536	0		0		0	
November	0		0		0		1	20,000
December	0		0		0		0	
Total	0	\$6,896,536	0	0	0	0	1	20,000

Civic Permits Issued

Number and Value (\$)

Month	2023				2022			
	New		Additions / Alt		New		Additions / Alt	
	#	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

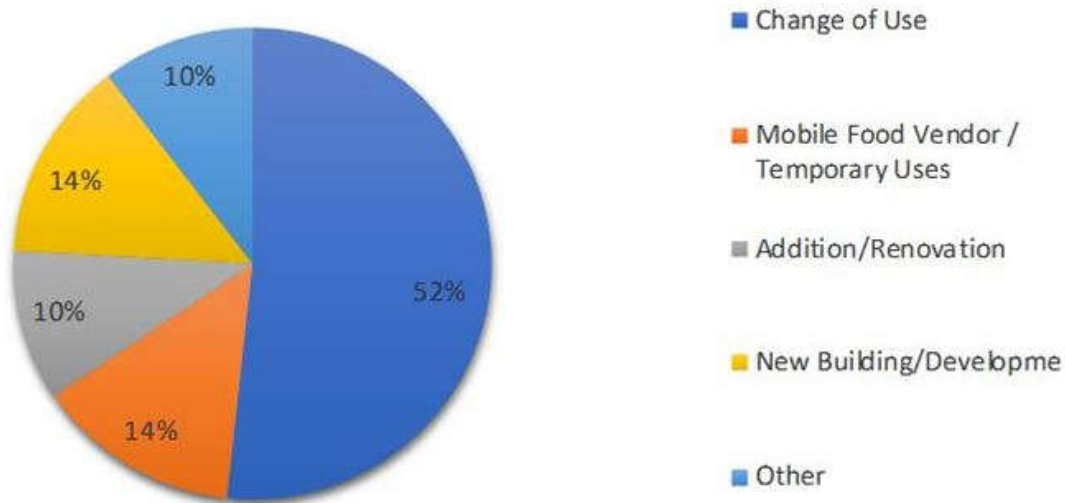
Development Permits

29 – Total Development Permits Reviewed

Permit No.	Type of Development	Location	Status
DP2023.001	Change of Use – Warehousing	206 Hill Avenue	Withdrawn
DP2023.002	Change of Use – Restaurant	409 Railway Avenue	Approved
DP2023.003	Change of Use – Personal Service Establishment	115 2 nd Avenue NE	Approved
DP2023.004	Addition – Retail Liquor Store	215 2 nd Street NE	Approved
DP2023.005	New Building - Hospital	275 5 th Avenue N	Approved
DP2023.006	Change of Use – Personal Service Establishment	424 10 th Avenue S	Approved
DP2023.007	Change of Use – Sheet Metal Shop	1720 East Avenue	Approved
DP2023.008	Change of Use – Personal Service Establishment	23 6 th Street NE	Approved
DP2023.009	Change of Use – Retail Liquor Store	206 Hill Avenue	Approved
DP2023.010	Temporary Use – Outdoor Concert & Community Event	Coteau Avenue Between 2 nd & 3 rd Street	Approved
DP2023.011	Change of Use – Retail Store	64 3 rd Street NE	Approved
DP2023.012	Mobile Food Vendor	Various	Approved
DP2023.013	Change of Use – Repair Service	29 12 th Street NE	Approved
DP2023.014	Mobile Food Vendor	Various	Approved
DP2023.015	New Underground Pool	106 Creekside Way	Approved
DP2023.016	Front Porch Step	20 8 th Street NE	Refused – Approved through DAB
DP2023.017	Change of Use – Personal Service Establishment	51 3 rd Street NE	Approved
DP2023.018	Mobile Food Vendor	Various	Approved
DP2023.019	New Building – Animal Shelter	1810 East Avenue	Approved
DP2023.020	Addition – Street Patio	51 3 rd Street NE	Approved
DP2023.021	Addition – Personal Care Home	1135 Park Avenue	Withdrawn
DP2023.022	Change of Use – Office for Administration	1003 Railway Avenue	Approved
DP2023.023	Shipping Container	79 17 th Street	Approved
DP2023.024	Change of Use – Commercial Recreation Establishment	206 Hill Avenue	Approved

