

RESORT VILLAGE OF TURTLE VIEW
DEVELOPMENT POLICY

Subject:	Procedures for New Developments	
Type:	Administrative	Pages: 4
Authority:	Municipal Resolution #23/24 Resolution #133/23 - Rescinded on Feb. 21, 2024	Adopted by Council: February 21, 2024

POLICY STATEMENT:

The Resort Village of Turtle View is committed to providing a fair development process policy which allows for the well-being of the Resort Village within Council’s jurisdiction, and for the health, safety and general welfare of the residents of the municipality.

This policy document will be used in conjunction with the Resort Village of Turtle View’s Official Community Plan (OCP) and Zoning Bylaw (ZB).

PURPOSE:

This Development Policy is intended to assist in:

- Providing an understanding of the requirements and obligations of a proponent for a development application.
- Protecting the public interest.
- Protecting the environmental health of Turtle Lake and surrounding lands.
- Protecting existing properties in proximity to the planned development.

SCOPE:

This policy applies to all development proposals/applications, with the exception of lands already subdivided for residential purposes.

INFORMATION REQUIREMENTS FOR A DEVELOPMENT APPLICATION:

Council may require any or all of the following documentation to be included with any development application:

1. Detailed professional engineering design drawings and descriptions suitable for comprehensive review by Council and/or Council’s engineer.
2. A hydrology study to determine quantity and quality of water availability and to protect against disruption of existing water supply systems.
3. A heritage study (archaeological study) to determine sensitive historical sites.
4. Engineered street construction design or as per attached ‘Appendix A’ at Council discretion.
5. Street light placements.
6. A study by a Professional Planner for the requirement of beach access and public parking may be conducted for Council review and guidance to the proposed development.

7. Planning review as completed by a Professional Planner to ensure that the proposed development meets the regulations of the Turtle View OCP, Zoning Bylaw and the *Planning and Development Act, 2007*.
8. The applicant may be required, at council's discretion, to hold up to two open house engagements depending on the size of the new proposed subdivision. The second public engagement may be required after council's review and consideration to the public feedback and submissions from the initial open house engagement regarding the proposed development/subdivision being presented.

MANDATORY REQUIREMENTS:

A legal Survey Plan showing lot size and locations, street and approach layout along with items related to the development.

A Comprehensive Drainage Plan done by a qualified Professional Engineer showing elevations, drainage locations, storm/snow melt retention basin designs and culvert locations.

Implementation of a Master Plan and Servicing Agreement.

All professional Fees shall be borne by the Developer.

Off-Site Fees to be applied as per Bylaw #40-2024.

A security deposit in the form of a cash deposit or an Irrevocable Letter of Credit (ILCO) at the discretion of Council.

Development Phasing:

Phasing of lots in new subdivisions with a lot count of 12 lots or less, at Council's discretion, may not be approved.

APPENDIX A

Description:

Road design and construction standards for graveled streets within the Resort Village of Turtle View

Miscellaneous:

For this purpose of this document, the term “proponent” shall be used to address duties that shall be undertaken by the developer, contractor and engineer interchangeably.

During construction, the proponent shall be responsible for traffic accommodations including signage and dust control.

Required Right of Way Standards:

The required right-of-way for the development shall be 18.288 meters or 60 feet.

Road Widths and Geometric Standards:

Road driving surface shall be 7.315 meters or 24 feet using clay materials.

Road Driving surface cross slope shall be a minimum of 3% to a maximum of 4%.

The minimum height shall be equal to the estimated peak water level of 655.8 meters plus 0.5 meters equal to 656.3 meters or as per design drawing done by a qualified Engineer.

The road shall be constructed to accommodate and enhance the required engineered drainage report.

Ditch Bottom:

Shall be of a flat surface and seed to grass of a playground type.

Backslopes and Side Slopes:

Shall conform to the 4.1 slope requirements

Road Construction:

Timber, brush, duff (vegetation, roots, logs, rocks and stumps shall be completely cleared and removed from the right-of-way prior to road construction.

Topsoil may be stockpiled and used in the ditch bottoms.

Drainage (Culvert) Requirements:

Cross road culvert minimum size will be 300 mm or 12 inches.

Gravel Applications:

First application of gravel shall be of type 106 at the rate of 300 yards per mile and incorporated to a depth of 4 inches.

Second application of gravel in the following year shall be of type 106 applied at the rate of 150 yards per mile.

Approach Construction:

Approach construction shall be in conjunction with the road construction and conform to the same standards.

Culverts shall have a minimum size of 200 mm or 8 inches but may need to be increased in size downstream to accommodate the drainage report.

Signage:

Traffic signage shall be placed at a minimum of one meter from the road driving surface. Informational signage shall be placed at a minimum of one meter from the property boundary line into the road way.