

Development in the RM of Mervin Resort Communities.

- ❖ **Protective**
- ❖ **Sustainable**
- ❖ **Planned**
- ❖ **Organized**
- ❖ **Communicated**

❖ 1. **Protective**

1995 - In adopting the Official Community Plan the RM of Mervin Council was forward thinking when they initiated a protective clause for development within the lake shore communities.

Section 4.3(d) of the RM of Mervin's Official Community Plan dictates that new residential subdivisions on Turtle Lake will only be considered once 75% of the existing residential lots have completed residential construction (i.e., cabin's constructed on site). Only three (3) subdivisions could be considered by Council. On a first come first served basis.

❖ **Sustainable**

2016 The assessment roll showed that 73.96% of existing residential lots around Turtle Lake had cabin construction completed.

Council initiated having another Lake Study done in preparation for the generating of the bylaw that would allow more development.

Crosby Hanna & Associates were hired to complete an update on lake development capacity to evaluate if the lake could handle more development.

The report was completed in March 2017 and stated that the lake can handle more development. Some areas were indicated as being more suitable for development than others

❖ **Planned**

In preparation for the possibility of more residential subdivisions on Turtle Lake, The RM Council agreed it was more appropriate to call for proposals so that they could be evaluated against one another in order to choose the best fit, as opposed to being required to accept the first ones submitted. In 2017 the RM of Mervin amended the Official Community Plan and Zoning Bylaw to state that those interested in future multi-lot development that require rezoning would be required to participate in an RM-required Call For Proposals application process prior to any multi-lot subdivision applications considered on Turtle Lake. Applicants would be required to participate before submitting applications into the provincial approving authority, Community Planning Branch.

❖ Organized

In 2018, the RM of Mervin issued a Call for Proposals of interested developers around Turtle Lake to see what interest was available for new residential subdivisions on the lake. The Call closed on December 31, 2018. Applicants were to demonstrate how their proposals were “unique and innovative” that “enhanced the quality and experience of lakeshore development within the municipality”.

The RM received nine (9) applications for multi-lot development around Turtle Lake (eight residential, and one commercial resort development proposal). Eight (8) applications were from the west-side of Turtle Lake, and one (1) application from the east-side of Turtle Lake.

Council considered each application Individually and thoroughly considering the following:

- 1.) Compliance with the Official Community Plan, Zoning Bylaw, 2017 Lake Capacity Study.
- 2.) Personalized view of the proposed property development. All of Council visited short-listed sites to evaluate whether the proposal was suitable to be considered further (i.e., drainage), as well as neighboring properties.

❖ Communicated

Saturday, July 20, 2019, the RM of Mervin required the short-listed developers to attend an Open House at Dexter Hall to present their proposals to the public. Visitors were given feedback forms to complete for Council’s consideration prior to additional round of evaluations.

Post Open House, two (2) applications were encouraged to submit their subdivision into the Community Planning Branch for additional screening at the provincial level, which includes referral to all other applicable ministries and agencies. The two applications considered by Council were the smallest applications presented to Council to ensure sustainable development on Turtle Lake. Only one application has been submitted to the Community Planning Branch at this time.

No land use and suitability concerns have been raised by the Community Planning Branch for the one (1) active application; therefore, Council has completed first reading to consider rezoning for the subdivision. Residents are now welcome to submit formal comments regarding this proposal.