DP2023.025	Change of Use – Retail Store	130 4 th Street NE	Approved
DP2023.026	Change of Use – Retail Store	411 Souris Avenue	Approved
DP2023.027	Change of Use – Personal Service Establishment	140 1 st Street NE	Withdrawn
DP2023.028	New Building – Veterinary Clinic	808 1 st Avenue NW	Pending
DP2023.029	New Building – Theatre	138 3rd St NE	Pending

2023 Development Permits by Type of Development



Home-based Business Permits

18 - Total Home-based Business Permits Reviewed

Permit No.	Type of Business	Status
2023.001	Contractor	Approved
2023.002	Contractor	Refused
2023.003	Childcare Services	Approved
2023.004	Party Rental Service	Approved
2023.005	Home Office – Consulting	Approved
2023.006	Home Office – Photography	Approved
2023.007	Childcare Services	Approved
2023.008	Home Office – Videography	Approved
2023.009	Home Office – Photography	Approved
2023.010	Sales – Online Only	Approved
2023.011	Childcare Services	Approved
2023.012	Sales – Online Only	Withdrawn
2023.013	Personal Service Establishment	Approved
2023.014	Personal Service Establishment	Approved
2023.015	Childcare Services	Approved
2023.016	Printing Services	Approved
2023.017	Personal Service Establishment	Approved
2023.018	Pet Grooming	Pending

Development Appeals

1 – Total Development Appeals

Application No.	Type of Variance	Location	Status
2023.001	Front Porch – Front Yard Setback	20 8 th Street NE	Approved

Sign Permits

6 – Permanent Sign Permits

2 – Portable Sign Applications

Permit No.	Type of Sign(s)	Location	Status
2023.001	Wall Sign	1633 1 st Avenue NE	Approved
2023.002	Wall Sign	115 2 nd Street NE	Approved
2023.003	Wall Sign	114 3rd Street NE	Approved
2023.004	Wall Sign	1627 1 st Avenue NE	Approved
2023.005	Wall Sign	160 Coteau Avenue	Approved
2023.006	Portable Sign	13 1 st Avenue SW	Approved
2023.007	Wall Signs	206 Hill Avenue	Approved
2023.008	Portable Sign	206 Hill Avenue	Approved

Minor Variances

4 – Total Minor Variances

Application No.	Type of Variance	Location	Status
2023.001	Rear & Side Yard Setback	528 10 th Street NE	Approved
2023.002	Front Yard Setback	222 Government Road NE	Approved
2023.003	Front Yard Setback	158 Delaet Drive	Approved
2023.004	Side Yard Coverage	434 Albert Street	Approved

Subdivision Applications

7 – Subdivision Application Approved

Application No.	Location	Status
LS2023.001	Parcel F, Plan 98SE03966 – Fieldstone Estates	Approved
LS2023.002	S ½ 16-8-W2, Multiple Locations	Approved
LS2023.003	329 3 rd Avenue SE	Approved
LS2023.004	Lots 7-8, Block 43, Plan M4926 Lot 13, Block 43, Plan 1014471199 Lots 14-15, Block 43, Plan 101447120 Lot 22, Block 43, Plan 101447108 Lot B, Block 43, Plan 66R43815	Approved
LS2023.005	Parcel J, Plan 68R23472 & Parcel A, Plan 101435688	Approved
LS2023.006	Lots 5&6, Block E, Plan 102079986	Approved
LS2023.007	Parcels A&B, Plan 102166703 & Part of Plan FV399	Approved

