

MINUTES OF THE RURAL MUNICIPALITY OF MERVIN #499

PUBLIC HEARING OF THE AMENDMENTS TO THE
R.M. OF MERVIN'S ZONING BYLAW

DATE: April 13, 2021

PRESENT: Reeve Gerry Ritz (zoom), Councillors Jim Range (1) Lyle McKee (2), Gordon Spencer (3), Ron Gramlich (4), Dave Krywchuk (5), Victor Hamm (6), Administrators Prab Lashar and Pat Guenther, Planner Yvonne Prusak and Ben Clipperton, Planning Technician

CALL TO ORDER: Deputy Reeve Gramlich called the Public Hearing to order at 1:31 p.m.

BUSINESS:

Open Hearing 181-21 HAMM: That this Public Hearing, which is being held to receive comments and submissions relating to the proposed Zoning Bylaw amendments, now be opened. CARRIED

DISCUSSION:

Yvonne provided presentation on the Hynatshyn subdivision. The Zoning of the proposed subdivision will need to be amended to LD 1 to be compliant. Part Of the subdivision plan will include road widening thru Turtle Cove to 20 Meters to ensure the road width is consistent throughout. Yvonne reviewed comments from the open house and comments presented for the public meeting. Provincial responses stated that vegetation clearing should be limited and a Heritage assessment needs to be completed. It was stated that drainage plan will be required as part of the service agreement to take into consideration water flow. She also raised the possibility of a conservation easement to take into consideration the eagles nest located in close proximity to lots 20 & 21 of the new subdivision.

PRESENTATIONS:

Bruce Pahl indicated that he is not in favour of the boat launch for the new subdivision. This area has been their beach area for a number of years and have used buoys to keep boats away from this area. There is also a creek that runs through the proposed boat launch area. Turtle Cove residents have boat lifts or use the RM boat launch that is 1.5 km from the boat launch and feels the boat launch is unnecessary. The eagle's nest that they believe is located in Lots 20 & 21 is a concern for residents. They would be agreeable to working with the developer to invest in existing recreational facilities in Turtle Cove instead of developing the boat launch.

Bob Yohnke stressed that his data indicates Turtle Lake is overdeveloped and that this development contravenes the R.M.'s official community plan. Boat capacity has exceeded the recommended levels for Turtle Lake. Land use plans should take steps to avoid further boating capacity in the south basin. He stated that Turtle Lake is already above boating capacity. He raised the question as to whether the R.M. has taken steps to enhance lake quality and believes the R.M. should be doing more testing of the quality of the lake. He stated that the lake study that the R.M. had completed did not take into

account the Resort Village of Kivimaa-Moonlight Bay Turtle View and other acreages around the lake. He indicated that there are 450 lots around the lake that are still available for development.

Matt Millar spoke on the effect the boat launch will have on property value. There has been an effect on the ability to sell lots in the area with one sale being lost due to the proposed boat launch. Lots adjacent to the boat launch will lose value.

Kay Montgomery indicated she is a long-term resident of Turtle Lake area and does not support the subdivision as it will destroy habitat which would include the loss of the eagle's nest. The boat launch will adversely affect property values as well as habitat and would eliminate species. The R.M.'s Community Plan and Land Use Policy habitat protection clause will be contravened by this subdivision.

Keith Hanson Councillor of Turtle Cove indicates he is not in agreement with the development as the boat launch is not in an appropriate place. The area is shallow and a creek flows through the area. It is a swampy area in front of the cabins there and should not be tampered with.

David Hnatyshyn spoke to the ratepayer's concerns. He indicated he is willing to look at alternatives to the boat launch and wants to keep as much natural habitat as possible. He has kept his development modest with an initial development in the 1980's of 14 lots and present development to 15 lots.

Adam Hnatyshyn reiterated their commitment to a subdivision with minimum effect on habitat and the environment. They are will willing to work with the Hamlet Board to address their issues. They have a vested interest in ensuring the subdivision is developed in a sustainable manner.

Deputy Reeve Gramlich thanked all participants for their presentations and indicated council will take their feedback into consideration.

ADJOURN: 182-21 SPENCER: That this public hearing now be adjourned. 3:12 p.m.

CARRIED



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Administrator



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Reeve