



RM of Mervin No.499- Public Engagement Findings Report

October / 2024

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1. Engagement Background

1.1. Introduction

The Official Community Plan (OCP) and Zoning Bylaw (ZB) are the documents that illustrate the RM's vision for the future and how that vision will be implemented and achieved through policies and regulations. As part of this process, a public engagement initiative was conducted to develop plans, policies, and regulations that accurately represent community priorities and align with the community's vision.

A consultation plan was developed to reach a broad and diverse audience of stakeholders including, but not limited to, residents, business, tenants, government bodies, neighbouring municipalities, and developers. All comments were considered carefully and have been utilized to strengthen both documents and ensure the values of our various communities are reflected in our policies and regulations.

This public engagement report is supplementary to and an integral part of updating the OCP and Zoning Bylaw.

We sincerely value the input that our stakeholders have contributed and continue to view the OCP and Zoning Bylaw as living documents that can be amended as necessary.

1.2. Objectives

- To create an overall community awareness of the proposed changes and the intention of those changes;
- To collect information from the public and stakeholders on issues within the community; and,
- Establish priorities within the community that align with the community's vision.

1.3. Methodology

There were three public engagement initiatives that took place to communicate and gain public input on the project. An online survey, two public open houses, and five stakeholder interview sessions. Additional public engagement will take place to review the draft OCP and ZB and will be added to this report.

1.3.1. Online Survey

An online survey was created to gain insight into the local priorities of the public. The survey was made available online from August 9 to September 13, 2024. Paper copies of the survey were also available to the public at the RM's office. The purpose was to obtain insight into prioritizing issues/concerns from the public. Common themes from the online survey provided insight into important topics that required more feedback from the public in the public open house.

1.3.2. Public Open Houses - 2024

An open house was held on August 24, 2024 at the Livelong Community Hall to capture the lake/recreational community. A second open house was held the following day at the Turtleford Community Hall to capture the rural community. The primary goal was to solicit additional feedback

from the public on land use. Major themes extracted from the online survey served to guide discussion on public concerns. Interactive posters were on display for participants to voice their opinion and the online survey results were also available at this event. A design station was also prepared for participants to create their ideal community. Two GeoVerra Planners, the RM Planner, members of Council, and support staff were made available for the event to answer any questions that arose.

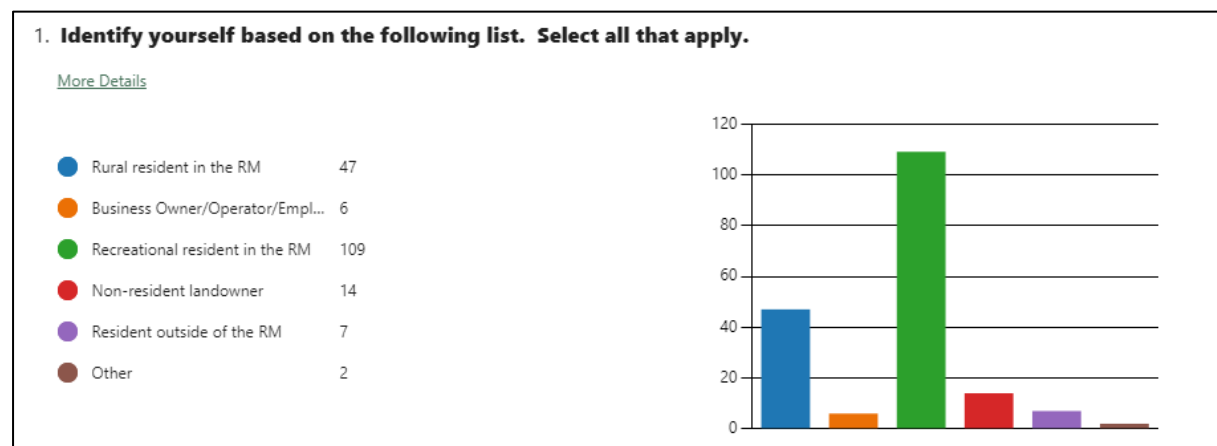
1.3.3. Stakeholder Interviews

Stakeholders consisting of adjacent municipalities, hamlet boards, and community members were invited to one of five stakeholder interviews with the RM Planner and one GeoVerra representative during the week of October 9th – 16th. The purpose of these semi-structured interviews were to have detailed conversations with stakeholder groups directly impacted by Official Community Plan and Zoning Bylaw updates.

2. Summary of Engagement

2.1. Summary of Online Survey

The RM received strong public feedback from their online survey. A total of 158 people participated in the survey. 58% of the participants are recreational residents in the RM, with the majority of those (40%) residing in the RM for over 25 years. Residents from surrounding areas were also welcomed to participate. Complete results of the online survey can be found in Appendix A.



The following are key themes found in the online survey:

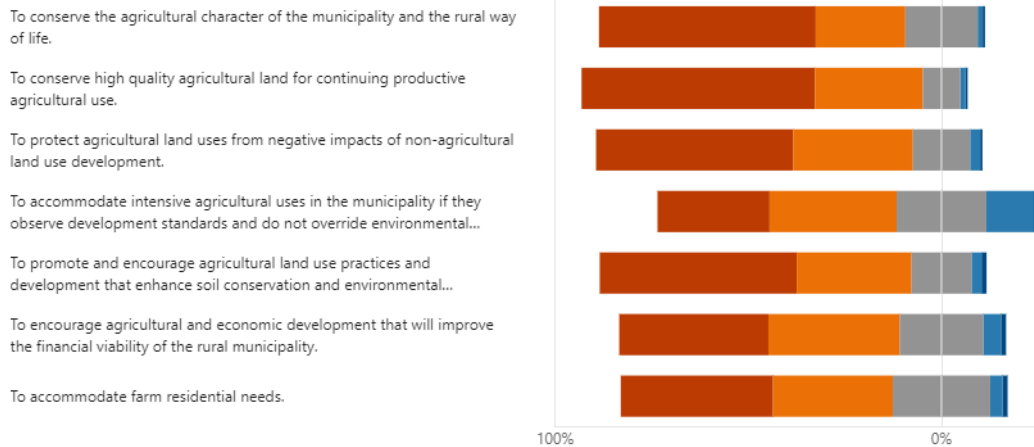
2.1.1. Existing OCP Objectives

One purpose of the online survey was to gain public opinion of the RM's existing OCP objectives. Most respondents either strongly support or somewhat support the original Official Community Plan objectives created in 1994. The two least supported objectives were to accommodate intensive agricultural uses, and country residential developments.

7. Of the list of current Official Community Plan Objectives (originally created in 1994), please select all that you support

[More Details](#)

Strongly Support Somewhat Support Neutral Somewhat Oppose Strongly Oppose



Note: the above image is one of several slides for this survey question.

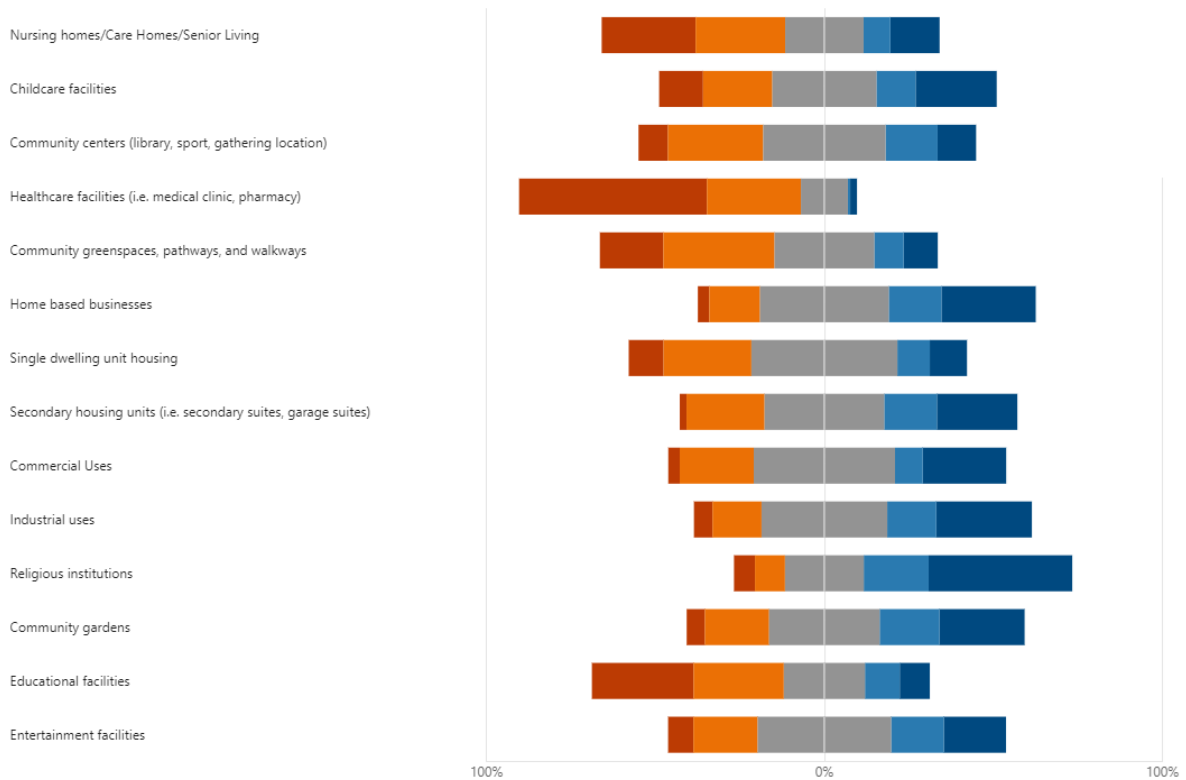
2.1.2. Land Use Priority

The survey collected information on what new development residents would like to see in their community. Healthcare facilities, education facilities, care homes, greenspace, and single-family housing make up the top 5.

14. Rate each based on level of importance as if it were a new development. (1 being the highest)

[More Details](#)

1 (most important) 2 3 4 5 (least important)



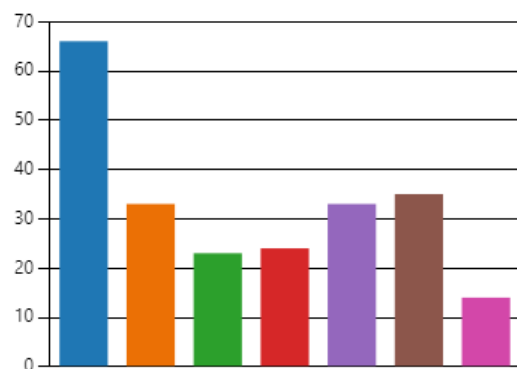
2.1.3. Regulation of existing land uses

To assess public satisfaction of zoning, the survey asked how they felt about current regulation of land uses. Agriculture had the most positive results, whereas other land uses were less favorable.

15. Which land uses do you feel are being well-regulated by the RM of Mervin? Select all that apply.

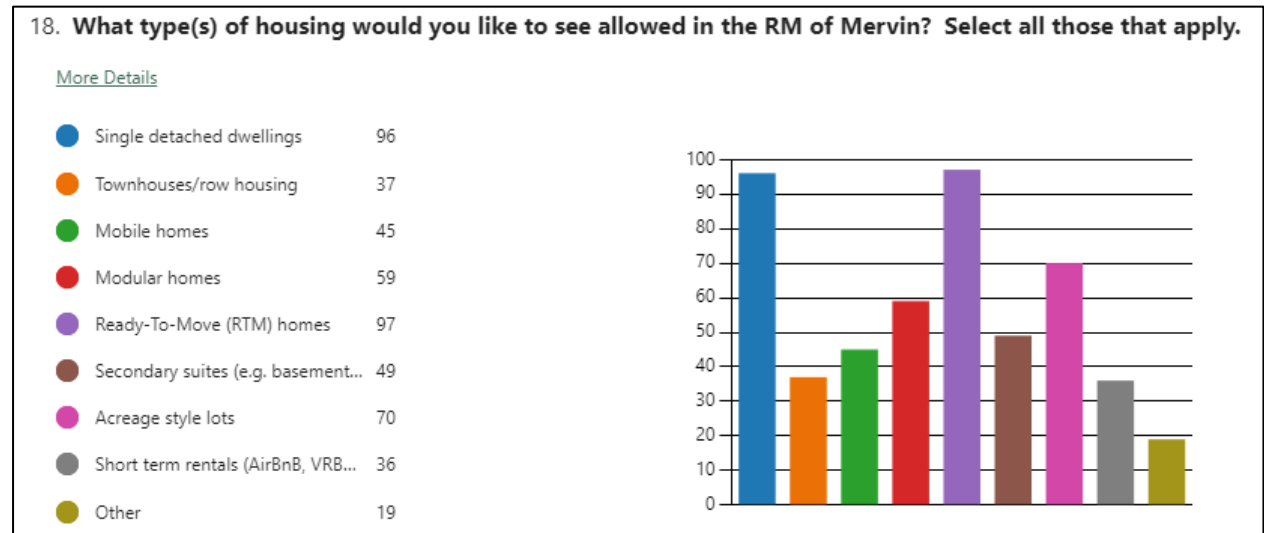
[More Details](#)

● Agricultural	66
● Residential	33
● Commercial	23
● Industrial	24
● Recreational	33
● Environmental protected areas	35
● Other	14



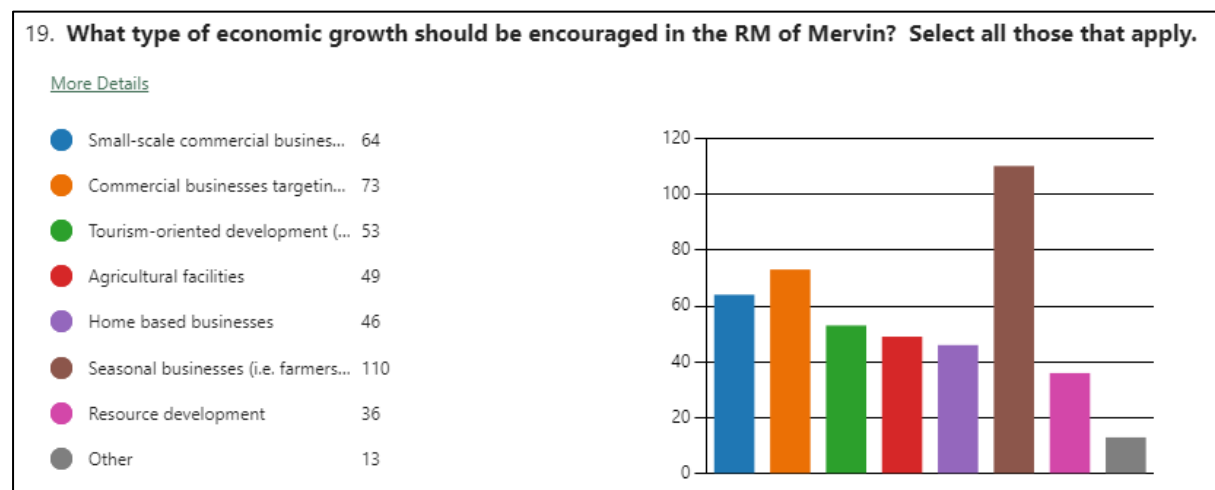
2.1.4. Housing Type

Residents were asked about what type of housing they preferred. Majority of responses favored single detached dwellings and RTM homes.



2.1.5. Economic Growth

When asked about the type of economic development respondents would like to see in their community, residents expressed a strong preference for growth that supports seasonal businesses, such as farmers markets. Commercial businesses catering to travelers was a distant second.



2.1.6. The Lakes

The strongest repeating theme throughout the online survey was an increase focus on the lakes that reside within the RM. Specifically Brightsand Lake and Turtle Lake dominated the responses when asked what people love about the RM. The residents also have a strong passion for the maintenance and protection of these lakes from negative or over-development.

2.1.7. Bylaw Restrictions

Residents voiced concern as to the restrictions of existing bylaws. Many people felt that they aren't able to do what they want on their property. It was also found that people thought the biggest issue related to land use and development was the development standards (i.e. building setbacks, permitted uses, etc.).

2.2. Summary of Public Open House - 2024

A total of 31 participants attended the two-day public open house. The following are summaries of Interactive Posters and Design Station. See Appendix B for all open house poster boards and full results and Appendix C for written comments that were received.