Zoning Bylaw & Official Community Plan Amendments

4 – Zoning Bylaw Amendments 2 – OCP Amendments

Bylaw No.	Purpose	Status
2023-3461	Zoning amendment – Townsgate Way	Approved
2023-3463 & 2023-3464	OCP & Zoning Amendment – 1451 1 st Avenue NW	Approved
2023-3467	Zoning Amendment – 316 5 th Avenue SE	Approved
2023-3468 & 2023-3472	OCP & Zoning amendment – 343 2 nd Street NE	Approved

Commercial Incentive Program

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 3 CIP applications were received in 2023, broken down as follows:

Application No.	Type of Project/Category	Location	Status
2023.001	Vacant Buildings – New Tenant	114 3 rd Street NE	Approved
2023.002	Façade and Site Improvements – Addition to building and site alterations	51 3 rd Street NE	Approved
2023.003	Façade and Site Improvements	206 Hill Avenue	Approved



Weyburn Builds Program

The Weyburn Builds Program offers tax incentives for residential properties and projects that fall into the following categories: New Construction; New Mobile or Modular Homes; and Exterior Upgrades.

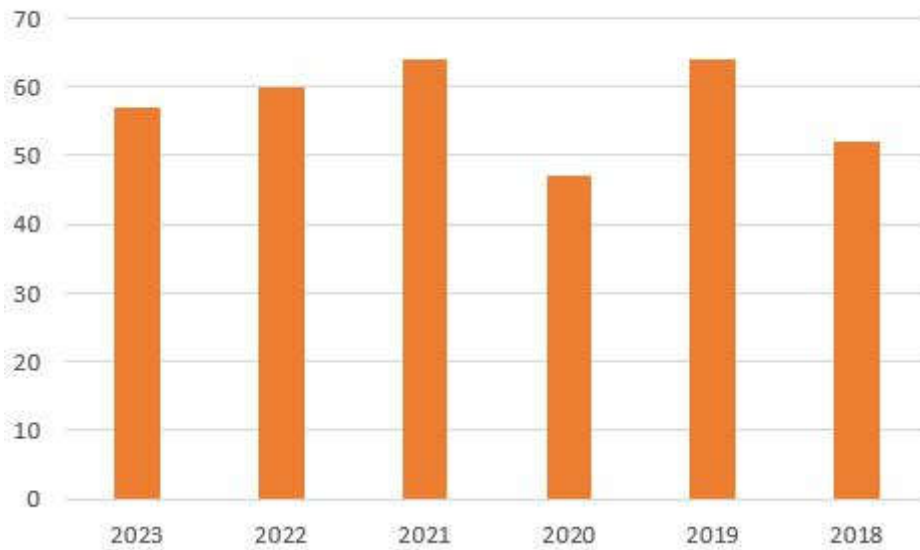
A total of 6 Weyburn Builds applications were received in 2023, broken down as follows:

Application No.	Type of Project/Category	Location	Status
2023.001	Exterior Renovations	627 Maple Drive	Approved
2023.002	Exterior Renovations	771 Elm Crescent	Approved
2023.003	Exterior Renovations	447 Tom Hart Drive	Approved
2023.004	Exterior Renovations	159 Montgomery Crescent	Approved
2023.005	Exterior Renovations	1007 Douglas Road	Approved
2023.006	Exterior Renovations	1722 Eaglesham Avenue	Approved

