

R.M. OF MERVIN



No. 499

Annual Report – 2023

Planning & Development

STAFF

Paige Hundt – Municipal Planner & Development Officer

Purpose

The RM of Mervin Planning and Development Department looks to inform ratepayers, developers, and other stakeholders as to what development has taken place within the RM throughout the last year. Beginning in 2022, the decision to create an annual report was made to better display development statistics for interested people to view. The following information has been collected and compiled throughout 2023 to develop this annual report.

Development Permits

The RM issued a total of 70 development permits in 2023 which includes permitted and discretionary use permits. This is the same as development permits issued in 2022.

The RM received 26 discretionary use permits in 2023 which was slightly above the 20 discretionary use permits in 2022. Discretionary use permits also include recreational vehicle permits, which account for over half of the discretionary use permits in 2023.

Number of Approved Discretionary Use Permits by Division - 2023

Division	1	2	3	4	5	6
Total	1	1	0	12	12	0

Building Permits

Construction activity continues to be robust, resulting in another busy year for Planning & Development. In 2023, the RM experienced a significant amount of building permit activity as the total number of building permits issued was 51. This is a decrease from the 63 building permits that were issued in 2022. One can likely attribute the decrease from year to year with rising inflation and cost of living, difficulty accessing building materials, and increased interest rates.

Division 4 had the highest amount of building permits issued with 31 permits throughout 2023, contributing to 60% of overall building permits. This is due to the great level of development taking place at Turtle Lake and Bright Sand Lake. Division 5 saw 15 building permits which is also explained by the high amount of construction at Bright Sand Lake. The remaining divisions saw development most often in the form of new dwellings or renovations.

Approved Building Permits by Division – 2023

Division	1	2	3	4	5	6
Number of Permits	1	1	3	31	15	0
Construction Value	\$280,000	\$275,000	\$550,000	\$5,038,641	\$2,688,900	\$15,000

Lakeshore development accounted for 75% of the total building permits issued by the RM in 2023. The value of construction for lakeshore development was \$6,589,188, accounting for 75% of the total value of construction. New dwelling permits resulted in 50% of the lakeshore building permits issued in 2023. These types of permits include single detached dwellings, RTM's, moved residences, and mobile homes.

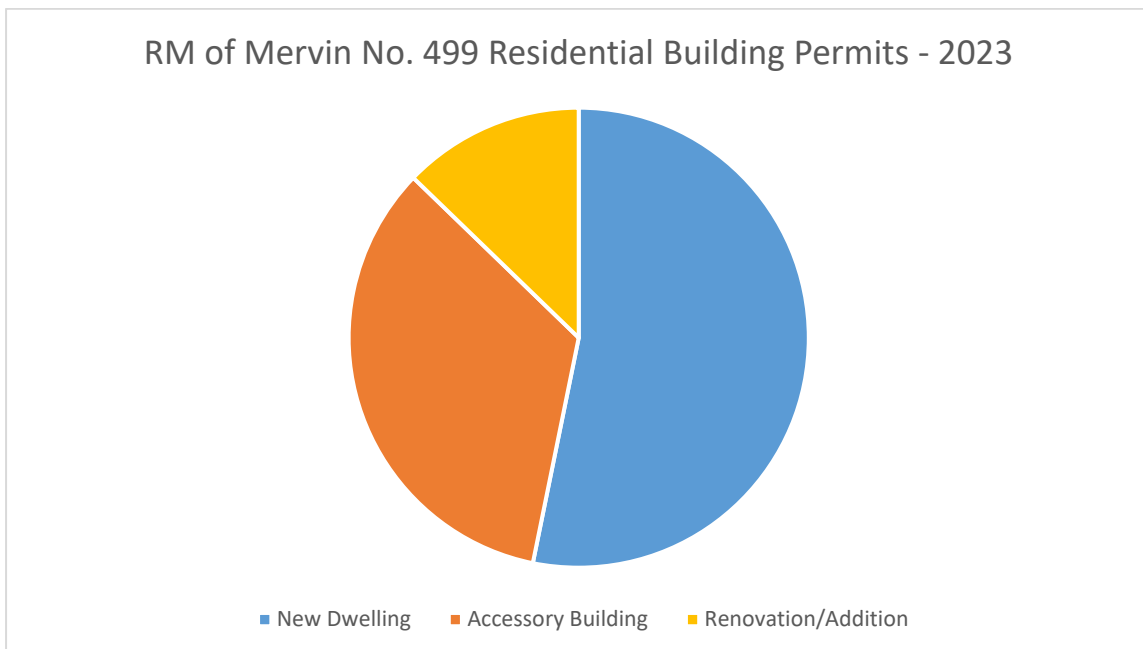
The RM issued a total of 25 permits for new dwellings across all zoning districts.