2.2.1. What do you like about the RM?

What do you like about the RM?	Votes	Votes as % of Participants
Proximity to the Lakes	18	58%
Rural Setting	10	32%
Local Community	6	19%
Nature	17	55%
Weather	0	0%
Affordability	1	3%
Secluded Living	8	26%
Local Amenities	1	3%
Other	2	6%

2.2.2. Existing OCP Objectives

Participants were encouraged to place green, red, or blue dots on the OCP objectives they support, oppose, or don't understand respectively. The table below outlines the received feedback:

OCP Objective	Support	Oppose	Don't Understand
Agriculture Objectives			
To conserve the agricultural character of the municipality and the rural way of life.	6	0	0
To conserve high quality agricultural land for continuing productive agricultural use.	3	0	0

To protect agricultural land uses from negative impacts of non-agricultural land use development.	12	0	0
To accommodate intensive agricultural uses in the municipality if they observe development standards and do not override environmental concerns.	2	4	1
To promote and encourage agricultural land use practices and development that enhance soil conservation and environmental sustainability	8	0	0
To encourage agricultural and economic development that will improve the financial viability of rural municipality.	1	1	0
To accommodate farm residential needs.	3	1	0
Residential Objectives			
To ensure that country residential land uses do not jeopardize agricultural activities or resources.	5	0	1
To permit country residential development to provide a growth stimulus to the community and choice of lifestyles for residents.	8	1	0
To minimize the economic costs of country residential development to the municipality.	4	0	1
To direct country residential uses away from areas of high-quality agricultural land.	3	1	0
To minimize negative impacts of country residential development on the environment and on agricultural and recreational land uses.	3	0	1
To ensure that intensive and single-parcel country residential subdivision and development is undertaken in a planned manner and to provide for development of existing country residential sites and abandoned farmyard sites.	11	1	0
To promote the orderly development of residential and commercial uses within the hamlet of Livelong.	2	1	0
Lakeshore Development Objectives			
To ensure that lakeshore development occurs in a planned, orderly manner, and at locations which are compatible with each other and with the protection of the natural environment.	14	0	0

To minimize land use and access conflicts and incompatibility with shoreland conditions.	8	0	1
To maintain, protect and enhance lake water quality, water levels and the health of fishery resources.	19	1	0
To protect the amenities and environmental quality of the municipality's lakeshore lands.	13	0	0
To encourage cooperative planning between Council, other jurisdictions and the public.	16	0	0
Recreational Development Objectives			
To ensure that recreational development occurs in a planned, orderly manner where locations are compatible with each other, and with the protection of the natural environment.	10	0	1
To minimize land use and access conflicts and incompatibility with shore lands conditions.	9	0	0
To minimize land use conflicts with existing Resort Hamlet surrounding Turtle Lake and Bright Sand Lake.	10	0	0
To protect the amenities and environmental quality of the municipalities existing Resort Hamlets.	14	0	0
To encourage cooperative planning between Council, Resort Hamlet Boards, other jurisdictions and the public.	13	0	0
Commercial and Industrial Objectives			
<p>To ensure that commercial and industrial development occurs in a manner which:</p> <ol style="list-style-type: none"> 1. minimizes the economic costs of such development to the municipality; 2. fits with existing infrastructure, and municipal services (e.g. highways, roads, rail lines); and 3. minimizes negative impacts on the environment and conflicts with other land uses. 	10	0	1
To ensure that commercial and industrial land uses do not jeopardize agricultural or recreational activities or resources.	7	0	1
To direct commercial and industrial land uses away from areas of high quality agricultural and recreational land.	7	0	0

To encourage and promote commercial and industrial development along highways and other areas which are beneficial and well suited to the municipality.	7	1	0
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2.2.3. Residential Housing Types

Participants were encouraged to place green, red, and blue dots on the Residential use they support, oppose, or don't understand respectively. The table below outlines the received feedback:

Residential House Types	Support	Oppose	Don't Understand
Agriculture Residential	5	1	1
Secondary Housing Units	11	6	0
Short Term Rentals	9	5	1
Lakeside Developments	3	12	0
RV/Campgrounds	7	7	1

2.2.4. Commercial Development

Participants were encouraged to place green, red, and blue dots on the Commercial use they support, oppose, or don't understand respectively. The table below outlines the received feedback:

Commercial Development	Support	Oppose	Don't Understand
Home Based Businesses	3	4	0
Retail Services	2	5	0
Entertainment Facilities	4	5	0
Tourism-Oriented Development	7	5	0
Resource Development	8	9	0

2.2.5. Greenspace & Pathways

Participants were encouraged to place green, red, and blue dots on the Greenspace use they support, oppose, or don't understand respectively. The table below outlines the received feedback:

Greenspace	Support	Oppose	Don't Understand
Community Gardens	9	2	0

Pathways Networks	9	1	0
Public Improvements (garbage bins, benches, etc.)	10	2	0
Nature Preservation Sites	17	0	0
Public Beaches	13	1	0

2.2.6. Industrial

Participants were encouraged to select the nuisance that they are most strongly opposed to. The table below outlines the received feedback and is listed in order of most strongly opposed.

Industrial Nuisances	Votes	Votes as % of Participants
Road Conditions	12	39%
Noise	7	23%
Smell	3	10%
Other	3	10%

2.2.7. Agriculture Zoning District

Depicted on the poster was the Agriculture District's Principle Uses, Discretionary Uses, and Regulations. Participants were encouraged to place green and red dots on the uses and regulations they supported or opposed. The agriculture zoning district in particular saw a large number of red dots opposing the principle and discretionary uses compared to green supporting those uses. The regulations did not receive any dots. In total this district received 7 green dots 31 red dots.

2.2.8. Lakeshore Development Zoning District

Depicted on the poster was the Lakeshore Development District's Principle Uses, Discretionary Uses, and Regulations. Participants were encouraged to place green and red dot of the uses and regulations they supported or opposed. This district also saw many more red dots opposed to green. Two areas that received a mass of opposing participants was commercial uses (discretionary) and the maximum fence height. In total this district received 53 green dots 31 red dots. There were also a few comments left expressing their concern for the maintenance and stewardship of this district.

2.2.9. Recreational Vehicle Zoning District

Depicted on the poster was the Recreational Vehicle District's Principle Uses, Discretionary Uses, and Regulations. Participants were encouraged to place green and red dot of the uses and regulations they supported or opposed. This district had not as much participation compared to the others; however, there were more people supportive of the uses than opposed. In total this district received

7 green dots 3 red dots. There was a comment stating that that the current level of recreational vehicle development should be help at the current level.

2.2.10. Resort Commercial Zoning District

Depicted on the poster was the Resort Commercial District's Principle Uses, Discretionary Uses, and Regulations. Participants were encouraged to place green and red dot of the uses and regulations they supported or opposed. Overall, this district had a fairly even reaction from participants with a slightly greater opposition to the uses. In total this district received 7 green dots 10 red dots.

2.2.11. Written Comments

The RM received 6 written submissions at or after the Open House, expressing concerns with the overdevelopment of Turtle Lake and the quality of the lake itself as a result of the current development levels. The comments emphasized the importance of completing a new Turtle Lake Study to influence and support the policies of the new OCP and Zoning Bylaw.

2.3. Summary of Stakeholder Comments/Meetings

Full interview responses can be found in Appendix D.

2.3.1. Interview 1: October 9, 2024

Interviewees: Hamlet of Crystal Bay Sunset

Key Themes:

- People are drawn to the RM because of the quiet country living to get away.
- Dichotomy of views and goals between the agricultural population and lake population can create conflict and slows down development and decision making.
- Appreciate the ability to have an RV on the property to reduce the cost of living for people moving to the lakes. It was suggested to reduce the minimum square footage of a primary dwelling to ease the affordability of living at the lake.
- Some challenges expressed by the interviewee had to do with the services like road maintenance. Even though the hamlet has a good relationship with the water board, the cost to upgrade is too high and the project gets shut down.
- There is room for development on Brightsand, but not Turtle Lake.
- There is more opportunity for recreation development in CBSS.
- There are no complaints related to the short-term rentals; however, it is hard to regulate them.

2.3.2. Interview 2: October 11, 2024

Interviewees: Hamlet of Evergreen Brightsand, Rural Ratepayer, Hamlet of Sandy Point, and Resort Village of Kivimaa-Moonlight Bay

Key Themes:

- Drawn to the RM because of the beauty of the lakes and activities available.
- Find it is more restrictive to develop on your property compared to somewhere more rural.
- The bylaws create a lot of confusion as the public finds them to be unclear.
- Subdividing new acreages are taking up optimal farmland when there are lots of abandoned farmyards that are underutilized.
- Many lots are sitting vacant. (i.e. for future development for their children).
- Commercial development is challenging due to the large seasonality of the RM, which creates an opportunity for commercial revitalization.
- The population is an aging one and they want to find opportunities to draw young people back into the community.
- Turtle Lake has very few lots that are undeveloped left, but people find the lake to be over developed.
- The lake quality study should be used as a guide for approval or denial of development.
- There needs to be regional buy in so that all governing bodies have the same agenda to protect the lakes.
- They would like to see more services and economic growth that adds value to the RM.
- They would like to see a change in the vacancy rate so that calls for developments take longer. Currently, there are skewed results as the current tracking only shows dwellings. Whereas it should include all development on lots, ex. Accessory building and RVs.

2.3.3. Interview 3: October 11, 2024

Interviewees: Rural Ratepayer and Town of Turtleford

Key Themes:

- The community loves having an agricultural lifestyle with the opportunity for recreation on the lakes, as well as the incorporation of the oil and gas industry to provide employment for the residents.
- The community finds there are too many development regulations.
- With the influx of people coming to the lakes it puts a greater strain on the services related to the agricultural population.
- Since the lake population is much larger, the agricultural population doesn't feel they are heard as much.
- The attendees feel with the collaboration of the towns there are economic opportunities that can benefit the RM.
- There is a large mindset of "I can do what I want on my property." This stems from a lack of understanding on the rationale behind why certain regulations are in place.
- The community finds the OCP and Zoning Bylaw is confusing and wishes it was written in plainer English.
- Found the permit application process very easy.

2.3.4. Interview 4: October 15, 2024

Interviewees: Hamlet of Sunny Acres, Hamlet of Sunset View Beach, and Hamlet of Spruce Lake

Key Themes:

- People choose to live in the RM because of the rural isolation with opportunity to enjoy the lake and the community living it provides.
- General comments about congestion in public spaces (i.e. beach space, docks/boat lifts and trailer parking). Many stated that this isn't currently a big concern, but will be in the future.
- Positive feedback on the development process and the Turtle Lake water study.
- Concerns have been raised about future development on Turtle Lake. There were several comments about completing the Turtle Lake water study before proceeding with any further development. While Brightsand Lake is currently less concerned about overdevelopment, it should still be monitored to ensure that future development is carried out responsibly.
- In general, more people are in favor of allowing RVs on lots than not; however, they are not in favor of forcing the building of permanent dwellings as it could have financial stress on some owners. They would like to see the removal of timelines requiring permanent dwelling.

2.3.5. Interview 5: October 16, 2024

Interviewees: Hamlet of Horseshoe Bay, Hamlet of Aspen Cove, Hamlet of Powm Beach, Hamlet of Evergreen Acres, and Hamlet of Parkland Beach

Key Themes:

- A key theme is that Turtle Lake is full. There isn't anymore room for development, and it has been seen over the last decade that the water quality has diminished because of the overdevelopment.
- Some options that seemed receptive to the interviewees was changing the vacancy percentage and increasing lot sizes to reduce density.
- They want to see an updated Turtle Lake water study to dictate and influence development going forward.
- They feel Turtle Lake has all the amenities that it needs; however, the addition of short-term rentals would be nice for family and friends. With short-term rentals there needs to be greater regulations.
- People appreciate that RV's are permitted on the lots; however, some feel the time is not long enough and may need to sell the land due to not being able to afford the property and a permanent dwelling.
- The people wish to see the OCP and ZB reviewed every 5 years, rather than 30. d
- The hamlet boards wish to be consulted more on development.

3. Conclusion

The engagement process for the RM of Mervin's OCP and Zoning Bylaw update has strived to obtain feedback from a diverse and extensive list of stakeholders. All comments have been considered carefully and many changes will be made to improve and alter the documents in response to the feedback.

The consultation process that has been carried out for the new OCP and Zoning Bylaw from the project kick-off phase through to the draft document phase is intended to ensure the documents meet the needs of the local communities, accurately reflect community priorities and respond to needs of other agencies and stakeholders in the region.

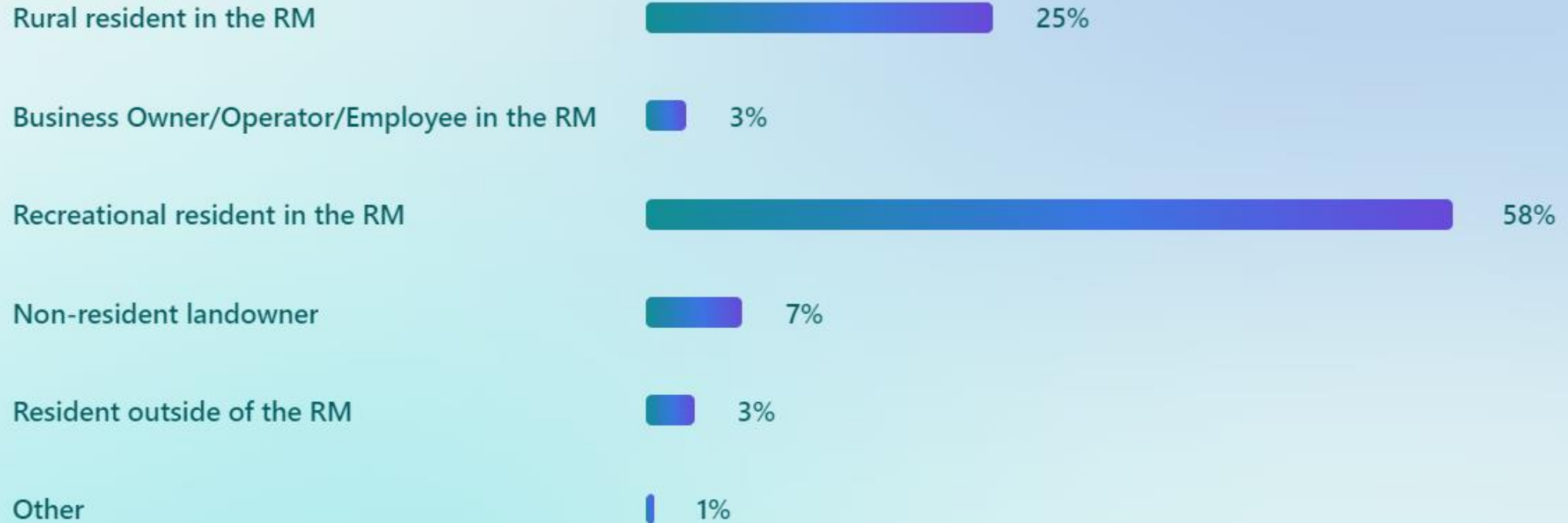
Additional rounds of consultation on these documents will be carried out as part of the draft review and formal adoption process.

The RM of Mervin is appreciative of all the time and effort that has been contributed by citizens and other stakeholders in participating in engagement efforts and providing feedback. The input is integral to the creation of plans that can be supported broadly by those individuals, groups and agencies who may use or be affected by the bylaws.

