

**R.M. OF MERVIN**



**No. 499**

# Annual Report – 2022

Planning & Development

## **STAFF**

Brenda Ottenbreit – CAO and Development Officer

Paige Hundt – Municipal Planner

## Purpose

The RM of Mervin Planning 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 2022 to develop the following annual report.

## Development Permits

Mervin issued a total of 71 development permits in 2022 which includes permitted and discretionary use development permits.

The RM received 20 discretionary use development permits in 2022 which is slightly lower than the 30 discretionary use permits in 2021. Discretionary Use permits also include Recreation Vehicle permits.

**Number of Approved Discretionary Use Permits by Division – 2022**

Division	1	2	3	4	5	6
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>7</b>	<b>1</b>

## Building Permits

Construction activity continues to be robust, resulting in another busy year for Planning & Development. In 2022, the RM experienced a significant amount of building permit activity as the total number of building permits issued was 63.

Division 4 had the highest amount of building permits issued with 41 permits throughout 2022. This is due to a great level of development taking place at Turtle Lake and Bright Sand Lake. Division 5 also saw 17 building permits which is also explained by the high amount of activity at Bright Sand Lake. The remaining divisions saw development most often in the form of accessory buildings.

Lakeshore development accounted for approximately 82% of the total building permits issued by the RM in 2022. The value of construction for lakeshore, development was \$7,172,611 accounting for the approximately 56% of the total value of construction. New dwelling permits included new residences, RTM's, moved residences, garden suites, and mobile homes, accounted for half of the total lakeshore building permits issued in 2022. The RM issued 24 new dwelling permits in 2022 in Lakeshore Districts.

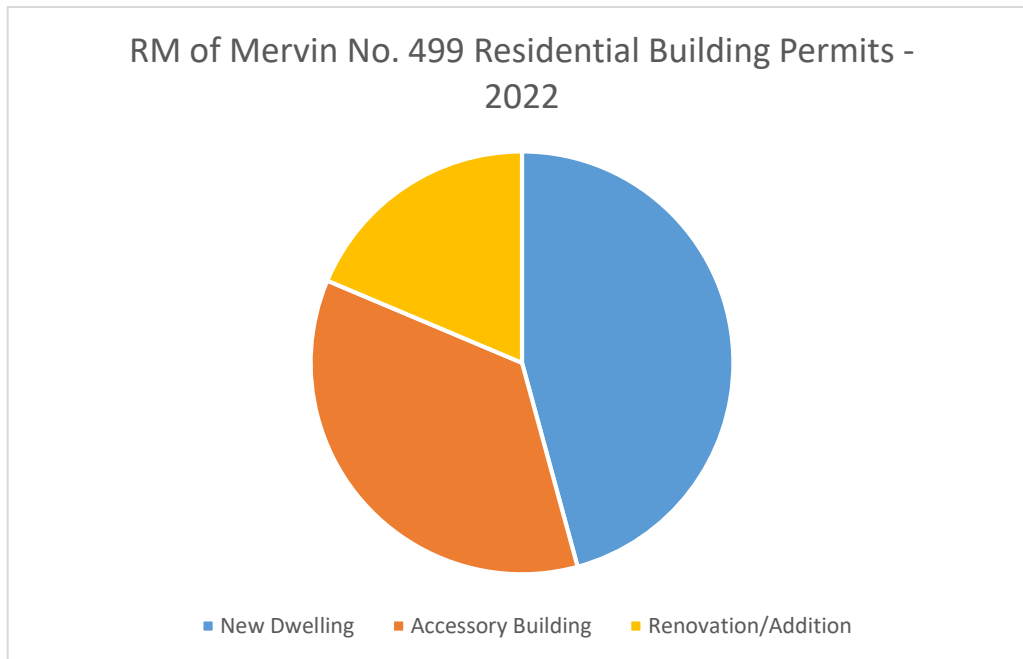
**Approved Building Permits by Division – 2022**

	Division 1	Division 2	Division 3	Division 4	Division 5	Division 6
<b>Number of Permits</b>	1	1	1	41	17	2
<b>Construction Value</b>	\$800,000	\$50,000	\$134,231	\$6,036,611	\$5,135,000	\$530,000

Approved Building Permits by Quarter – 2022					
	Q1	Q2	Q3	Q4	TOTAL
<b>Number of Permits</b>	14	26	17	6	63
<b>Construction Value</b>	\$3,055,000.00	\$5,356,611.00	\$3,541,231.00	\$733,000.00	\$12,685,842.00

The RM experienced an extended building permit application season in 2022. While the majority of applications were received in April to June, which is typical, the number of applications received throughout July to September was higher than a typical year. Q2 saw the highest number of permits received, however the activity in Q3 is notable.

The 2022 value of construction totaled \$12,685,842.00, generating permit fees of \$59,938.60 used for Building Official fees. Q2 saw the most significant construction activity with 26 building permits and \$5,356,611.00 in construction value, 42% 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 2022 in each division:

Division and Number of Subdivision Applications						
Division	1	2	3	4	5	6
Subdivision Applications	1	1	2	0	3	0

The number of R.M. approved subdivisions was 6 in 2022, three are still undergoing the approval process.

### Development Appeals Board

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

In 2022, a total of 3 appeal applications were received by the Development Appeals Board.

The first appeal was related to an existing residential structure, in which a development permit was submitted for the construction of an addition on the residence. The Development Officer refused the development permit application as the site did not have the frontage on a graded all-weather registered road. The DAB granted the appeal, subject to conditions related to land access.

The second appeal was for a residential accessory building, constructed within the side yard setback as required by the Lakeshore Development District. The Board granted the appeal without setting precedence.

The third appeal was related to a setback contravention outside of the minor variance that Council can grant. The appeal will be heard in 2023.

### RM of Mervin Official Community Plan & Zoning Bylaw Update

The RM of Mervin is undertaking a comprehensive review and update to its Official Community Plan (OCP) and Zoning Bylaw. An OCP describes the long-term vision of communities by stating objectives and policies that guide municipal planning and land use. An OCP includes policies related to land use, transportation, culture, utilities and recreation. A Zoning Bylaw is a regulatory document that implements a municipality's OCP. It does this by dividing a municipality into zoning districts and providing standards to regulate subdivision, land use and development within those districts. Together, the OCP and Zoning Bylaw are the main tools Mervin has to ensure development occurs in an orderly, compatible, and sustainable manner.

The review is being done to ensure compliance to current legislation, provide organized growth, and be relevant to the RM's needs.

The RM recognizes that the OCP and Zoning Bylaw review is an important project for landowners, rights holders, and stakeholders and is committed to access to project information and engagement activities. An initial online ratepayer survey was held in early 2022 to gather information and results were presented to Council later that spring. Additional consultation with Council, landowners, rights holders, and stakeholders took place in December with more conversation to take place in 2023.

At the October 25, 2022 R.M. Council meeting, first reading was given to Bylaw 2022-14 for the Official Community Plan, which was the bylaw containing the priority amendments. A public hearing was held on December 3, 2022 for rate payers to ask questions, or express comments or concerns. Second & third reading will be given by Council in 2023 followed by provincial approval.