Approved Building Permits by Quarter – 2023

	Q1	Q2	Q3	Q4	TOTAL
Number of Permits	7	17	16	11	51
Construction Value	\$915,000.00	\$3,261,488.00	\$2,515,000.00	\$2,141,053.00	\$8,832,541

The RM experienced an extended building permit application season in 2023. Seventeen permits were approved both in Q2 and Q3, although Q2 had a greater construction value. The RM also saw a significant increase of building permits being approved in Q4 with a total of 11, an 83% increase over Q4 permits in 2022.

The 2023 value of construction totals \$8,832,541, generating permit fees of \$11,360 to the municipality. Building Official Inspections also accounted for \$61,322.53 to ensure compliance with the National Building Code. Q2 saw the most significant construction activity with 17 building permits and \$3,261,488.00 in construction value, 36% of the overall total. The RM continues to see most building permit activity in the form of residential permits. This includes new dwellings, accessory buildings, and renovations.



The RM Planning Department works closely together with JWS Inspection Services and Svoboda Homes Construction & Inspections to address building permits. This includes receiving new permits, completing inspections, and closing old files where deficiencies have been resolved.

Subdivisions

Subdivision applications are referred by the Community Planning Branch of the Ministry of Government Relations to the RM for comments regarding compliance with the Official Community Plans, Zoning Bylaws, and other planning policies. This table summarizes the number of subdivision applications approved in 2023 in each division.

Subdivision Applications by Division – 2023

Division	1	2	3	4	5	6
Subdivision Applications	0	0	3	3	0	0

The RM provided comments on 6 subdivision applications in 2023, which is the same as 2022. Most subdivision applications were single parcel subdivisions for residential purposes.

Development Appeals Board

Since the RM of Mervin has an approved Zoning Bylaw in place, the Planning & Development Act requires that a Development Appeals Board be established.

In 2023, a total of 2 appeal applications were received and heard by the Development Appeals Board.

The first appeal was related to an accessory structure that did not conform to the setbacks outlined in the Lakeshore Development District. The DAB ruled that the structure must be modified to conform to the regulations.

The second appeal was for a residential building with a covered deck that encroached on the front yard setback by 63% as required by the Lakeshore Development District. The DAB ruled that the covered deck must be modified to conform to the setback regulations.

RM of Mervin Planning Department Update

Throughout 2023, the RM Planning Department has worked on several different initiatives. These include initiatives regarding drought, flooding, and fire hazard mapping and planning with various government agencies. While this work is not yet complete and much more information can be obtained, the RM Planning Department continues to prioritize pursuing new information as this is significant in making future planning decisions.

The Council of the RM of Mervin passed several Zoning Bylaw Amendments including Bylaw 2023-22 and 2023-23 regarding Recreational Vehicles. This amendment provides a phased approach with annual milestones leading to principal dwelling construction. The amendment also includes a reduced minimum square footage requirement for principal dwellings.

The RM of Mervin continues to see significant growth in every zoning district and works to ensure sustainable and strategic growth into the future. Moving into 2024 the RM is confident that sustainable and strategic growth will continue in all aspects of development.