Appendix A – Online Survey Results

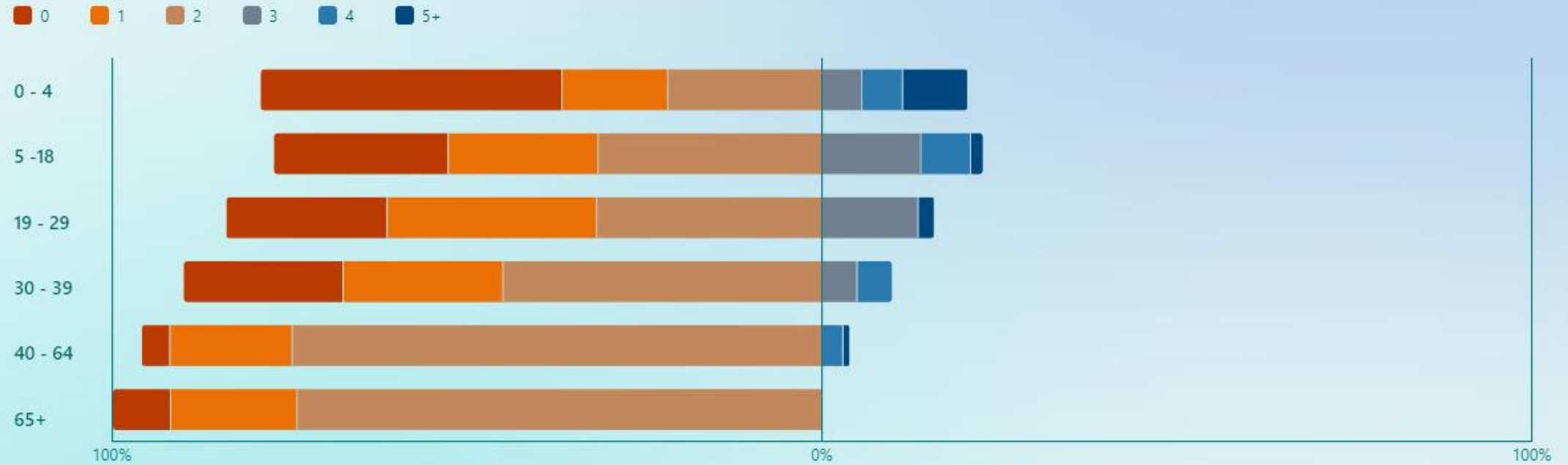
158 responses submitted

Identify yourself based on the following list. Select all that apply.



158 responses submitted

Indicate the number of household members and age. Select all that apply.



158 responses submitted

How many years you've resided in/worked in/held property in the RM and surrounding areas
(select the highest applicable number).



Treemap

Bar

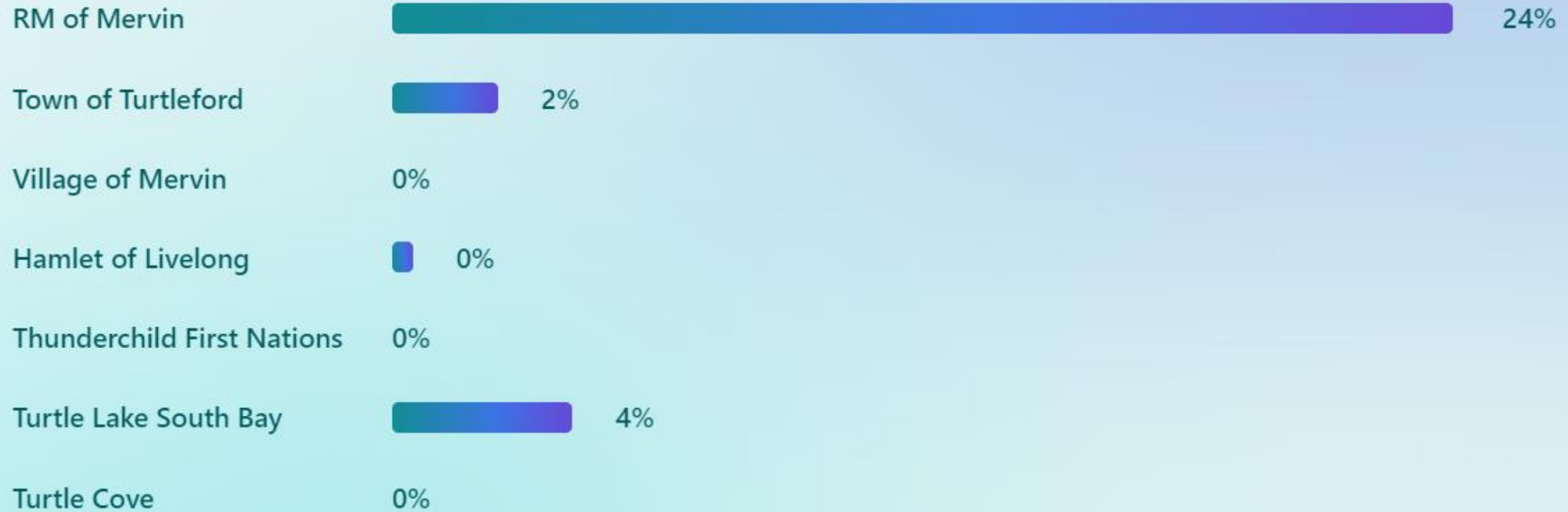


3 of 21



158 responses submitted

Indicate the location of residence/business/landownership. Select all that apply.



4 of 21



158 responses submitted

Indicate the location of residence/business/landownership. Select all that apply.

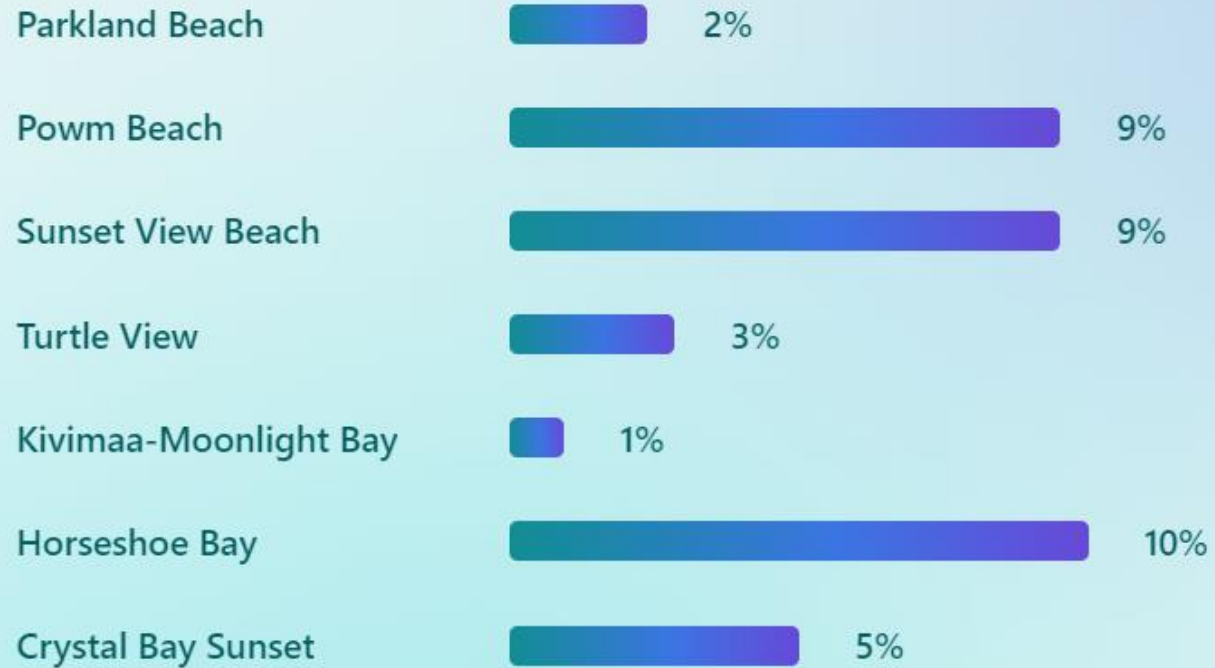


4 of 21



158 responses submitted

Indicate the location of residence/business/landownership. Select all that apply.

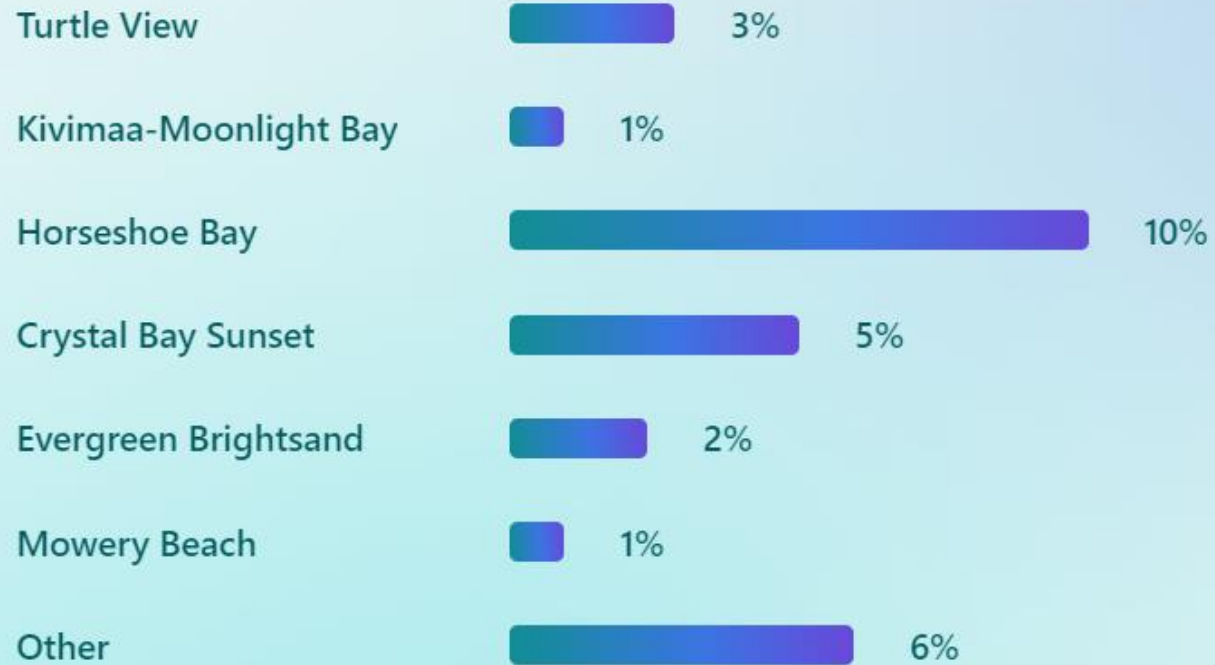


4 of 21



158 responses submitted

Indicate the location of residence/business/landownership. Select all that apply.



4 of 21



158 responses submitted

Tell us what you love about the RM of Mervin



A word cloud visualization of survey responses. The word 'lake' is the largest and most prominent, centered in the middle. Other significant words include 'RM of Mervin', 'beautiful lakes', 'lot of lakes', 'lake within the RM', 'RM', 'love', 'water lake', 'Turtle Lake', 'lake property', 'lakes and community', 'lake residents', 'bylaws around the lake', 'Lake and Livelong', 'lakes and the people', 'lakes and areas', 'proximity to several lakes', 'Lake life', 'lakes & forests', and 'lake of Brightsand'. The words are arranged in a circular pattern around the central 'lake' word, with varying font sizes indicating their frequency or importance.

lake of Brightsand RM of Mervin
lot of lakes beautiful lakes
lake within the RM RM lake
lakes & forests
proximity to several lakes
Lake life water lake
love
Turtle Lake lake property
lakes and community lake residents
bylaws around the lake
Lake and Livelong
lakes and the people
lakes and areas



Wordcloud

All responses



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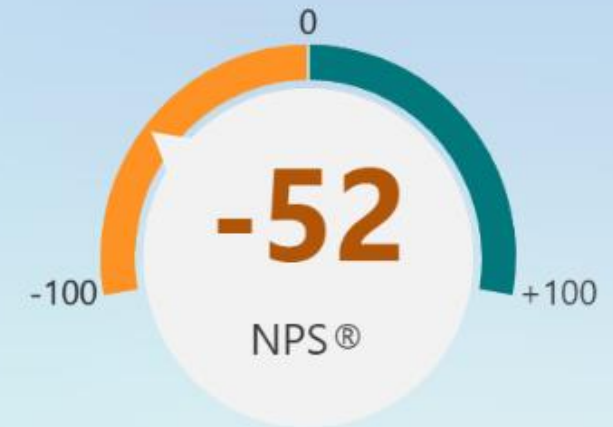
158 responses submitted

Do you feel that you are able to do what you want to do on your property?

Promoters 17

Passives 41

Detractors 99



6 of 21



158 responses submitted

Of the list of current Official Community Plan Objectives (originally created in 1994), please select all that you support

Strongly support Somewhat support Neutral Somewhat Oppose Strongly Oppose

To conserve the agricultural character of the municipality and the rural way of life.

To conserve high quality agricultural land for continuing productive agricultural use.

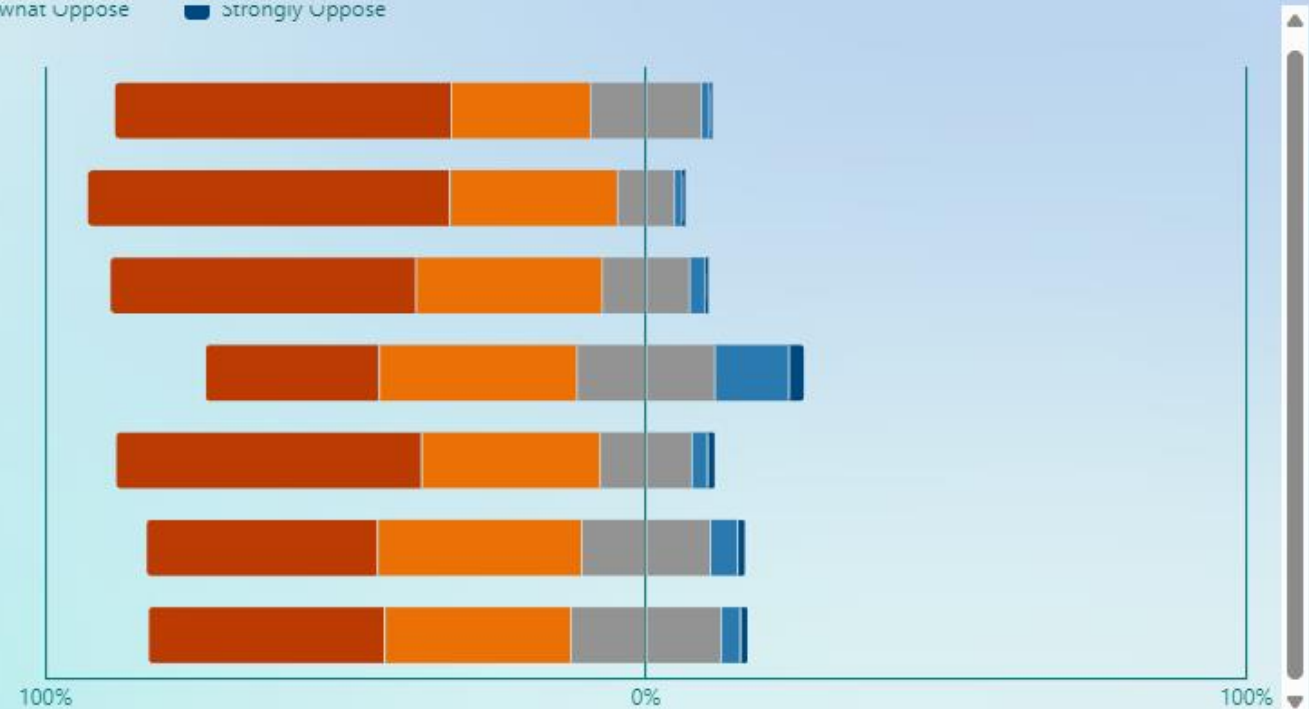
To protect agricultural land uses from negative impacts of non-agricultural land use development.

To accommodate intensive agricultural uses in the municipality if they observe development standards and do not override environ-...

To promote and encourage agricultural land use practices and development that enhance soil conservation and environmental...

To encourage agricultural and economic development that will improve the financial viability of the rural municipality.

To accommodate farm residential needs.



158 responses submitted

Of the list of current Official Community Plan Objectives (originally created in 1994), please select all that you support

Strongly Support Somewhat Support Neutral Somewhat Oppose Strongly Oppose

To ensure that country residential land uses do not jeopardize agricultural activities or resources.

To permit country residential development to provide a growth stimulus to the community and choice of lifestyles for residents.