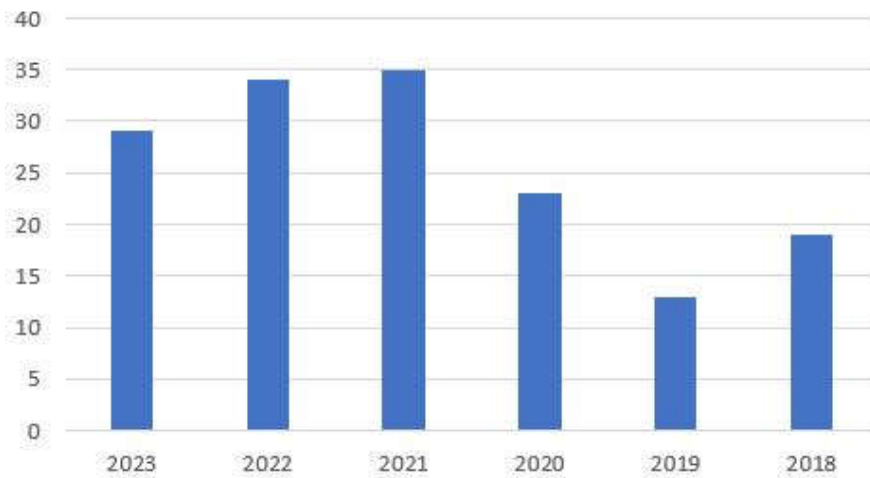
Planning & Building Department Activity Summary

Activity	2023	2022	2021	2020	2019	2018
Building Permit Applications Reviewed	56	60	64	47	64	52
<i>Dwelling Units</i>	4	4	3	5	0	1
<i>Residential Miscellaneous</i>	39	43	49	35	0	1
<i>Commercial</i>	12	12	11	5	1	0
<i>Industrial</i>	0	1	0	1	0	0
<i>Government/Institutional</i>	1	0	1	1	0	1
Demolition Permit Applications Reviewed	10	5	0	0	1	3
Development Permit Applications	29	34	35	23	13	19
<i>Approved</i>	23	28	29	23	13	15
<i>Refused</i>	1	4	3	0	0	4
<i>Pending/Incomplete</i>	2	1	2	0	0	0
<i>Revoked/Withdrawn</i>	3	1	1	0	0	0
Home-based Business Applications	18	14	15	9	11	22
Sign Permit Applications Reviewed	8	6	6	3	3	8
<i>Permanent</i>	6	6	6	3	3	7
<i>Portable</i>	2	0	0	0	0	1
Development Appeals	1	5	3	1	0	0
<i>Approved</i>	1	4	3	1	0	0
<i>Denied</i>	0	1	0	0	0	0
Zoning Certificates Issued	6	7	14	23	24	23
Legal Subdivisions & Parcel Ties reviewed	7	5	3	1	4	3

Building Permit Applications Reviewed

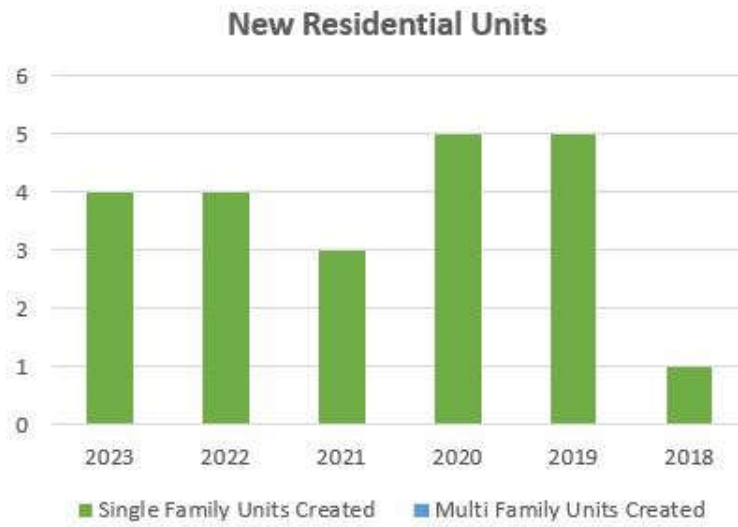


Development Permit Applications

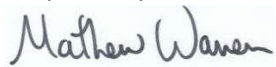


Residential Units Created

New Residential Comparison	2023	2022	2021	2020	2019	2018
Single Family Units Created	4	4	3	5	5	1
Multi Family Units Created	0	0	0	0	0	0



Respectfully submitted,



Mathew Warren
City Manager