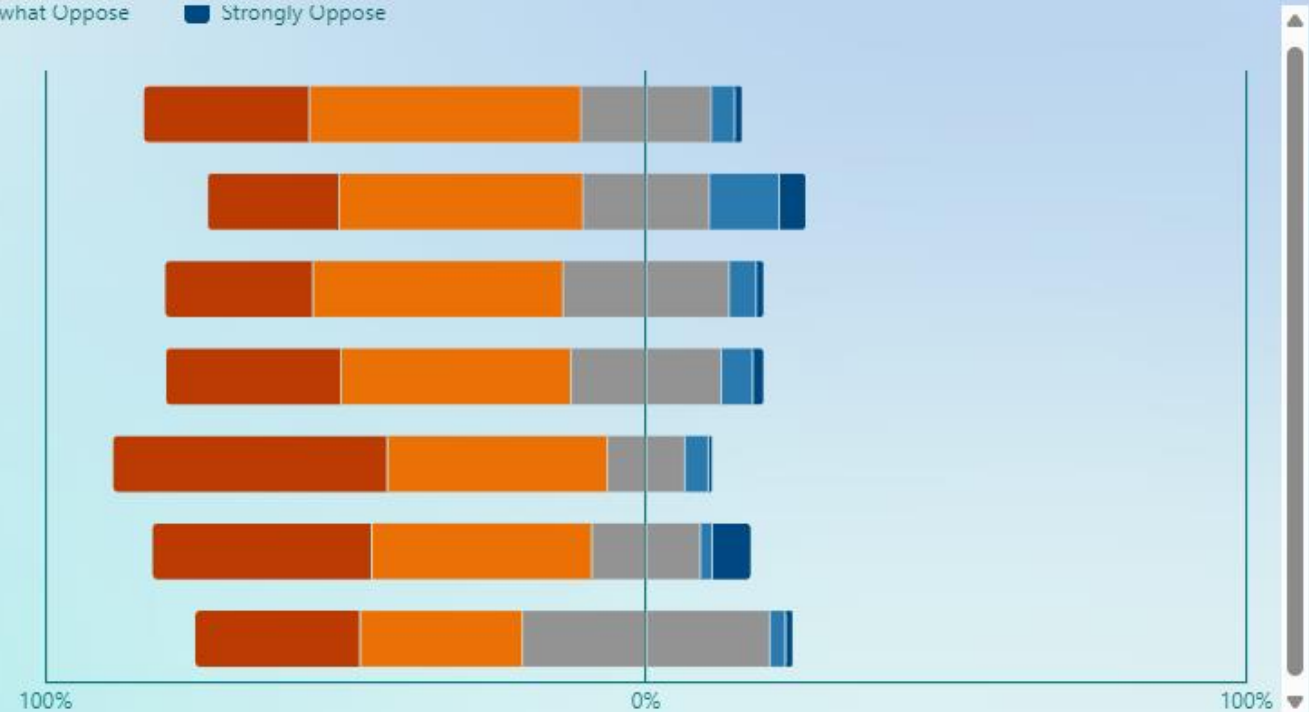
To minimize the economic costs of country residential development to the municipality.

To direct country residential uses away from areas of high quality agricultural land.

To minimize negative impacts of country residential development on the environment and on agricultural and recreational land uses.

To ensure that intensive and single-parcel country residential subdivision and development is undertaken in a planned manner and to...

To promote the orderly development of residential and commercial uses within the hamlet of Livelong.



158 responses submitted

Of the list of current Official Community Plan Objectives (originally created in 1994), please select all that you support

Strongly Support Somewhat Support Neutral Somewhat Oppose Strongly Oppose

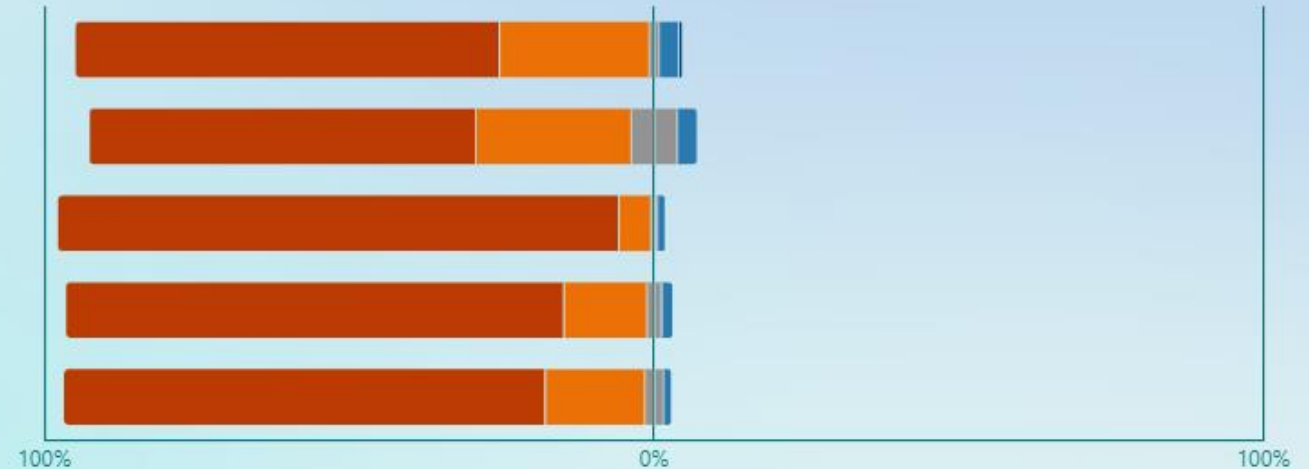
To ensure that lakeshore development occurs in a planned, orderly manner, and at locations which are compatible with each other and...

To minimize land use and access conflicts and incompatibility with shoreland conditions.

To maintain, protect and enhance lake water quality, water levels and the health of fishery resources.

To protect the amenities and environmental quality of the municipalities lakeshore lands.

To encourage cooperative planning between Council, other jurisdictions and the public.



9 of 21



158 responses submitted

Of the list of current Official Community Plan Objectives (originally created in 1994), please select all that you support

Strongly Support Somewhat Support Neutral Somewhat Oppose Strongly Oppose

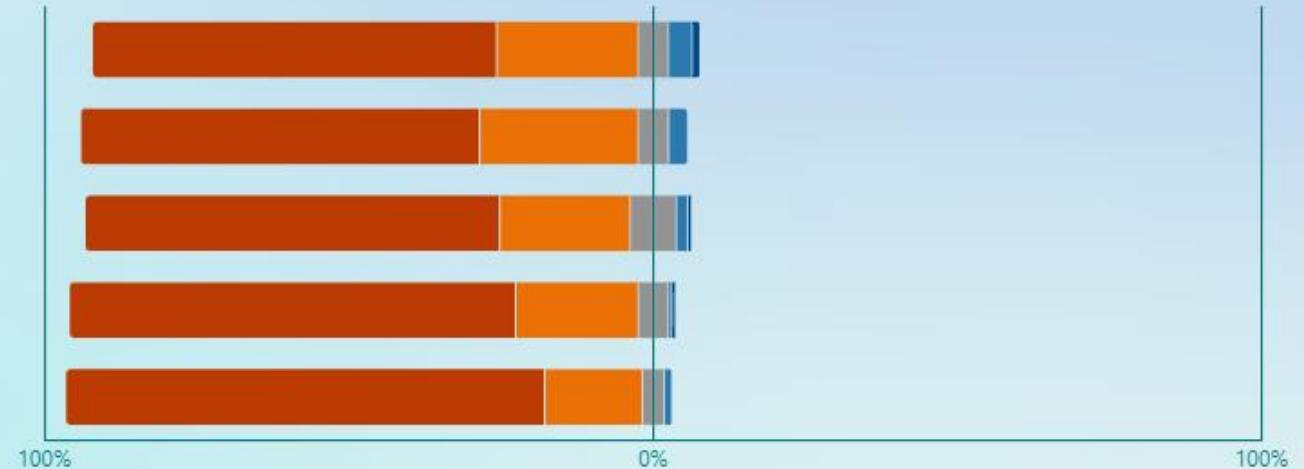
To ensure that recreational development occurs in a planned, orderly manner where locations are compatible with each other, and with th...

To minimize land use and access conflicts and incompatibility with shore lands conditions.

To minimize land use conflicts with existing Resort Hamlets surrounding Turtle Lake and Bright Sand Lake.

To protect the amenities and environmental quality of the municipalities existing Resort Hamlets.

To encourage cooperative planning between Council, Resort Hamlet Boards, other jurisdictions and the public.



10 of 21



158 responses submitted

Of the list of current Official Community Plan Objectives (originally created in 1994), please select all that you support

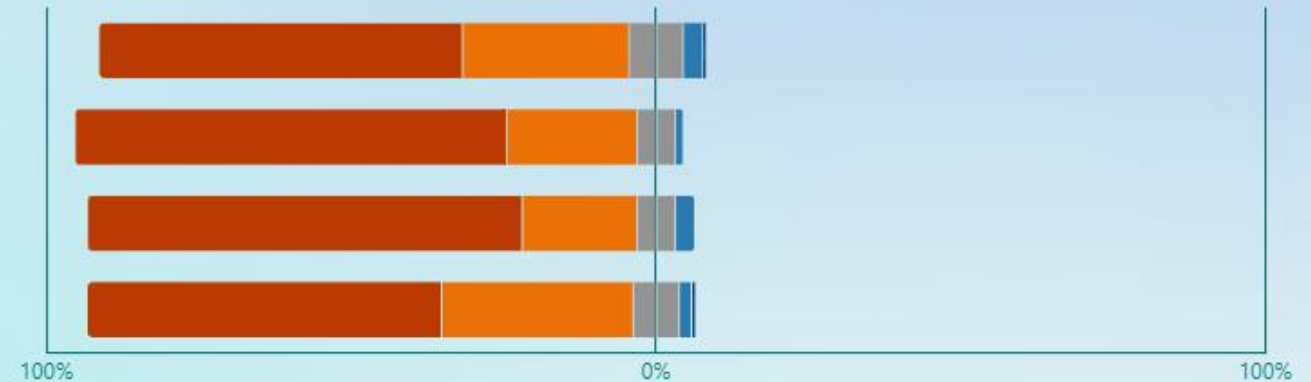
Strongly Support Somewhat Support Neutral Somewhat Oppose Strongly Oppose

To ensure that commercial and industrial development occurs in a manner which: i) minimizes the economic costs of such develop-...

To ensure that commercial and industrial land uses do not jeopardize agricultural or recreational activities or resources.

To direct commercial and industrial land uses away from areas of high quality agricultural and recreational land.

To encourage and promote commercial and industrial development along highways and other areas which are beneficial and well suited...



11 of 21



158 responses submitted

Of the list of current Official Community Plan Objectives (originally created in 1994), please select all that you support

Strongly Support Somewhat Support Neutral Somewhat Oppose Strongly Oppose

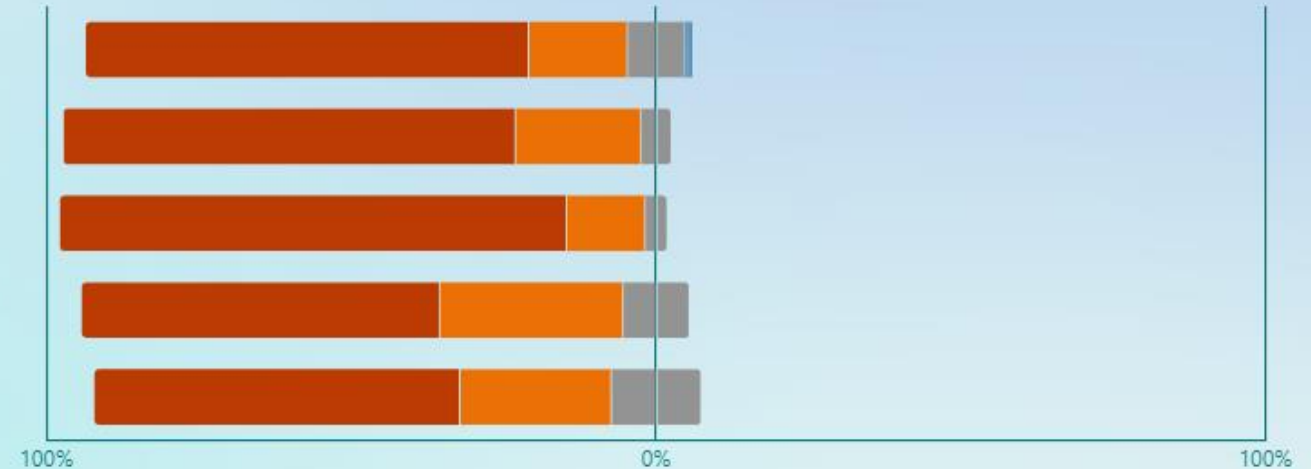
To minimize the financial burden on the residents of the municipality resulting from developments in the municipality.

To ensure that services are provided in an economic and efficient manner.

To provide and maintain a system of municipal roads which meet demands for safe travel and access.

To minimize land use conflicts between utility systems and adjacent or surrounding land uses.

To promote coordinated planning of transportation and public utility facilities and rights-of-way with provincial agencies.



12 of 21



158 responses submitted

What are the most important land use or development-related issues in the RM of Mervin?

Availability of new lots



7%

Availability of public space



12%

Campground developments



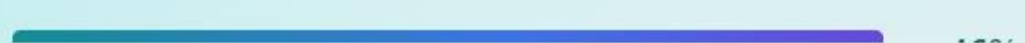
7%

Availability of retail services



7%

Development standards (i.e. building setbacks, permitted



53%

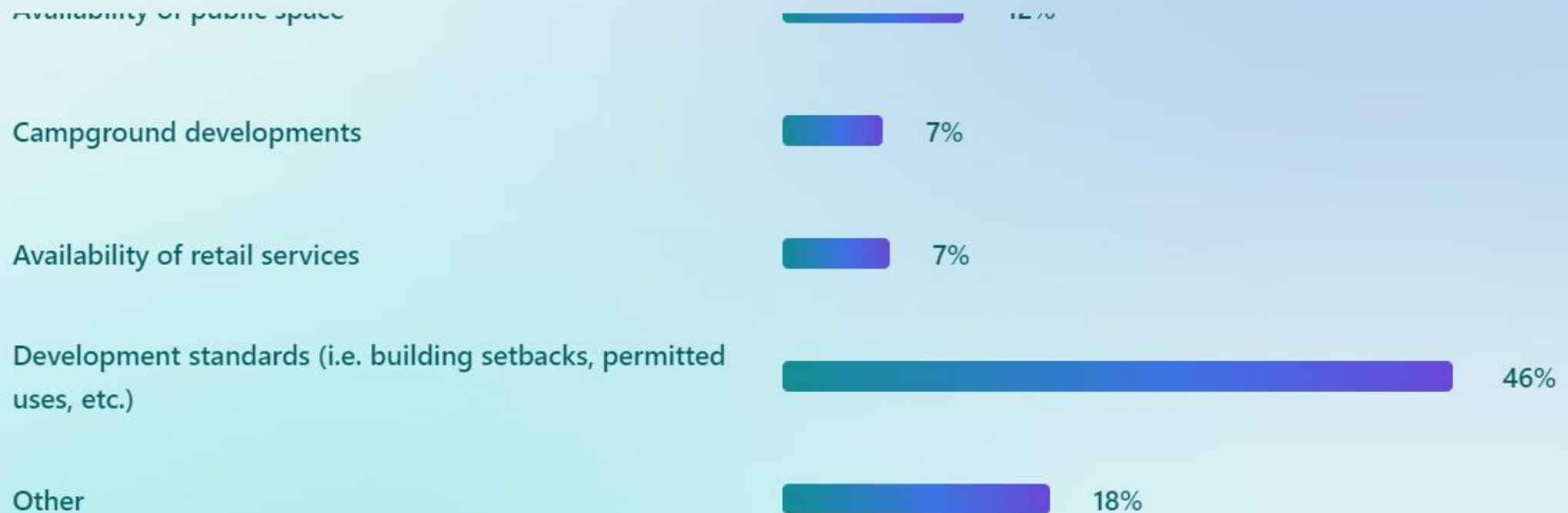


13 of 21



158 responses submitted

What are the most important land use or development-related issues in the RM of Mervin?



13 of 21



158 responses submitted

Rate each based on level of importance as if it were a new development. (1 being the highest)

1 (most important) 2 3 4 5 (least important)

Nursing homes/Care Homes/Senior Living

Childcare facilities

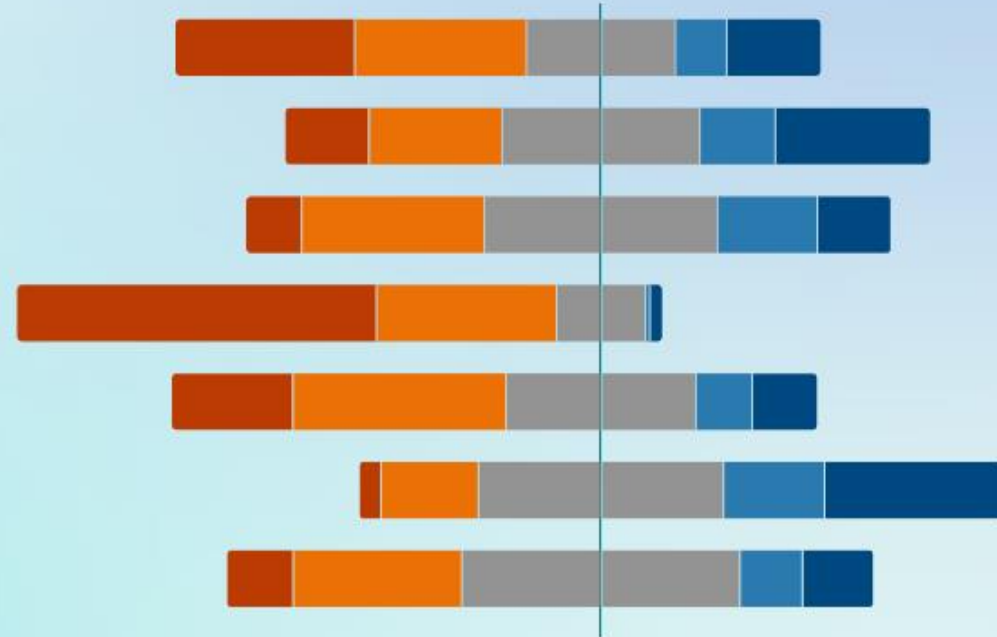
Community centers (library, sport, gathering location)

Healthcare facilities (i.e. medical clinic, pharmacy)

Community greenspaces, pathways, and walkways

Home based businesses

Single dwelling unit housing

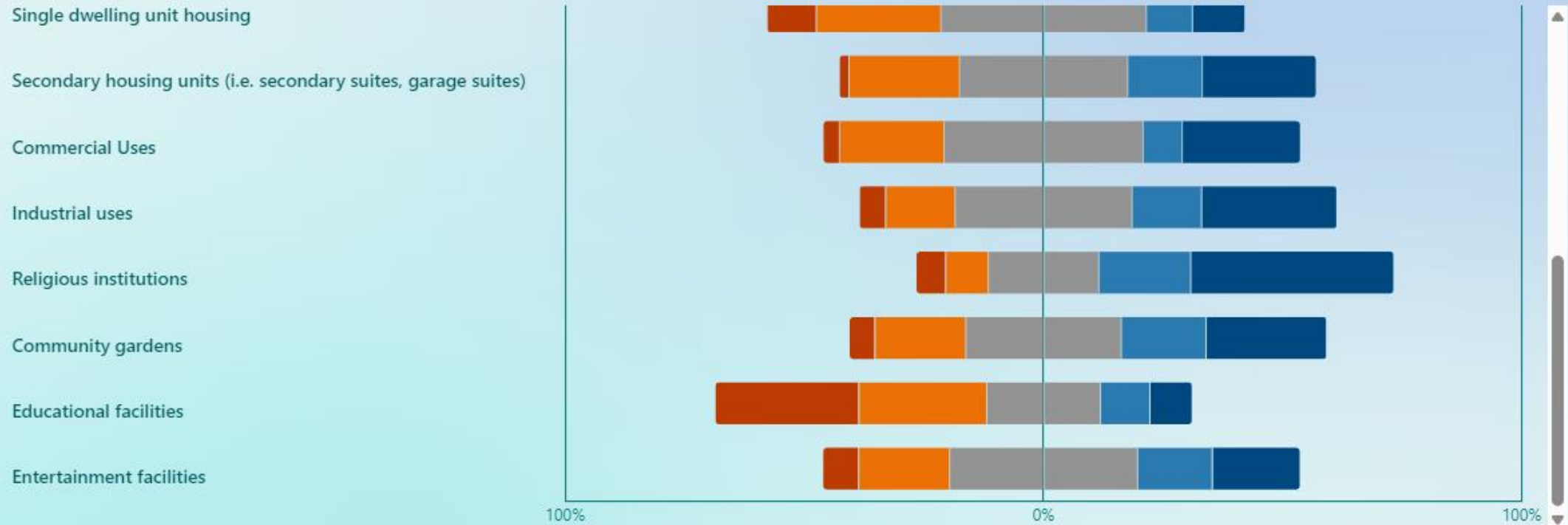


14 of 21



158 responses submitted

Rate each based on level of importance as if it were a new development. (1 being the highest)

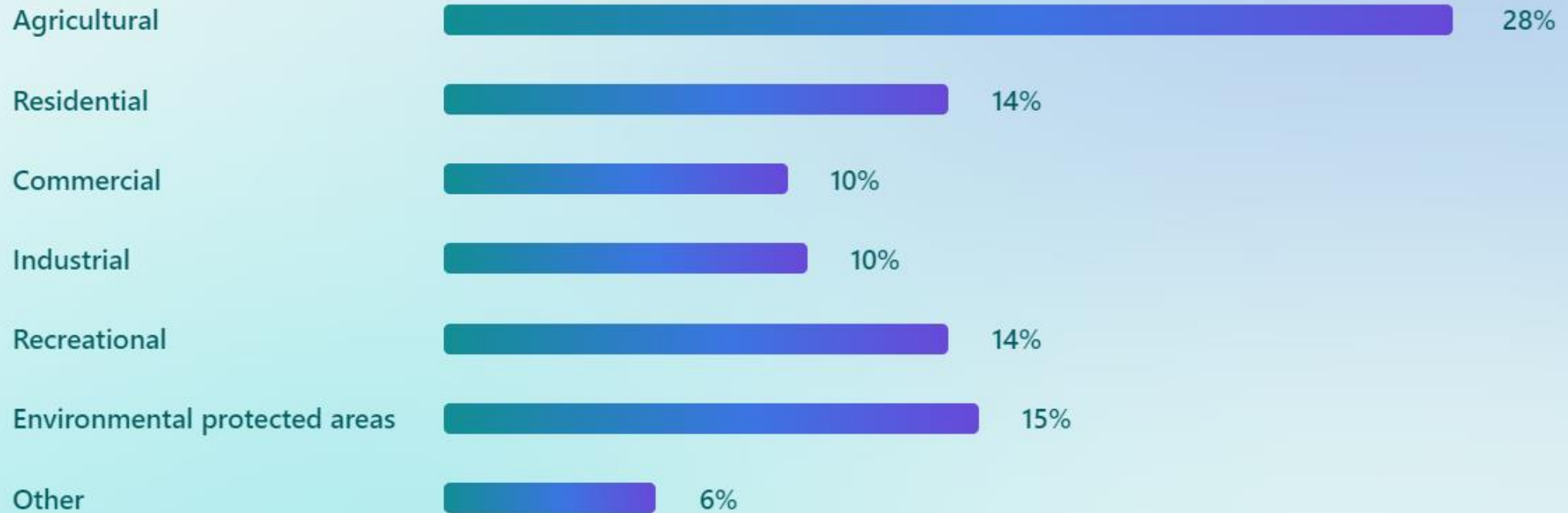


14 of 21



158 responses submitted

Which land uses do you feel are being well-regulated by the RM of Mervin? Select all that apply.



15 of 21



158 responses submitted

What are the most important changes/initiatives you believe need to be made within the RM of Mervin? (list in order of importance)



A word cloud visualization of responses to the survey question. The words are arranged in a cloud shape, with the most frequent words being the largest. The word 'lake' is the largest and most central. Other prominent words include 'use of the lake', 'lake front cabins', 'gravel roads', 'Lake People', 'developments on the lakes', 'Better roads', 'lake properties', 'lake lots', 'health of the lakes', 'Need', 'brightsand lake', 'turtle lake', 'hamlet', 'Lake water', 'Road maintenance', 'lands around our lakes', 'protection of lakes', 'bylaws', and 'rm'.

use of the lake lake front cabins
developments on the lakes gravel roads Lake People
Better roads rm lake bylaws protection of lakes
lake properties lake lots health of the lakes Need
brightsand lake turtle lake hamlet Lake water
Road maintenance lands around our lakes



Wordcloud

All responses



16 of 21



158 responses submitted

Does the RM of Mervin have the right amount of publicly available greenspace/park space?
Select one.

72%
Right Amount

25%
Not Enough



Treemap

Bar



17 of 21



158 responses submitted

What type(s) of housing would you like to see allowed in the RM of Mervin? Select all those that apply.

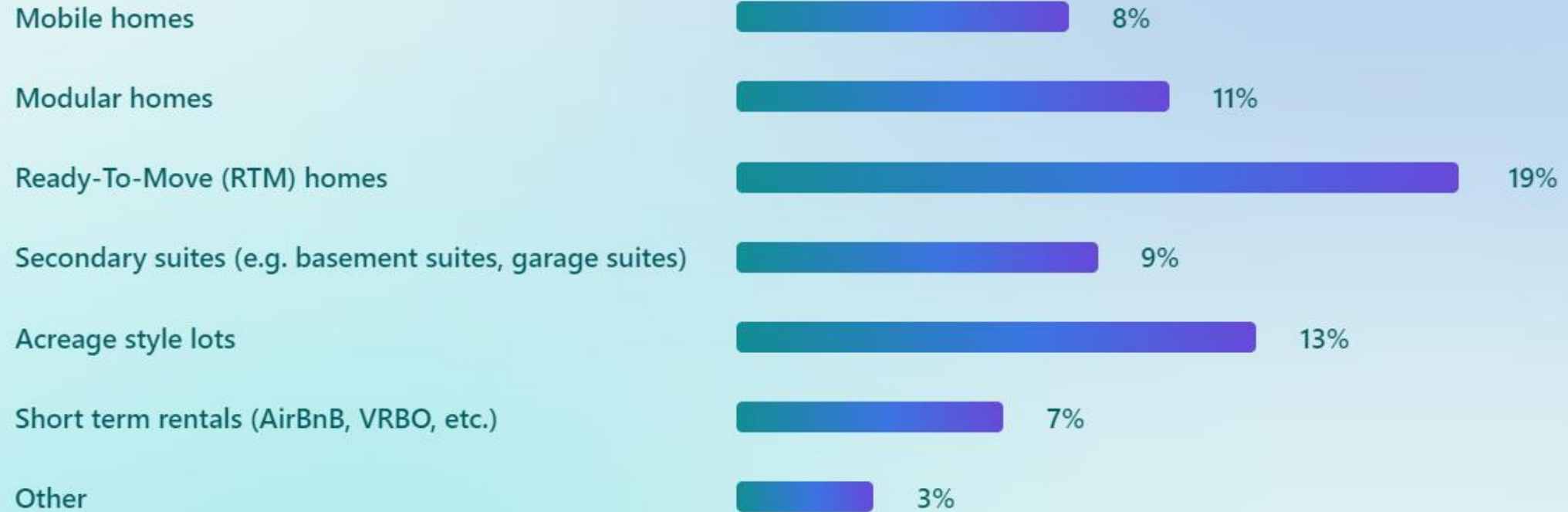


18 of 21



158 responses submitted

What type(s) of housing would you like to see allowed in the RM of Mervin? Select all those that apply.



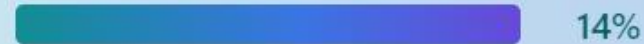
18 of 21



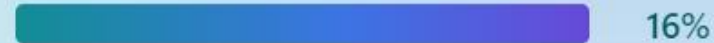
158 responses submitted

What type of economic growth should be encouraged in the RM of Mervin? Select all those that apply.

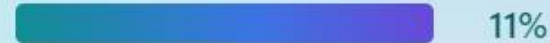
Small-scale commercial business (smaller store-fronts, mini malls, etc.)



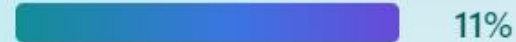
Commercial businesses targeting the travelling public (fuel stations, fast-food outlet, coffee shop drive thru,...)



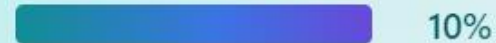
Tourism-oriented development (entertainment facilities, campgrounds/short-term rentals, AirBnB, VRBO)



Agricultural facilities



Home based businesses



19 of 21



158 responses submitted

What type of economic growth should be encouraged in the RM of Mervin? Select all those that apply.




19 of 21



158 responses submitted

Is there anything you would change about the current development standards or regulations?
(building setbacks, lot sizes, permitted/discretionary land uses, development permit procedures)



A word cloud visualization of responses to the survey question. The words are arranged in a circular pattern, with the most frequent words being the largest. The words include: 'lots', 'lake', 'development', 'property', 'permit', 'lot sizes', 'Set backs', 'lake lots', 'lots on the lake', 'use', 'cabins', 'rv lots', 'lake properties', 'lot owners', 'trailers on lots', 'lots within the RM', 'people', 'tax on lot', 'lake developments', and 'use our own property'.



Wordcloud

All responses



20 of 21



158 responses submitted

Please provide any additional comment that you may have related to the RM updating it's Official Community Plan and Zoning Bylaw.



A word cloud visualization of survey responses. The words are arranged in a circular pattern, with the most frequent words being the largest. The words include: "burden on the RM", "credit for the RM", "interest of the rm", "people of this RM", "Rm of mervin", "development on the lakes", "needs of the RM", "taxes", "RM councilor", "bylaws", "RM lakes", "RM and resident", "lake life", "land", "lake lots", "Turtle Lake", "rm in Sask", "use bylaws", and "property in the RM".



Wordcloud

All responses



21 of 21



Appendix B – Public Open House - Display Boards with Results

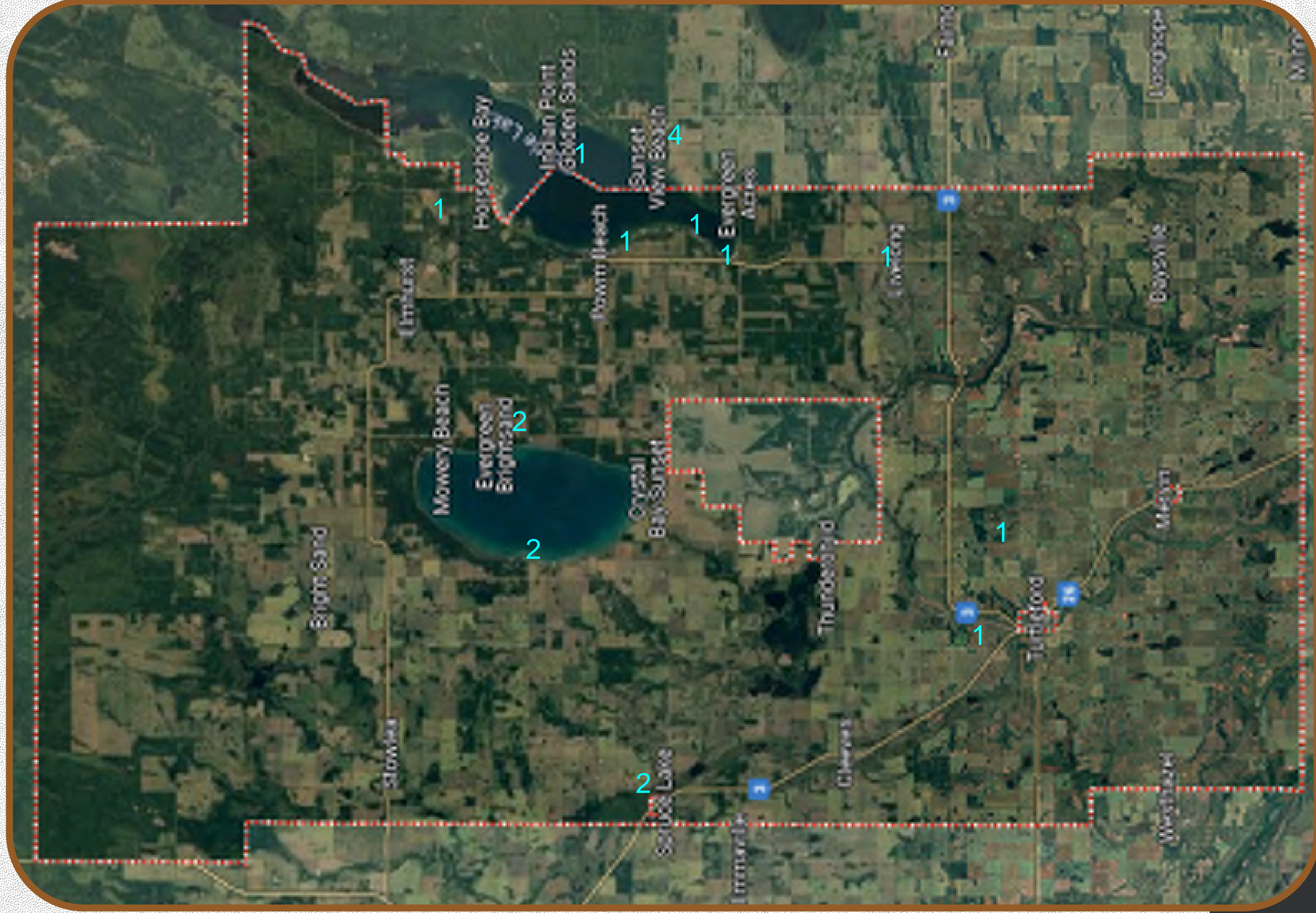
WELCOME TO THE OPEN HOUSE

RM of Mervin Official Community Plan
& Zoning Bylaw



LOCATION MAP

Tell us where you live?



WHAT DO YOU LOVE MOST ABOUT THE RM OF MERVIN?

Proximity
to Lakes

18

Rural
Setting

10

Local
Community

6

Nature

17

Weather

Affordability

1

8
Secluded
Living

1
Local
Amenities

2
Other

Official Community Plan

WHAT IS IT?

An Official Community Plan (OCP) is the RM's vision for the future and outlines a timeframe for achieving that vision. It is a comprehensive policy document designed to guide the physical, environmental, economic, social and cultural development of the municipality.

CURRENT VISION

The RM of Mervin is committed to supporting the agricultural character of the municipality and provide opportunity for commercial, and tourism/outdoor recreation. To promote orderly development of the municipality while minimizing any detrimental social, economic and environmental impacts. To maintain the long term economic and environmental sustainability of the municipality by promoting and permitting only appropriate development which exhibits a high degree of fit with the land resource base in both the short and long terms.

quality of life is not stressed

stop development look after our beautiful lake

remove: "while minimizing any detrimental social, economic and environmental impacts"

replace with "while improving the social, economic and environmental conditions"

protect lakes, aquifers, top priority water is life trees mitigate extremes: drought, floods, high temperatures, shorelines have to be protected

Help Us Make a New Vision Statement!



OCP Objectives

acreages- I understand that people want to live on an acreages but with every new development more farm land is lost. Encourage people wanting acreages to redevelop an existing yard site rather than taking over farmland. the pressure is on the agriculture industry to feed more people on less land. acreages taking up farmland does not help this challenge

Tell us if you

support ●

oppose ●

or

don't understand ●

our objectives

Agriculture Objectives

- To conserve the agricultural character of the municipality and the rural way of life. 6 green
- To conserve high quality agricultural land for continuing productive agricultural use. 3 green
- To protect agricultural land uses from negative impacts of non-agricultural land use development. 12 green
- To accommodate intensive agricultural uses in the municipality if they observe development standards and do not override environmental concerns. 2 green 4 red 1 blue
- To promote and encourage agricultural land use practices and development that enhance soil conservation and environmental sustainability. 8 green
- To encourage agricultural and economic development that will improve the financial viability of rural municipality. 1 green 1 red
- To accommodate farm residential needs. 3 green 1 red

OCP Objectives

Tell us if you
support ●

oppose ●

or

don't understand ●
our objectives

Residential Objectives

- To ensure that country residential land uses do not jeopardize agricultural activities or resources. 5 green 1 blue
- To permit country residential development to provide a growth stimulus to the community and choice of lifestyles for residents. 8 green 1 red
- To minimize the economic costs of country residential development to the municipality. 4 green 1 blue
- To direct country residential uses away from areas of high quality agricultural land. 3 green 1 red
- To minimize negative impacts of country residential development on the environment and on agricultural and recreational land uses. 3 green 1 blue
- To ensure that intensive and single-parcel country residential subdivision and development is undertaken in a planned manner and to provide for development of existing country residential sites and abandoned farm yard sites. 11 green 1 red
- To promote the orderly development of residential and commercial uses within the hamlet of Livelong. 2 green 1 red
add spruce lake

OCP Objectives

Tell us if you

support ●

oppose ●

or

don't understand ●

our objectives

change minimize to eliminate

Lakeshore Development Objectives

- To ensure that lakeshore development occurs in a planned, orderly manner, and at locations which are compatible with each other and with the protection of the natural environment. 14 green
- To minimize land use and access conflicts and incompatibility with shoreland conditions. 8 green 1 blue
- To maintain, protect and enhance lake water quality, water levels and the health of fishery resources. 19 green 1 red
- To protect the amenities and environmental quality of the municipalities lakeshore lands. 13 green
- To encourage cooperative planning between Council, other jurisdictions and the public. 16 green

OCP Objectives

Tell us if you

support ●

oppose ●

or

don't understand ●

our objectives

Recreational Development Objectives

- To ensure that recreational development occurs in a planned, orderly manner where locations are compatible with each other, and with the protection of the natural environment. 10 green 1 blue
- To minimize land use and access conflicts and incompatibility with shore lands conditions. change to eliminate not maximize 9 green
- To minimize land use conflicts with existing Resort Hamlets surrounding Turtle Lake and Bright Sand Lake. 10 green
- To protect the amenities and environmental quality of the municipalities existing Resort Hamlets. 14 green
- To encourage cooperative planning between Council, Resort Hamlet Boards, other jurisdictions and the public. 13 green

OCP Objectives

Tell us if you
support ●

oppose ●

or

don't understand ●
our objectives

developments can enhance
environmental health. Stick to
developments that have positive
rather than negative impacts

lakes are a public resource
not reserved for those who got
there early
often those most opposed to
development have existing lake
property who view lake as theirs
development can be done in a
way that does not negatively
affect the lake
we need population in rural sask
(1 green)

we should not be
talking commercial
or industrial
objectives

there should be no more
development

please stop
development. Focus
on the lake quality

please stop development
anywhere for a while

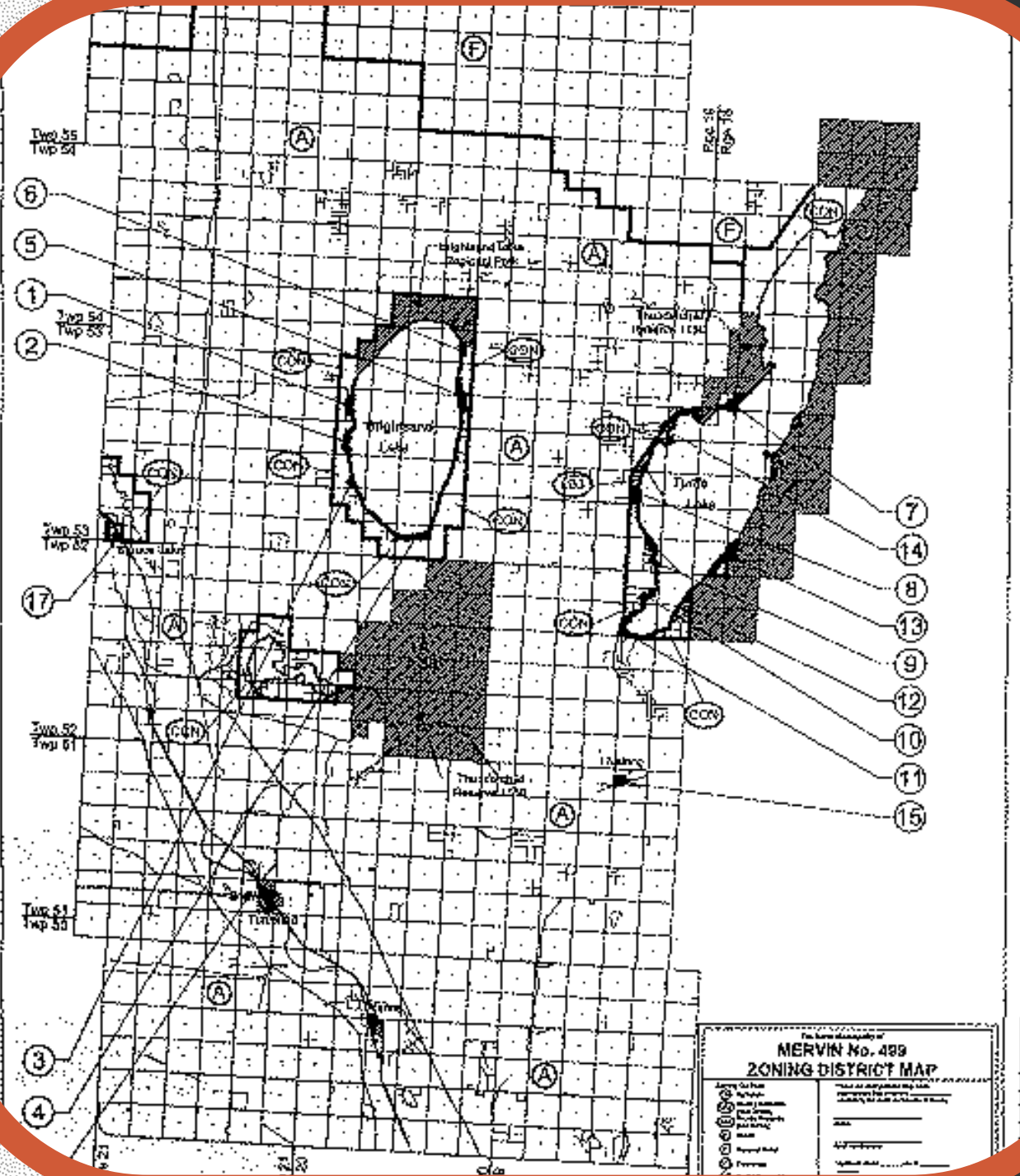
Commercial and Industrial Objectives

1 blue

- To ensure that commercial and industrial development occurs in a manner which:
1. minimizes the economic costs of such development to the municipality;
2. fits with existing infrastructure, and municipal services (e.g. highways, roads, rail lines);
and
3. minimizes negative impacts on the environment and conflicts with other land uses.
5 green 1 blue
- To ensure that commercial and industrial land uses do not jeopardize agricultural or recreational activities or resources.
7 green 1 blue
- To direct commercial and industrial land uses away from areas of high quality agricultural and recreational land.
7 green
- To encourage and promote commercial and industrial development along highways and other areas which are beneficial and well suited to the municipality.
7 green 1 red

What is a Zoning Bylaw

A Zoning Bylaw (ZB) establishes land development regulations needed to achieve the OCP's vision. It controls the use of land in your community by regulating land use, building location, development standards, specific uses, and site-specific regulations such as lot sizes, setback distances, building heights, parking requirements, etc. A ZB also outlines the day-to-day administration including processes for the development of land and applying for various permits.



ag residential is the only growth area that will
improve the local quality of life (1 green)

Residential

What do you want to see more of? **Support** or **Oppose**



Agriculture
Residential

5 green 1 blue 1 red

Secondary
Housing Units

11 green 6 red



9 red 5 red 1 blue

Short Term
Rentals



3 green 12 red

Lakeside
Developments

RV/
Campgrounds

7 green 7 red 1 blue



lets target a lake
study (1 red)

commercial development
should be stopped. the lake
should be number one
concern (1 red)

people need to make
livings however it should
be agriculture related

Commercial

What do you want to see more of? **Support** or **Oppose**

Retail Services

5 red 2 green

local business ex farmers
markets, crafts, arts, coffee
shops, restaurants
no box stores



Home Based Businesses

4 red 3 green



Entertainment Facilities

5 red 4 green



Tourism- Oriented Development

5 red 7 green



Resource Development

9 red 8 green



Greenspace

What do you want to see more of? **Support** or **Oppose**



Community
Gardens

9 green 2 red

Pathways
Networks

9 green 1 blue



10 green 2 red



Public
improvements
(garbage
bins, benches,
etc.)

Nature
preservation
sites

17 green



13 green 1 red

Public
Beaches

AGRICULTURE RESOURCE/ INDUSTRIAL

Please SELECT which
nuisance you are most
strongly opposed to

Smell

3



Noise

7



12

Road Conditions



Add Your Comment

environment pollution (air
water land) degrading soils
we clean their mess left
behind

ag and ind needs to be away
from res (1 red)

residential development
needs to be away from
agriculture! use land that
can't be farmed- soil
conditions, rocky, etc for
residential development



Frequently Asked Questions

Why is there a need of OCP Review?

OCP Review is an opportunity for the RM to ensure that the goals and objectives which were set out in the OCP are still important to the community. Since an OCP is a long-term guiding document for the future of a community it is important that everything stated in the plan is still relevant to the community and no adjustments need to be made to the plan.

Why is the OCP important?

The OCP reflects the community's values and priorities as presented through its vision. By setting out a clear community vision today, we can shape our future growth in a way that is sustainable and provides a high quality of life for current and future residents.

How does an OCP help us reach our community goals?

All municipal policies, plans and regulations must be in alignment with the OCP Bylaw, so it is a powerful guide for RM decision-making. An effective OCP provides clear direction but does not preclude change to the plan based on evolving circumstances or interpretation of policies by Council and staff. In this way, an OCP is often considered a "living document".

Who uses an OCP? Who does it affect?

Council, municipal staff, developers and professionals (architects, engineers, planners, landscape architects, etc.) use the OCP to understand what the community wants as it relates to the delivery of housing and other land uses (types, character), transportation services, infrastructure and amenities.

They also use the OCP to understand which areas are suitable for the development and which are not (environmentally sensitive areas, steep slopes, hazardous areas, etc.). The public can use the OCP to gain a better understanding of local issues and how they are planned to be addressed or what changes may happen in their neighbourhood.

Why is there such a focus on land use and development policy?

Land use planning facilitates the orderly development of land, resources, infrastructure and services, with a view to securing the economic, environmental, social and cultural well-being of urban and rural communities. The driving force in planning is often the need for change, the need for improved management or the need for a different pattern of land use, dictated by changing investment circumstances.

Why is public input needed?

An OCP Review involves significant public involvement from the beginning to the end so that goals and policies reflect community concerns and hopes for the future. During an OCP update, the review process is open, transparent, and requires broad input from residents, elected officials, staff, and stakeholders. It is the RM's goal to engage residents of all ages and walks of life to participate in a wide number of activities over the life of the review.

Help Us Design Our RM

Most importantly, get CREATIVE! Design YOUR IDEAL RM. If there is something you want to see in the RM of Mervin, show us!

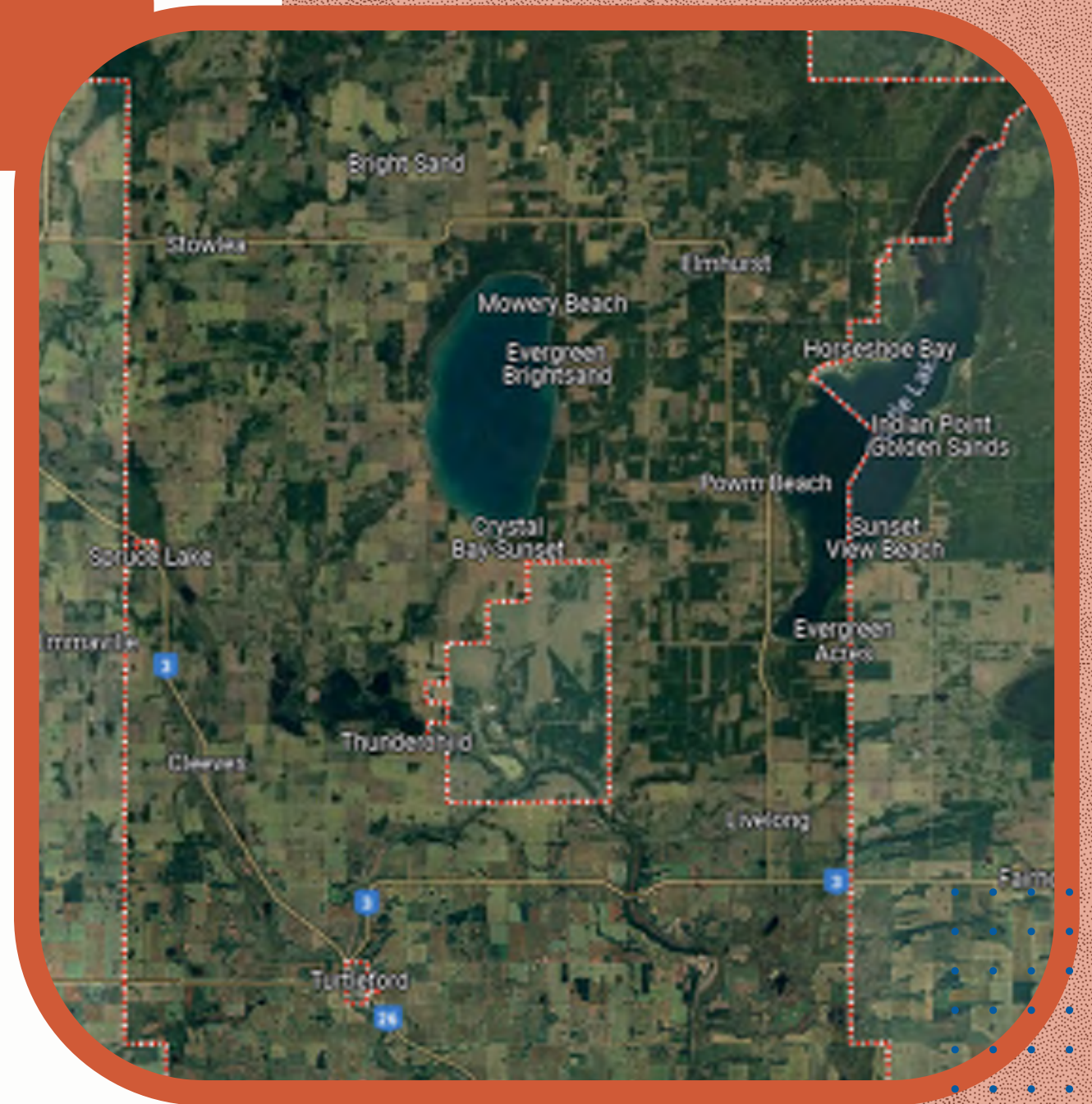
Resort living, commercial/industrial, resource, public services, Country residential?

Use **green** to show **greenspace (pathway networks, parks, public beaches, etc.)**

Use **yellow** show new **residential neighbourhoods & lakeside developments**

Use **red** to show **commercial land uses** and **businesses**

Use **purple** to show where you want **industrial** land uses to be located



Agriculture Zoning District

Principal Uses:

- Agricultural:
 - Field crops, bee keeping, animal and poultry raising, ranching, grazing and the sale on the agricultural holding of any produce grown or raised on the agricultural holding. **1 green**
 - Grain elevators and rail loading facilities.
- Resource based activities: Natural resource developments including mineral and forest products processing and related development facilities;
- Other:
 - Radio, television and microwave towers. **2 red**
 - Public utilities, excluding municipal solid and liquid waste disposal sites. **1 red**
 - Places of worship, cemeteries, schools, institutional uses and facilities. **1 green**
 - Historical and archaeological sites, and wildlife and conservation management **1 red 2 green**

Discretionary Uses

- Agricultural related commercial and other similar uses, petroleum related commercial uses; **3 red**
- Gravel pits and gravel crushing operations; **2 red**
- Recreational including sports fields, golf courses, parks and other similar uses; **3 red**
- Intensive agricultural uses (including intensive livestock operations); **2 red**
- Farmstead residential; One single detached dwelling including a Ready-to-move (RTM) residential building, a Move-in (MI) residential building, a single or double wide modular home, or a mobile home on a permanent foundation. **1 red**
- Single Parcel Country Residential Subdivisions, as approved by the approving authority: **2 red**
 - Single detached dwelling, including a ready-to-move (RTM) residential building, a Move-in (MI) building, a single or double wide modular home, manufactured or mobile home on a permanent foundation.
 - Recreational Vehicle as the temporary principal use on a site.
- Machine shops and metal fabricators; **2 red**
- Municipal solid and liquid waste disposal facilities, soil farms; **2 red**
- Airports and private airstrips; **3 red**
- Automotive and machinery wrecking yards, R.V. and vehicle storage yards; **2 red**
- Vacation farms and bed and breakfast homes; **1 green**
- Home based and farm based businesses, subject to Part III Section 7 of this bylaw.
- A seasonal cabin, where the applicant can adequately identify to Council's satisfaction that the building will be used seasonally for overnight accommodations throughout the year. Where Council has approved a development permit application for a seasonal cabin, the development standards for seasonal cabins identified in Part III, General Regulations, Section 7(g) applies, and the applicant may be exempt from constructing an all-weather road as required in Part III, Section 1 of the General Regulations. **1 red**
- Restaurant. Bylaw No. 2014-04 **2 red**
- Garage or garden suite, ancillary sleeping accommodations **2 red 1 green**
- Cannabis production facilities Bylaw No. 2018-21 **2 red**
- Secondary temporary accessory dwellings Bylaw No. 2021-22 **1 green**

Only items a, b, c, d, e, g and j only, may include residential dwellings as permitted accessory use.

there should be commercial opportunities in rural areas, can't compete with larger communities

all these red dots opposed to agriculture mustn't like to eat

Use	Regulation
Principal Agriculture	One quarter section 64.8 hectares (160 acres) See Note 1 below for reduction
Intensive agricultural uses and farmstead residential	Minimum – 0.8 hectares (2 acres)
Single parcel country residential	0.5 hectares (1.2 acres) (I) Council may allow a lesser site size down to a minimum of 0.43 hectares (1.11) acres) to accommodate unique circumstances)
Agricultural related commercial	Minimum – 0.4 hectares (1 acre)
All other uses	Minimum – None
A buildings and Dwellings	Minimum set back of 45.7 meters (150 feet) for the center line of any municipal road allowance, or provincial highway
Side Yard Setback	Minimum – 3 meters (10ft)
Rear Yard Setback	Minimum – 3 meters (10 feet) except for lakeshore site where the minimum shall be 6 meters (20 feet)
Floor area of a Single detached dwelling	Minimum – 26.66 sq.m. (220 sq.ft.) on the main floor

Regulations Notes:

- Reduced Site Area – where established by an applicant to the satisfaction of Council, that a subdivision to create a site of less than 64 hectares (158 acres) is necessary for reasons that meet the criteria of the basic planning statement, sites for agricultural uses with a reduced are permitted, provided that no resulting parcel of land in the quarter section shall be less than 16 hectares (40 acres).



LakeShore Development District

Principal Uses:

- Residential:
 - Single-detached dwellings including Ready-to-move (RTM) residential buildings, park model homes, and newly constructed modular homes, but not including Move-in (MI) residential buildings or park model RVs. 2 red 4 green
 - Mobile homes on a permanent foundation, subject to Part III Section 7 of this bylaw. 2 red 3 green
- Institutional Uses:
 - Places of worship, religious institutions; and 1 green
 - Public halls. 1 red 1 green
- Public utilities, excluding municipal solid and liquid waste disposal facilities. 1 red
- Historical and archeological sites and uses 2 green

Discretionary Uses:

- Commercial Uses: Resort and tourist related commercial uses including retail stores, hotels and motels, automotive service stations, gas bars, rental cabins, restaurants, confectionaries and other places for the sale and consumption of food related items. 5 red 1 green
- (Recreational Uses: Sports fields, rinks, public beaches and parks, golf courses, hiking and cross-country ski trails, seasonal campgrounds, institutional camps, picnic grounds, lodges, boat launches, riding stables, marinas and other similar uses usually associated with seasonal recreation residential areas. 9 red 4 green
- Home based businesses, subject to Part III Section 7 of this bylaw. 2 red 1 green
- Municipal solid and liquid waste disposal facilities, subject to Part III, Section 7 of this bylaw. 1 red
- Move-in (MI) residential buildings 4 red 1 green

restore damaged areas ex tree planting

turtle lake consists mostly of owned private land and requires strong stewardship in maintaining lake quality

Uses	Regulation
Size Area	
Commercial uses: 1 red	Minimum – 400 sq. meters (4,844sq.ft.)
Single detached dwellings, Ready-to-move (RTM) residential buildings, park model homes, modular and mobile home	Minimum – 750 sq. meters (8073sq.ft.) Maximum – 1490 sq. meters (16,009 sq.ft.)
All other uses:	Minimum – 900 sq. meters (9687.5sq.ft.)
Floor Area: Single detached dwellings, Ready-to-move (RTM) residential buildings, park model homes, modular and mobile home Accessory Buildings and Structures Detached Private Garage	Minimum – 20.44 sq. m. (220 sq. ft.) on the main floor, including approved addition Maximum – 25 sq. meters (268sq.ft.) Maximum – 110 sq.meters (1187 sq.ft.)
Site Frontage	
Commercial uses:	Minimum – 7.5meters (25.0 feet)
Single detached dwellings, Ready-to-move (RTM) residential building, park model homes, modular and mobile home	Minimum – 18.0meters (60.0 feet)
All other uses:	Minimum – 15.0meters (50.0 feet)
Yard Requirements	
Front Yard: Commercial uses Accessory Buildings and Structures All other uses	No requirement Minimum – 6 meters (20 feet) from the building wall to the front site line except 1.5 meters (5 feet) for lakeshore sites Minimum – 6 meters (20 feet) except for lakeshore sites where the minimum requirement shall be 3 meters (10ft)
Side Yard: Commercial uses Accessory Buildings and Structures All other uses	Minimum – 3. distance from each side of the main building of not less than one-half the height of the building or not less than 3 meters (10 feet) Minimum – 1.5 meters (5 feet) from the building wall to the front site line Minimum – 1.5 meters (5ft, each side)
Rear Yard: Commercial uses Accessory Buildings and Structures All other uses	Minimum – 6 meters (20 feet) Minimum – 1.5 meters (5 feet) from the building wall to the front site line except 1.5 meters (5 feet) for lakeshore sites Minimum – 3 meters (10 feet) except for lakeshore sites where the minimum requirement shall be 6 meters (20ft)
Deck Setback	Minimum – 1.5meters (5.0 feet)

Additional Regulations:

- Fences shall be a maximum height of 1 meter (3 feet) above grade in a required front yard and 2 meters (6 feet) above grade in any yard. 4 red
- No outside storage shall be permitted in the front yard. 2 red 2 green
- No shipping containers shall be permitted within this zoning district. 1 red 3 green

RECREATIONAL VEHICLE DISTRICT

Principal Uses:

- Public utilities excluding municipal solid and liquid waste disposal facilities. 1 green 1 red
- Historical and archeological sites and uses. 1 green
- Recreational uses:
 - Nature trails, cross-country skiing and hiking trails. 1 green
 - Sports fields, parks, playgrounds and picnic areas 1 green
- Ancillary overnight accommodations

Discretionary Uses

- Residential Uses: 1 red 1 green
 - Motor homes.
- Commercial Uses: 1 red
 - Resort and tourist related commercial uses including retail stores, commercial and administrative offices, restaurants, confectionaries and other places of the sale and consumption of food and related items.
 - Golf courses and clubhouses. 1 green

More recreational vehicle sites should be stopped.
The lake water quality should be prioritized (1 green)

Recreational vehicle development should be held at current levels

1 green

Uses	Regulation
Site Area	
Travel Trailers and/or RVs	Minimum – 330 sq.meters (4,844sq.ft.) Maximum – 557.4 sq. meters (6000 sq.ft.)
Public Utilities	None
All Other Uses	Minimum – 900 sq.meters (9687.5sq.ft)
Floor Area: Accessory Buildings and Structures Detached Private Garage	Maximum – 18.6 sq.meters (200sq.ft.) Maximum – 55.7 sq.meters (600 sq.ft)
Site Frontage	
Travel Trailers and/or RVs	Minimum – 12.2meters (40.0feet)
Public Utilities	None
All Other Uses	Minimum – 15.2meters (50.0feet)
Yard Requirements	
Front Yard: Travel trailers and/or RV's Accessory Buildings and Structure Public utilities All other uses	Minimum – 3.0 meters (10.0 feet) Minimum – 3.0 meters (10.0 feet) from the structure wall to the front site line except 1.5meters (5.0 feet) for lakeshore sites None Minimum – 3.0 meters (10.0 feet)
Side Yard: Travel trailers and/or RV's Accessory Buildings and Structure Public utilities All other uses	Minimum – 1.5 meters (5.0 feet) Minimum – 1.5 meters (5.0 feet) from the structure wall to the front site line None Minimum – 1.5 meters (5.0 feet)
Rear Yard: Travel trailers and/or RV's Accessory Buildings and Structure Public utilities All other uses	Minimum – 3.0 meters (10.0 feet) Minimum – 1.5 meters (5.0 feet) from the structure wall to the front site line except 3.0 meters (10.0 feet) for lakeshore sites None Minimum – 3.0 meters (10.0 feet)
Deck Setback	Minimum – 1.5meters (5.0 feet)



RESORT COMMERCIAL DISTRICT

Principal Uses:

- Retail stores, petroleum related commercial uses, bakeries, grocery stores, confectionarie and food item sales. 1 red 1 green
- Cafes and restaurants, but not including taverns. 1 red 2 green
- Public utilities excluding solid and liquid waste facilities. 1 red

Discretionary Uses:

- Storage compound, not including automotive and machinery wrecking yards. 1 red 1 green
- Distilleries, wineries and breweries. 1 red
- Hotels, motels and bed and breakfasts. 1 red 1 green
- Campgrounds, rental cabins and/or vacation farms. 1 red
- Automotive rental establishments such as car, snowmobile, boat, and ATV. 1 red
- Staff accommodations as an accessory use on site 1 red 1 green
- Gold course and clubhouse 1 red 1 green

Uses	Regulation
Site Area	
Permitted uses, except public utilities	Minimum – 500 sq.meters (5,382.0sq.ft.)
Discretionary Uses	Minimum – 1000 sq.meters (10,763.9sq.ft.)
Public Utilities	None
Floor Area: Accessory Buildings and Structures Detached Private Garage	Maximum – 18.6 sq.meters (200sq.ft.) Maximum – 55.7 sq.meters (600 sq.ft)
Site Frontage	
Permitted uses, except public utilities	Minimum – 12.20meters (39.4 feet)
Retail and food related	Minimum – 15.0meters (49.2 feet)
All other discretionary Uses	Minimum – 30.5meters (100.0 feet)
Public Utilities	None
Yard Requirements	
Front Yard: All Uses Accessory Buildings and Structure	Minimum – 7.6 meters (25.0 feet) Minimum – 7.6 meters (25.0 feet) from the structure wall to the front site line
Side Yard: All Uses Accessory Buildings and Structure	Minimum – 3.1 meters (10.0 feet) Minimum – 3.1 meters (10.0 feet) from the structure wall to the front site line
Rear Yard: All Uses Accessory Buildings and Structure	Minimum – 6.0 meters (20.0 feet) Minimum – 3.1 meters (10.0 feet) from the structure wall to the front site line except 3.0 meters (10.0 feet) for lakeshore sites
Deck Setback	Minimum – 1.5meters (5.0 feet)

why does it take so long to review and revise? 1994 is a very long time ago - this should be ongoing at least every 5 years

Project Progress

Project Kick-Off

May 2024



Background Analysis

Ongoing



Public Engagement Event

August-September 2024



Draft OCP Development

Fall 2024



Public Findings/Secondary Engagement Event

Fall 2024



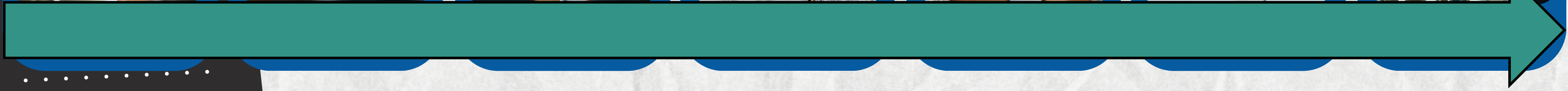
OCP Finalization

Fall-Winter 2024



OCP Final Adoption Public Hearing

2025



Survey Results

As of Aug 23, 2024

Photo Contest

Have your photo be featured in the RM's OCP & ZB



email consent form and ideas to
rm499@rmofmervin.com

We Need Your Help!



Help us make our visions statement

Appendix C – Written Comments Received

*** [EXTERNAL] This message comes from an external organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. ***

Good afternoon Scott, I was at the Livelong, RM of Mervin “ come and go “ regarding their proposed OCP on Saturday. I very much appreciated all the time you gave me to hear my concerns about the survey. You also did a very good job detailing the process you are following to complete this OCP. I did leave a couple copies of a letter my wife and I had written with one of the RM representatives. This letter detailed a few of our concerns. Please confirm if the RM gave you a copy of our letter. If they have not, I would be happy to forward a copy to you. If you have a copy of this letter, is there anything that needs further explanation?

I had mentioned that previously I was a councillor at a newly formed resort village in the 1980's. On the direction of Community Planning, we were instructed that it would be prudent to participate in a Lakeshore Management Study. Based on that Study we were to create our Basic Planning Statement and then do our zoning bylaws. This is why I am perplexed about the order that the RM is using to create their new OCP policy. Should it not be based on current data and information that a Lakeshore and Watershed Management Study would provide? (And there is a Study in the works)

The Rm of Mervin has been wise in the past and completed numerous lakeshore management studies and updates. A new Lakeshore and Watershed Management Study would add to a baseline to quantify information to provide more accurate trends to determine policy based on nearly a half century of information.

There is significant background information from previous studies detailing lake carrying capacity. It would make sense to update the carrying capacity items previously detailed. The 1982 Turtle Lake Research Report (phase 1) outlined and established an environmental carrying capacity for Turtle Lake. That formula or a modern day formula should be completed to determine a current environmental carrying capacity for Turtle Lake. I believe the present level of development at Turtle Lake has exceeded the 1982 calculation by more than 50%. This is why a new calculation is so important. How much development can Turtle Lake sustain?

Somehow the 1993 Turtle Lake Lakeshore Management Study has been lost by all parties involved. There is, however, a RM of Mervin Basic Planning Statement Interim Report No.1 that still exists and details a considerable amount of information that was in the Study. This Interim Report lists 7 lake carrying capacity considerations. Formulas to determine many of these lake carrying capacity items are provided in this report. These formulas should be used to calculate a modern day lake carrying capacity. Please take note of the boat carrying overcapacity concerns for Turtle Lake from this report. The 2017 Study does contradict the 1993 boat carrying capacity somewhat but I would be happy to relay on how the 2017 Study summary does not match much of the data proceeding it and there was a significant math error in the 2017 Study.

This quantitative information would be critical to determine appropriate policy. How can an Official Community Plan (including for a lake) be developed without knowing the carrying capacity of the lake? Fact is much more objective than opinion. The RM of Mervin has set precedent by engaging consultants in the past, receiving lake carrying capacity information and basing policy on those Studies and Updates. It would also provide scientific information to defend policy decisions should lawsuits be filed by either angry developers or residents concerned about development outcomes.

In the last 3 years we have had two warnings issued by Sask Health about hazards to humans and pets from Turtle Lake water quality concerns. To the best of my knowledge, these two warnings are the only ones ever issued in the history of Turtle Lake. What the heck is going on? Is the level of development contributing to the water quality issues?

Thanks again for all your time and the invitation to forward this email.

To the RM of Mervin
August 21, 2024

re: RM of Mervin's Official Community Plan (OCP) and Zoning Bylaw (ZB) online survey.

Attn: RM of Mervin Reeve and Councillors.

We began to fill in the online survey and quite frankly we were disappointed and didn't know how to answer some of the survey questions. The questions appear to be leading and completely ignore real issues and concerns many Turtle Lake residents have.

There are no questions about perceptions of current overcrowding on Turtle Lake and on the beaches.

There are no questions about the pressure on Turtle Lake from ever expanding campgrounds (legal and illegal).

There are no questions about the proliferation of new country residential properties and the pressures they are putting on the lake itself. It appears from the survey that this is an area for growth, development and additional revenue that the RM is seeking.

There is little emphasis on water quality at Turtle Lake and the re-occurrence of terrible algae blooms.

The survey recognizes the finite aspect of quality agricultural land and that is good. But there are no questions pertaining to the finite reality of lakes. The body of the lake cannot expand to accommodate ever increasing development, boating and fishing and beach use.

We know it has been 30 years since the last Official Community Plan was completed. But what is the point of doing a new Official Community Plan without the proper background information?

Hopefully the new Lakeshore and Watershed Management Study gets underway in the near future. Information and data to develop policy as done in 1994 after the 1993 lake study should be undertaken. This should result in the enduring policy that Council is seeking.

We value your feedback! Please share your thoughts and suggestions below

I BELIEVE THE GREATEST LONG TERM DANGER
TO RURAL SASK. IS NOT ENOUGH PEOPLE TO SUPPORT
OR JUSTIFY OUR VITAL INFRASTRUCTURE SUCH AS
SCHOOLS, HOSPITALS, NURSING HOMES, RETAIL STORES ETC.
WE SHOULD GET OVER "FEAR" OF DEVELOPMENT.
WE NEED THE PEOPLE TO SURVIVE.

We value your feedback! Please share your thoughts and suggestions below

Dear R. M. you have very conflicting circumstances to address. On looking for a balance point, you will begin to lose sight of what it means to create a quality of life for all members - ie trying to please everyone. Do you represent any interest, as personal and commercial interests? I believe the only viable solution is to focus on legal, cultural and environmental interests + that long term sustainability to do lead successful long term collaboration

We value your feedback! Please share your thoughts and suggestions below

I wonder why development is considered at all! The lake (Turtle) has quality shld be prioritized. This is my mind means halt develop it completely.

Let's fix the lake now!
Thanks

We value your feedback! Please share your thoughts and suggestions below

I am on the understanding that there is a bylaw in place preventing boat lifts and boat docks being situated in front of a public road or green space. If this is correct the majority of lifts and docks are non compliant. The rm should remove this bylaw or review it. This is only for summer months that I speak of. My interpretation of this bylaw may be wrong.

Thank you

Appendix D – Stakeholder Interviews

Stakeholder Interviews

Date: Oct 9, 2024

Organization: Hamlet of Crystal Bay Sunset

GeoVerra Attendees: Evan Wight and Mackenzie Bauml

RM of Mervin Attendees: Paige Hundt

1. Tell us what you find attractive about the RM of Mervin? (or replace with hamlet)

- Get away from it all
- Quiet country near the lake
- Owned an RV on the property for 26-27 years before building a cabin
- Ability to have an RV on the property help a lot
- 5-6 years ago, RV are not allowed to be on the property
- Now there is 5 years that allows RVs which helps people get started
- RM reduced min primary structure so people can afford to live on the property
- Great campground to the north of brightsand
- Has short term rentals, no complaints, only rented for 4-6 weeks
- Reduced square footage is appreciated

2. What do you find unattractive about the RM of Mervin? (or replace with hamlet)

3. What are some challenges/barriers for the RM of Mervin? (or replace with hamlet)

- Dichotomy between people who want to urbanize vs keep it rural
- Things move slowly because of 2 opposing sides ex playground and beach washrooms
- Dichotomy of agriculture people vs lake people
- Increase of population
- Road maintenance
- Cost to upgrade the water system is so large that it didn't happen
- An all or none mindset sometimes (ex RV and partying)
- Communication issue between the RM and rate payers
- Regulation of short term rentals
- Issue of parking of boat trailers
- Could be room for campground development on south side of lake

4. What are some opportunities/strengths for the RM of Mervin? (or replace with hamlet)

- Good relationship between hamlet and water board

5. Have you developed land in the RM of Mervin (hamlet)? Why or Why not? Have you had success or hit roadblocks?

6. What is your perception of the RM of Mervin, specifically developing land in the RM?

- Room for development at bright sand, but not turtle
- Large development – concern with drainage, plan to drain onto adjacent landowner's parcel

7. Are the lakes overdeveloped? Yes or No?

- Thinks Brightsand Lake has more room to develop as opposed to Turtle. However he has seen an increase throughout the years.

8. If yes, how should the RM balance development pressures with environmental sustainability?

- Bright sand isn't as conducive to people as turtle, but now there is more people
- Bright sand can handle more development
- Room for another campground
- 68% of subdivided lots has dwellings, other percent does not mean it is undeveloped
- Confusion of what you can and can't do on the beach in front of their property
- Water is clean and clear at bright sand

9. What type of land uses are supported in your community?

10. What would you like to see deleted from the Zoning Bylaw? Added to the Zoning Bylaw?

- Thinks there is more opportunity for recreation development in CBSS.

Final Comments: No big surprises from updating the OCP and RM. Keep things as open and honest about updates. Easy to set people off.

Stakeholder Interviews

Date: Oct 11, 2024

Organization: Hamlet of Evergreen Brightsand, Rural Ratepayer, Hamlet of Sandy Point, and Resort Village of Kivimaa-Moonlight Bay

GeoVerra Attendees: Scott Assie and Mackenzie Bauml

RM of Mervin Attendees: Paige Hundt

1. Tell us what you find attractive about the RM of Mervin? (or replace with hamlet)

- Drawn to area due to activities available
- Beauty of Brightsand lake

2. What do you find unattractive about the RM of Mervin? (or replace with hamlet)

- Find it is more challenging and restrictive living in the RM vs somewhere more rural
- Southern part is not as regulatory to the northern part
- Inconsistent bylaws/ doesn't make sense ex RV bylaw
- New acreages taking up farmland with abandoned yard sites underutilized

3. What are some challenges/barriers for the RM of Mervin? (or replace with hamlet)

- Many lots sit vacant ex people buy for their children eventually
- Commercial development is challenging due to the large seasonality of the RM
- Many existing commercial developments are struggling to stay open. Should work on revitalizing those before pushing for more to be built.
- No MR land in Sandy Point

4. What are some opportunities/strengths for the RM of Mervin? (or replace with hamlet)

- Opportunity for commercial revitalization
- Opportunity to draw young people back into the community
- Significant industry employee base that could be moving here

5. Have you developed land in the RM of Mervin (hamlet)? Why or Why not? Have you had success or hit roadblocks?

6. What is your perception of the RM of Mervin, specifically developing land in the RM?

-

7. Are the lakes overdeveloped? Yes or No?

- Turtle has very few lots left, but is over developed

8. If yes, how should the RM balance development pressures with environmental sustainability?

- Lake quality study is a part of a guide for approval or denial of subdivision

- Brightsand is more sensitive than turtle lake
- Brightsand lake is beautiful and needs to be protected and maintained through policy & bylaw
- Regional buy in. Turtle Lake needs to have all governing bodies on board to protect the lake.

9. *What type of land uses are supported in your community?*

- would like to see more services and economic growth that adds value

10. *What would you like to see deleted from the Zoning Bylaw? Added to the Zoning Bylaw?*

- changing the vacancy rate so that calls for development take longer
 - Also mentions the skewed result of this as the current tracking only shows dwellings. Thinks this should include lots with only accessory buildings as well.

Final Comments: No big surprises from updating the OCP and RM. Keep things as open and honest about updates. Easy to set people off.

Stakeholder Interviews

Date: Oct 11, 2024

Organization: Rural Ratepayer and Town of Turtleford

GeoVerra Attendees: Mackenzie Bauml

RM of Mervin Attendees: Paige Hundt

1. ***Tell us what you find attractive about the RM of Mervin? (or replace with hamlet)***
 - Love where the farmland meets the recreation of the lake
 - Love the incorporation for oil and gas
2. ***What do you find unattractive about the RM of Mervin? (or replace with hamlet)***
 - Too many development regulations
3. ***What are some challenges/barriers for the RM of Mervin? (or replace with hamlet)***
 - It puts stronger demands on the services related to the more rural people
 - Ag peoples interest aren't heard as much
4. ***What are some opportunities/strengths for the RM of Mervin? (or replace with hamlet)***
 - Economic development opportunities with the Town
5. ***Have you developed land in the RM of Mervin (hamlet)? Why or Why not? Have you had success or hit roadblocks?***
6. ***What is your perception of the RM of Mervin, specifically developing land in the RM?***
 - Mindset of I want to do what I want on my property – lack of understanding rationale behind why regulations are there
 -
7. ***Are the lakes overdeveloped? Yes or No?***
 - Yes, no more development
8. ***If yes, how should the RM balance development pressures with environmental sustainability?***
 -
9. ***What type of land uses are supported in your community?***
 - More economic development and business opportunities ex restaurant
10. ***What would you like to see deleted from the Zoning Bylaw? Added to the Zoning Bylaw?***
 - There seems to be a push to get this done
 - Wish it is in plainer English
 -

Final Comments:

- Submitted permit application several years ago and found the process very easy

Stakeholder Interviews

Date: Oct 15, 2024

Organization: Hamlet of Sunny Acres, Hamlet of Sunset View Beach, and Hamlet of Spruce Lake

GeoVerra Attendees: Evan Wight

RM of Mervin Attendees: Paige Hundt

1. ***Tell us what you find attractive about the RM of Mervin? (or replace with hamlet)***
 - *Community living*
 - *Rural isolation*
2. ***What do you find unattractive about the RM of Mervin? (or replace with hamlet)***
 - *Lack of power as hamlet board-infrastructure upgrades*
3. ***What are some challenges/barriers for the RM of Mervin? (or replace with hamlet)***
 - *General congestion – beach space, parking spaces (primarily for boat trailers)*
4. ***What are some opportunities/strengths for the RM of Mervin? (or replace with hamlet)***
 - *Lake living, local community*
5. ***Have you developed land in the RM of Mervin (hamlet)? Why or Why not? Have you had success or hit roadblocks?***
 - *Positive feedback on development process*
6. ***What is your perception of the RM of Mervin, specifically developing land in the RM?***
 - *Positive feedback about the turtle lake study to guide future decisions*
7. ***Are the lakes overdeveloped? Yes or No?***
 - *Yes, would like to see Turtle lake study completed before more development takes place*
 - *Brightsand not overdeveloped as of now. Should be on the radar to ensure future development is done responsibly*
8. ***If yes, how should the RM balance development pressures with environmental sustainability?***
 - *No opinions, one would rather landscape the beach to be more usable than environmental sustainability*
9. ***What type of land uses are supported in your community?***
10. ***What would you like to see deleted from the Zoning Bylaw? Added to the Zoning Bylaw?***

Final Comments:

RV vs Permanent Residence – In general more in favor of allowing RVs on lots than not. Not in favor of forcing the building of permanent dwellings as it could have financial stress on some owners. Would like to see the removal of timeline requiring permanent dwelling. Keeping all lots aesthetically

maintained was more of a concern. All agreed on the RV service fee idea that the ratepayers in their area would be willing to pay extra. Ditch the timeline.

- *But also has not heard any complaints about current RV permitting process*

Stakeholder Interviews

Date: Oct 16, 2024

Organization: Hamlet of Horseshoe Bay, Hamlet of Aspen Cove, Hamlet of Powm Beach, Hamlet of Evergreen Acres, and Hamlet of Parkland Beach

GeoVerra Attendees: Scott Assie and Mackenzie Bauml

RM of Mervin Attendees: Paige Hundt

1. *Tell us what you find attractive about the RM of Mervin? (or replace with hamlet)*
 -
2. *What do you find unattractive about the RM of Mervin? (or replace with hamlet)*
 -
3. *What are some challenges/barriers for the RM of Mervin? (or replace with hamlet)*
 - The installation of docks isn't a problem yet. Ex. Positioning
 - Can't afford to build with an RV on the lot so they have to sell as long as appearance/aesthetic is kept up
 - Lack of noise bylaw
4. *What are some opportunities/strengths for the RM of Mervin? (or replace with hamlet)*
 - Would nice for family to rent somewhere – would be nice for short-term rental as long as they are regulated
 - Short-term rental being a discretionary use
 - Letting hamlet board know of short-term rental
5. *Have you developed land in the RM of Mervin (hamlet)? Why or Why not? Have you had success or hit roadblocks?*
6. *What is your perception of the RM of Mervin, specifically developing land in the RM?*
 -
7. *Are the lakes overdeveloped? Yes or No?*
 - There isn't room left on turtle lake. When the lake is busy it is busy
8. *If yes, how should the RM balance development pressures with environmental sustainability?*
 - The water quality has diminished within the last decade due to over development
 - How many properties can a lake withstand based on size before it starts to hurt the lake
 - Difficult to enforce number of tree clearings
 - Increasing vacancy rate
 - Increasing lots sizes to reduce density
9. *What type of land uses are supported in your community?*
 - Feels that all amenities are there
 - Campgrounds will depend on the water study

- Short-term rental people not understanding the rules of the community

10. What would you like to see deleted from the Zoning Bylaw? Added to the Zoning Bylaw?

- Hamlet boards need to be consulted
- Should be reviewed every 5 years

Final Comments: