

WHAT WE HEARD REPORT TO COUNCIL

Summer Village of Golden Days Land Use Bylaw Update | 3 June 2022

The following report provides a summary of the public engagement program undertaken by the Summer Village of Golden Days to seek input and feedback from residents and stakeholders regarding proposed changes to the Summer Village's Land Use Bylaw.

SUMMARY OF ENGAGEMENT TO DATE

On August 4, 2021 the Summer Village (in collaboration with Municipal Planning Services (MPS)) provided a newsletter to community members and launched an online survey for the Summer Village of Golden Days Land Use Bylaw review and update project. The purpose of the survey was to gather community input on some key land use and development topics in the community.

Overall, the Summer/Fall 2022 survey had a very high response rate compared to similar engagement efforts for land use bylaw review projects undertaken by MPS for Summer Villages.

The survey was closed on October 31, 2021; a report on the survey responses was provided to Council in January 2022 (and is included as **Appendix B** to this report).

On March 1, 2022, a second project newsletter was created, informing community members of an online open house later in March.

On March 14, 2022 the Summer Village of Golden Days held an online open house for community members to discuss the Summer Village's Land Use Bylaw review and update project, and to present the draft Land Use Bylaw. The open house was facilitated by Brad MacDonald and Allison Rosland of MPS.

The meeting was attended by approximately 6 persons (not including MPS team members and Summer Village Council and Administration). The live YouTube stream of the session was watched by 2 persons.

During the online public engagement session, MPS team members requested that community members provide feedback on the draft Land Use Bylaw by end of day April 8, 2022 (noting that if comments/questions were provided after this date (but before the report was completed), that they would be included in MPS' reporting to Council). Referral agencies and service providers (e.g. Alberta Health, Alberta Environment, Canada Post, etc.) were provided a deadline of April 15, 2022 for comments. Agencies were notified via email of the Land Use Bylaw project, and were invited to provide comments regarding the draft Land Use Bylaw. Due to a lack of responses from referral agencies, this deadline was extended to May 15, 2022 to ensure adequate time for responses.

This report includes a summary of responses collected by MPS from referral agencies and community members received during and after the online engagement session. A summary of this feedback is included in this report; for a full description of responses, see **Appendix A**.

SUMMER/FALL 2021 SURVEY RESPONSE HIGHLIGHTS

A summary of the survey responses is provided below. A complete report of responses and submissions is included in as **Appendix A**. This report was presented to Council in February 2022.

Response Information	Statistics
Survey Responses	88
Email/Written Responses (prior to January 1, 2022)	0
Phone calls to MPS's Office (prior to January 1, 2022)	0
Number of written survey responses	16

Highlights and notable findings of the survey responses include:

- Most respondents were long-time residents of the Summer Village
- Most respondents live in the Summer Village seasonally
- Most respondents are age 50 or over
- Most households are two person households
- Vasa Park residents responded to the survey in great numbers
- Respondents largely view the level of redevelopment occurring in the Summer Village as 'fine'
- The survey respondents reported support for regulations that limit site coverage, preserve the environment, and reduce runoff and erosion
- Most respondents did not report issues with RVs in the Summer Village
- Ice damage and flooding is not a common occurrence with most respondents

SPRING 2022 REFERRAL AGENCY FEEDBACK

The following is a summary of referral agency feedback provided in response to MPS' circulation of the March 1, 2022 Draft Land Use Bylaw.

Agency	Response
Alberta Culture and Status of Women	No response.
Alberta Energy Regulator	No response.
Alberta Environment and Parks	No response.
Alberta Health Services	No concerns.
Alberta Transportation	No response.
Atco Gas	No response.
Atco Pipelines	No objections.
Black Gold School Division	No response.
Buck Mountain Gas Co-op	No objections.
Canada Post	No response.
County of Wetaskiwin	No response.

Fortis Alberta	No response.
Leduc County	<p>No objections.</p> <p>Leduc County noted the following for information:</p> <ul style="list-style-type: none"> • The County's understanding is that the Summer Village will consider the compatibility of future land uses within the Summer Village's Direct Control District with the land uses of the County's adjacent Lake Watershed District. • The County's understanding is that future land uses within the Summer Village's Direct Control District will also follow the land use concept in the Summer Village's Intermunicipal Development Plan with the County (and the Summer Villages of Itaska Beach, Sundance Beach, and Golden Days). • The County expects that future subdivision and/or development proposals within the Direct Control District to follow intermunicipal review and referral processes outlined in the Intermunicipal Development Plan.
Pigeon Lake IR No. 138A – Ermineskin	No response.
Pigeon Lake IR No. 138A – Montana First Nation	No response.
Pigeon Lake IR No. 138A – Samson Cree Nation	No response.
Pigeon Lake Watershed Association	No response.
St. Thomas Aquinas Roman Catholic Schools	No response.
Summer Village of Argentia Beach	No response.
Summer Village of Itaska Beach	No response.
Summer Village of Silver Beach	No response.
Telus Communications	No concerns.
Wetaskiwin Regional Public Schools	No response.

SUMMARY OF SPRING 2022 COMMUNITY FEEDBACK

The following is a summary of community ideas, issues and concerns that was provided to MPS following the March 14, 2022 online open house, along with responses and recommendations to Council from MPS. Where common comments were provided by multiple community members, these are combined for brevity. For a complete description of responses, see **Appendix A**.

Comment	Topic	MPS Response and Recommendation
<p>Objections and concerns with prohibiting (or not allowing with regulations) tourist homes (e.g. AirBnBs)</p> <p>Note: comments received from seven unique email addresses (not including copied addresses)</p>	Tourist Homes	<p>This topic was a common concern for many community members.</p> <p>MPS Recommendation: Council direct MPS to provide a report on:</p> <ol style="list-style-type: none"> The advantages and disadvantages of tourists homes Comparing regulations of similar-sized municipalities Sample alternate Land Use Bylaw regulations

<p>Objections and questions about the number of RVs that may be allowed on a lot.</p> <p>Concern that the number of RVs that may be allowed on a lot is proposed to be reduced.</p> <p>Concern about requirements for connecting RVs on site water and wastewater systems.</p>	<p>Recreational Vehicles</p>	<p>In reviewing this section related to the comments provided by community members, MPS noticed a typographical error in 9.16.2.b that creates confusion around the number of RVs which may be allowed on a lot.</p> <p>MPS Recommendation: Regulation 9.16.2.b be revised to read (change noted in bold): ‘b. where an additional recreational vehicle may be placed on a temporary basis;’</p> <p>MPS notes that the intent of the changes made to this section of the draft Land Use Bylaw is not to reduce the maximum density of RVs that may be allowed on a lot, but rather to provide clarification and improve the interpretation and enforceability of the Summer Village’s current RV regulation in the current Land Use Bylaw with respect to density and servicing.</p> <p>MPS Recommendation: MPS to confirm with Council and administration that the provisions in the draft LUB are consistent with the Summer Village’s interpretation of and practices for allowing additional RVs on a lot during an extraordinary events.</p> <p>MPS agrees that the intent of the regulations to require RVs to connect to onsite services was to prohibit the disposal of grey water and wastewater in any location other than into an approved wastewater system. As currently drafted, the regulations may be unreasonable in situations where the RV is being stored rather than occupied.</p> <p>Additionally, because there are no municipal potable water services available in the Summer Village, it may be unreasonable to require RVs to connect to onsite water services.</p> <p>MPS Recommendation: Revise 9.16(3) as follows (change noted in strikethrough and bold): remove references requiring connection to onsite water systems; and a. “A maximum of one (1) recreational vehicle is permitted on a developed lot on a permanent basis. The recreational vehicle must be connected to onsite water and wastewater systems, complying with current provincial requirements. The recreational vehicle must have approved potable water system and wastewater system that comply with current provincial requirements.”</p>
<p>Concern that requirements for the planting of new trees when existing trees are removed does not allow for the cultivation of sucklings as a replacement.</p>	<p>Tree Removal</p>	<p>MPS notes that ‘Tree Removal’ does not include “the removal of dead trees or shrubs, or selective management by a qualified arborist to maintain tree stand health and remove hazards” as noted in the definition for Tree Removal (on Page 22). The removal of</p>

<p>Noted that tree removal in the event of diseased trees or safety concerns should be allowed.</p>		<p>dead/hazard trees in these instances is permitted and would not require a development permit.</p> <p>MPS Recommendation: Include the following as a new 9.21.4 in Section 9.21 – Tree Removal: “4. Notwithstanding 9.21.2 and 9.21.4, the Development Authority may at their discretion allow for the cultivation of existing viable tree sucklings in lieu of planting new trees.”</p>
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APPENDIX A

Draft Land Use Bylaw Community Feedback

Note: some comments have been edited lightly for brevity, improve clarity, or to redact personal information (i.e. names, addresses, specific features that may indicate address).

Comment	Topic(s)
<p>1. Section 9.16 (Recreational Vehicles)</p> <p>Item 3 - Stating that the RV must be connected to water and Sewer doesn't make sense if those facilities aren't in use. I believe you are trying to prevent people from discharging waste water on the surface, if so a comment regarding that would be sufficient (Covered in rule 10)</p> <p>Item 9 - What is an extraordinary event? Is this rule to prevent weekend visitors? Or limiting weekend visitors to one RV? If so this would effect that value of owning a lake property.</p>	Recreational Vehicles
<p>2. Section 9.21</p> <p>The forest type surrounding pigeon lake is dominated by poplar trees, which reproduce readily through suckerlings, so it's impractical to require planting new poplar trees when one is cut down. Instead the land owner should encourage growth of the existing suckerlings. I'm not sure you could plant poplar trees in the traditional sense anyway. This would apply to the deciduous tree replanting requirement.</p> <p>Could you add a provision for maintenance tree clearing for safety (Disease, power line clearance), requiring a permit for any and all tree clearing could result in putting homeowners at risk.</p>	Tree clearing, planting
<p>3. MPS Note: The community member providing comments below submitted multiple emails on the topic of the Land Use Bylaw project. Emails with questions on the project's status or without direct comments/ideas/ questions about the Land Use Bylaw content have been removed for brevity.</p> <p>Email 1:</p> <p>Thanks for organizing the Summer Village of Golden Days Land Use Bylaw open house last night.</p>	Tourist homes

Overall, I love the look of the draft Land Use Bylaw. It looks like a real improvement in terms of understandability and procedural clarity. I love its moves to a more ecologically-responsible form of development. That said, the proposed restriction on short-term rentals (defined in the draft bylaw as "tourist homes") gives my wife and I a lot of concern.

My grandparents built a cottage on Sandholm Beach in 1935. My father, his siblings, and their spouses owned the cottage from the 1980s and did a renovation in the early 1990s when the sewer line went in. We wanted to see the cottage kept in the family. Although prices went up when the pandemic happened, we were able to buy the cottage on the assumption that renting it part of the time on Airbnb would help us pay for it. We took possession in September 2020, did interior renos over the winter and spring, and started renting on Airbnb in May 2021.

So the proposal to prohibit short-term rentals strikes at our financial well-being.

I'm wondering if you'll answer some questions for us.

- a. On what basis did the summer village direct you to prohibit short-term rentals? Were you told of negative experiences that adjacent property owners in Golden Days have had as a result of Airbnb or VRBO bookings, or is this based on concerns that the council has about short-term rental party houses elsewhere? Not that we're the only people doing short-term rentals in the area, but the last thing that I want is for a party to damage our cottage and/or disturb our excellent neighbours. We have house rules aimed at deterring parties and evaluate booking requests on reviews that previous hosts have written about the guests.
- b. Is there a policy basis for this proposed prohibition? In the meeting last night you said that you are seeking consistency with applicable statutory plans. I can't review the Municipal Development Plan because it isn't available on the Summer Village website (if you have it, please send us a digital copy), but the new Intermunicipal Development Plan is completely silent on short-term rentals or tourist homes. Policy 4.4.6 calls for new hotels and motels to be located in Mulhurst. The policy statement in the IDP most relevant to short-term rentals in residential areas seems to be Policy 5.1.2 which, echoing the goal statement on p. 16, states that "The County and the Summer Villages shall provide development opportunities within the jurisdiction which maintain the character of their respective communities." The physical character of a cottage doesn't change if it's used for short-term rental, and the uses of that cottage (relaxing, visiting, enjoying the lake, sleeping, etc.) are identical whether it's used by the owner or someone renting it on a short-term basis. So short-term rentals maintain the character of the summer village.
- c. Has a GBA+ analysis of this proposal been conducted? A prohibition of short-term rentals would have different effects on different types of people. People who have had their cottages for longer (and are typically older) and may have bought them when prices were less expensive may have no concern about this proposal, but it would have a greater impact on people like Rena and I who bought recently at higher prices and need income on the property to make the purchase work. I also wonder if longer-term owners are thinking ahead to the sale of their properties. As interest rates rise and inflation increases, it will be harder, other things being equal, for people to afford a recreational property. Having the ability to earn

short-term rental revenue on a property could be the difference, like it was for Rena and me, between being able to buy or not buy the properties that existing owners will eventually want to sell.

- d. Have you heard whether the summer village has considered the economic impacts of restricting short-term rentals? If this proposed restriction were adopted around the lake, it would mean more cottages sitting empty a larger percentage of the year, and thus fewer people supporting local shops and services and an impact on the lake's tourism potential. Has the Pigeon Lake Regional Chamber of Commerce been consulted about this potential?

If the summer village's concern is parties, noise, etc., the Summer Village could implement a permit or licensing system like is currently receiving second reading in the Town of Sylvan Lake. That could generate a little revenue for the summer village and give it the ability to crack down on any problematic short-term rentals while allowing legitimate operators to continue to operate.

Email 2:

If I understood correctly, at the meeting you mentioned preparing a similar zoning restriction of short-term rentals for other summer villages around the lake but said that none of them have been adopted yet. Will you please let me know the names of those summer villages and the status of the relevant bylaws? Further to the fourth question I posed last night, the spread of such bylaws around the lake has the potential to negatively affect the tourism potential of the Pigeon Lake area.

In my email yesterday I mentioned Sylvan Lake. I just got this from a member of Sylvan Lake Town Council who I know:

"We weren't considering banning short-term rentals ever. In fact the community has questioned why we are choosing to regulate at all? Sylvan Lake being such a tourist community has a major shortage of hotel space. If we didn't have short term rentals we would have difficulty housing those who come in the summer. The decision to license rather than use the land use bylaw was a decision partially made to eliminate red tape. There always seemed to be a problem with application of the Land Use Bylaw and we were issuing development permits with 8-12 week wait times and too much regulation. Inspections, coordination with AHS, relaxations to parking restrictions...all unnecessary. Licensing instead of using the bylaws seems to be a way to correct the situation without overregulation. What we discovered yesterday in Council is that the desire we had to charge a licensing fee that allowed the town to recoup cost is not reasonable. After second reading we pushed it back to administration to re-examine the licensing fees. As far as the general public is concerned we had little concern expressed about the short term rentals as long as they follow the rules and are good neighbours. Most people are somewhat understanding. One concern that the public had was that we were not allowing secondary suites or garage suites to be used as short term rentals. By allowing secondary and garage suites we are actually increasing the accountability because in most cases the resident is on site."

So Sylvan Lake appears to be increasing the potential for short term rentals and is moving from regulating short-term rentals through zoning to licensing for the sake of administrative streamlining. It's fair to say that Sylvan Lake is ahead of Pigeon Lake on tourism-related issues so this is a case that summer villages at Pigeon Lake should be looking to.

Email 3:

- a. You said that Council directed you to define short-term rental / tourist home and disallow the use, but you didn't answer whether Council gave you any basis or rationale. Please let us know whether there was any factual basis / evidence / experience for this direction. If they didn't give you any basis for it but you will be asking them to explain the basis to you, please let us know what they tell you.
- b. You didn't answer whether there is a policy basis for the proposed change. There isn't one in the IDP so please share the MDP if you have it, and if you don't have it, let us know so that we can ask the summer village for it.
- c. You didn't answer whether there was any GBA+ analysis -- or in other words consideration of the differential impact this proposed change could have on people -- so please let us know. In asking this question yesterday, I focused on the differential impact to property owners, but this thinking should be extended to consider the potential short-term rental guests impacted by this proposal. For the most part, they are renting places at Pigeon Lake because they can't afford to own their own recreational property. Excluding people with fewer economic means from enjoying cottage life (yes, we know that they could tent or RV at the provincial park) isn't by any means illegal, but it might not be the best look for the municipality.
- d. You didn't answer whether you've heard whether an economic lens has been applied to this proposal or whether the Pigeon Lake Regional Chamber of Commerce is aware of it. Please let us know, and as above if you are going to be asking your client this question, please let us know what they tell you.
- e. Thanks for letting us know about your work with the SV of Norglenwold and what you know about the SV of Sunbreaker Cove. Are you working with any other summer villages on Pigeon Lake or are you aware of the status of short-term rental regulation in other Pigeon Lake summer villages?

Email 4:

Thank you so much for answering those questions of ours. In your response to question 1 (note: renumbered question 'a' from Email 3 for the purpose of this report)) you mentioned security. We actually see our carefully-curated Airbnb guests as part of our cottage security plan. Having guests in the cottage when we can't be there reduces the break-in potential at the property. They are "eyes on the cottage" to paraphrase Jane Jacobs.

When I mentioned economic development in question 4 (note: renumbered 'd' in Email 3), I wasn't thinking of properties in Golden Days being zoned commercially. I was thinking of existing businesses around the lake that have suffered as a result of COVID-19 seeing reduced economic prospects if short-term rentals are banned. Golden Days is admittedly only one of ten summer villages on Pigeon, but you've indicated that your firm is involved with four more and you know of two in addition (making 7 out of 10) that are working on their land use bylaws. If this asymmetric response to any noise or nuisance complaints that short-term rentals have generated spreads more broadly around the lake, regional economic development interests would be impacted.

	<p>We would certainly appreciate getting your What We Heard report and would also like to hear when the draft LUB is next going to Council since we may want to speak to the item. Will it be going for information first and then to public hearing, or will it go directly to public hearing?</p> <p>Email 5:</p> <p>Hope things are well with you. Since we last communicated, my wife and I have talked with some of the other cottage owners who do short-term rentals around the lake. One is in Golden Days but the others are in other summer villages or one of the counties. The Golden Days property owner has the same immediate concerns that we do; the others we've let know because if a zoning ban on short-term rentals happens in Golden Days, the idea has the potential to spread to other summer villages. Just giving you a heads up that you might be hearing from some of them if you haven't already. At least one is interested in speaking at a Council meeting about the issue.</p> <p>But another thing occurred to me that I want to make sure you let the Council know in your summary of feedback received. As you may have heard, Airbnb is pretty actively engaged in finding housing for Ukrainian refugees. As a planner I'm well aware that short-term rentals have aggravated housing issues in large cities with tight housing markets (Toronto and Barcelona being two that I've heard reports about). But that's not the situation with cottages at Pigeon Lake. A lot of them are sitting empty a lot of the time.</p> <p>Albertans have been generously donating to help Ukrainian refugees. The first plane-load of Ukrainian refugees is arriving in Edmonton on Monday. If the draft Golden Days Land Use Bylaw were in effect, it would be illegal to have such people stay at otherwise empty cottages on a short-term basis unless absolutely no compensation were provided to the property owners. Restricting housing options for refugees has even worse optics than limiting the area's overall economic development or restricting property resale value. Please ensure that the Council is aware of the public relations fallout the municipality could receive if it decides to push ahead with this proposal.</p>	
4.	<p>I am writing in OPPOSITION to the proposed new Section 9.29 Tourist Homes in the recent Land Use Bylaw for the Summer Village of Golden Days.</p> <p>Showcasing our lake to others has many positive effects.</p> <p>Helps the local economy. Many people who choose to come to the lake simply want a nice, quiet retreat from their city lives. They want to come, sit on the deck and have a coffee as they enjoy the lake views. They want to come, go for a golf game at Mulhurst, Willow Greens, Black Bull or Dorchester Golf resorts. They want to come and visit the Eco Cafe, Chef N', Maggie Moos or many other seasonal shops around the lake. They want to come and relax at the Essential Spa and Wellness. They want to come and spend their money in and around the lake which helps to create a vibrant and healthy local economy.</p> <p>Helps to keep real estate values strong. There are many people who choose to visit a temporary tourist home in order to check out an area before they actually buy a home or a cabin. These people are often close to retirement, affluent people who are trying to</p>	Tourist homes

	<p>figure out the next stage in their lives. They will visit many different temporary tourist homes over 12-18 months as they try to find the perfect place to buy.</p> <p>Helps to keep a presence in the area to report suspicious activity and crime. There are many people who own cabins along Pigeon Lake and only occupy them seasonally. These people live and work in other parts of the province, therefore their cabins sit vacant for long stretches of time. With the presence of visitors renting a temporary tourist home there are many more eyes, and ears open to report criminal activities like break and enters. I have heard of a recent string of garage break and enters along the south side of the lake...many of these break and enters occurred at vacant cabins and not at cabins where temporary tourist home visitors were staying.</p>	
5.	<p>I own a cabin at Norris Beach. The summers of my youth were spent fishing, boating, and biking around the lake. My parents bought empty property at Norris Beach in 1997 and have since built a cabin. Staying at a friend's cabin in the late 90's is what drew my parents to lake lot ownership. Without the opportunity to stay at the lake, we would have never bought at Pigeon. My memories of those summers are so amazing that when a small cabin, ten doors down from my parents, came onto the market, I bought it.</p> <p>I am a single mom to three small children and the opportunities they have to make friendships and develop independence at the lake are endless and such a gift. This is a gift and a joy I could not give to them without the ability to rent my cabin out when I am not using it. I understand that for some of my neighbours this was worrisome at first but I have worked hard to ensure the families staying at my cabin are respectful, not only of my property, but of the community I love.</p> <p>For three years I worked in tourism and economic development with Destination Stettler and the Board of Trade in the Town of Stettler. We worked with Travel Alberta to showcase our community and some of our best received advertising was unique stay options. Whether it was a cute AirBnb, an AirStream in the middle of nowhere, or a tiny house at a campground; Our visitors craved to stay someplace outside of a traditional hotel.</p> <p>This is why I am writing today. I have heard that the Summer Village of Golden Days is discussing short term rentals in the land use bylaws. Short term rentals are a great way not only for cabin owners to earn income to pay bills, but to introduce families to the Pigeon lake we know and love. A ban on short term rentals not only impacts owners, but also families who visit the lake.</p> <p>When visitor stay options are limited, it affects revenue in shopping, eating, and enjoying recreational activities in the area. Families that can't find their ideal stay options simply won't come. Creating a scenario with less economic activity in our community, that has been hit hard by the pandemic, is short sighted.</p> <p>There are obvious direct impacts to the lake's economy by tourists. Many of our businesses depend on tourism to make ends meet. There are also indirect impacts of more visitors, such as hiring practices that support higher wages. Induced impacts include visitors ranting about their stays, and their friend's discovering Pigeon Lake as a result. Tourism isn't just a sector, it's an economic driver</p>	Tourist homes

	<p>that touches so many facets of the community of Pigeon lake. There are widespread and unseen benefits to welcoming visitors with a variety of stay options that include short term rentals.</p> <p>Many communities around Pigeon Lake are poised to grow. They have cabins and lots waiting to be sold. Less people who stay at Pigeon Lake can impact the number of opportunities we have to add new residents to our great communities. Staying at the lake was the first step in my parent's wanting to become owners at Pigeon Lake. I personally have two repeat guests who are looking to buy around the Crystal Springs/Norris Beach area.</p> <p>Banning AirBnb's is a troubling president and frankly a regressive move that is harmful to tourism efforts and our communities. This decision will affect owners of cabins who use them as short term rentals, recreational operators, restaurants, grocery stores, and other storefronts around the lake, as well as visitors who want non-traditional stay options around the lake.</p>	
6.	<p>I am emailing you to get some information in regards to the above mentioned meeting as I was not in attendance.</p> <p>I have searched the Golden Days website and can't find anything in the minutes or newsletters about my concern.</p> <p>I have been told by one of my neighbours that a bylaw banning Airbnb's was brought up for consideration. As I run an Airbnb I am quite interested in this proposed bylaw.</p> <p>I would appreciate it if you could forward me any and all information in regards to this proposal so that I can respond by April 8, 2022 with an educated response.</p> <p>I have also been informed that there is another proposed bylaw banning all fireworks in the area covered by the Village of Golden Days.</p> <p>I am hoping to find out who and why they have brought the Airbnb ban proposal up.</p> <p>Any and all information you can forward to me in regards to these proposed bylaws will be greatly appreciated.</p>	Tourist homes
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location. In fact, my understanding is that we have recently increased police presence in the neighbourhood partly to ensure this peaceful enjoyment. However, if it turns out that the Village and/or the bylaw officer can't or is unable to do anything in regards to the guests behaviour at the Airbnb Host location, well then I would have to say that the neighbor to the Airbnb in reality has no reason to have a grief against his neighboring Airbnb location and the goings on there.

I would like to point out at this time that through the three to four years of operating, my Airbnb guests have not had a single complaint brought to me by my neighbors, the Village or anyone else for that matter. I would have to say that this is because as a Super Host with Airbnb my guests are not only required to follow Airbnb's rules, my property rules, AHS safety rules but are also given the link to The Summer Village of Golden Days bylaws and are fully required to adhere to these bylaws set in place. If a homeowner chooses to run an Airbnb, it is explicitly up to them to ensure that their guests comply with Airbnb rules as well as noise and peaceful enjoyment limitations.

At this time, I would also like to point out that the Village of Golden Days and/or the Bylaw Officer fail to enforce numerous bylaws that are already set in place and I think a simple letter to the Airbnb's Hosts within the Village of Golden Days would be adequate to deal with any issues at hand. This includes noise, boat use, alcohol consumption, dogs off leashes, etc. and has nothing to do with Airbnbs. I see and hear this in my area and other areas all around the lake. This is not to say that I am looking to have grievances brought up against my neighbors or fellow Villagers, as I am not overly bothered by what I see within the Village on any given day, however, if I was overly bothered by someone breaking the existing bylaws, I would definitely approach the resident myself and hopefully resolve the issue. If this did not work as I said prior, I would certainly touch base with the Village and/or the Bylaw Officer in hopes that something could be done about my grievance. I would not go to council and ask that a new bylaw banning all dogs, parties, quads, snowmobiles, motorcycles, alcohol etc. etc. be proposed and possibly brought into effect because of the very few bad eggs (that as I have stated before can be dealt with our existing bylaws and avenues put forth by the Village already) within a community of 10s of thousands of people that enjoy these types of activities here at the lake.

I feel that if I am the outright sole owner of my property and pay my taxes, water, sewage etc. that within today's world and today's worldly written or unwritten rules I should not have to answer to anyone if I choose to rent a part or all of my property through whatever avenue I choose to the general public. As long as I am making my best efforts to be sure that my guests are decent and law-abiding citizens and follow all bylaws and laws that are in effect in the area that I live in. If they do not follow the standing rules/bylaws/laws in effect in my location, then I expect that they and/or I will be punished to the full extent of the existing bylaws, rules and laws of my location. As I do think that the bylaws in effect at this time are more than adequate to deal with unruly owners, renters/Airbnb guests within our jurisdiction. If this bylaw is put in place, it would be a completely unfounded restriction on my use of my own property, which use is not impeding others' use of their own property.

I want to reiterate that for some Airbnb Hosts, having guests rent their property periodically is possibly their way of owning here at the lake be it full time or part time. For people like us, this may be their only source of income and to outright ban them without any reasonable foundation would be something that could really damage a lot of us that host an Airbnb experience.

	<p>In closing I have to plead that banning Airbnb Hosts within the Summer Village of Golden Days is: 1. unrequired to deal with whatever issues are out there for which we already have structures in place that could be utilized more effectively. 2. could be very detrimental to some of the people that you would be taking a livelihood away from and 3. is an unrealistic step to take to control one or two bad apples within a huge orchard of mostly good apples when, as I have stated, have the bylaws, laws and other avenues already in place to deal with said one or two bad apples.</p> <p>In closing I ask that you, the Village, and anyone else who endorses this motion please do not cripple the majority because of these rare few.</p> <p>I appreciate your allowing me to lend to you my thoughts, feelings and concerns in regards to this which may seem like a small item, but to some of our community is a very large item. I ask that you, The Village of Golden Days, and fellow residents vote against this proposed bylaw at council on April 13/2022.</p>	
8.	<p>I am writing to you regarding the Village of Golden Days. As a mother of a family of four we are always on the lookout for lakeside cabin rentals. Almost every year since my children were small.</p> <p>I am now driving from Saskatoon to the Village of Golden days, so my best friend and can look out at the lake and take in the wildlife at the cabin we have rented.</p> <p>Therefore, you should not go ahead with the planned proposal to ban short-term rentals in the Village of Golden Days. It would definitely be a detriment to all of the owners' pocketbooks, not too mention robbing families from sharing these traditions with their children and grandchildren in the future.</p> <p>It is a very difficult search for a cottage/cabin at the best of times therefore I implore you to rethink your Land Use Bylaw for the Village of Golden Days. We like to travel inter-provincially because Saskatchewan is short on rentals.</p> <p>The golden days will be literally be gone and no one will have a chance to enjoy spending time with our families and sharing those traditions and experiences with our children so they can pass them on.</p>	Tourist homes
9.	<p>I noticed that your land use bylaw amendment on tourist homes is flagged for engagement. My family recently rented a Golden Days property for 4 days at the end of March. I thought I would share some thoughts as someone grateful to visit your community for the first time. I think several things should be considered before the bylaw is amended. The vetting process for renters is very rigorous; this should be expected as I suspect the vast majority of owners want their property well maintained for the times that they plan to use it. Council has the ability to monitor the type and volume of this type of land use through the short term rental websites. Economic benefits cannot be overlooked. Owners that can recoup some of their cost of ownership through rental income will have more money and incentive for property upkeep and improvement. This adds property value to the entire community. There is also added economic activity to the region. Added exposure – many people visiting will be in a position to purchase their own vacation/retirement home and will consider your community after having visited. I hope that your consideration of this</p>	Tourist homes

	amendment hasn't been initiated through negative experiences of owners and that it is weighed fairly with due consideration of the benefits of tourist rental homes.	
10.	<p>Email 1:</p> <p>I'm looking at potentially purchasing a property in Golden Days, and I have some questions about the proposed revisions to the Land Use Bylaw.</p> <p>I see that under the current LUB, the RV would be a discretionary use and occupation would only be allowed 21 days of the year. I believe under the revised LUB, the RV would still require a permit but it would be a permitted use and as long as it has proper hookups, there'd be no limit on its use. Is that correct?</p> <p>Would the permit be a one-time application, or would we have to reapply annually?</p> <p>Have you received any negative feedback about that proposed revision? Do you anticipate any further revisions to the RV section?</p> <p>It looks like the revised LUB is in its final stages and is about to go back before Council to be passed, is that also correct? If so, do you have an idea of when that might happen?</p> <p>Thanks very much in advance for any info you might be able to provide. Your time and help is much appreciated!</p> <p>Email 2:</p> <p>Further to our previous emails, I write to confirm that we are in support of the proposed change to the Summer Village of Golden Days Land Use Bylaw that would allow one RV on a lot as a permitted use on a permanent basis, provided the RV has proper hookups (section 9.16 of the Bylaw).</p> <p>The only part of 9.16 that seems a bit onerous is subsection 9.16.9, which stipulates that a permit would be required for a second RV and would only be issued in the case of an extraordinary event. The provision under the current LUB that allows a second RV for a maximum of three days before a permit is required seems a bit more reasonable. By no means do we intend on turning our property into a campground, but there are circumstances where family members might want to visit and they would be more comfortable in their own accommodations. We would be in support of a provision that allowed for a second RV on the property, even just for a few nights, to accommodate this type of scenario.</p> <p>Thank you for the opportunity to weigh in on the LUB, and thanks for being so helpful. We really appreciate it.</p>	Recreational Vehicles

Note: The report in Appendix B was provided to Council in January 2022 and reviewed in a meeting in February 2022.

WHAT WE HEARD REPORT TO COUNCIL

Summer Village of Golden Days Land Use Bylaw Update | January 2022

BACKGROUND

In August 2021 Municipal Planning Services (MPS) launched an online survey for the Summer Village of Golden Days Land Use Bylaw review and update project. The purpose of the survey is to gather community input on some key land use and development topics in the community.

Overall, the survey had a very high response rate compared to similar engagement efforts for land use bylaw review projects undertaken by MPS for Summer Villages.

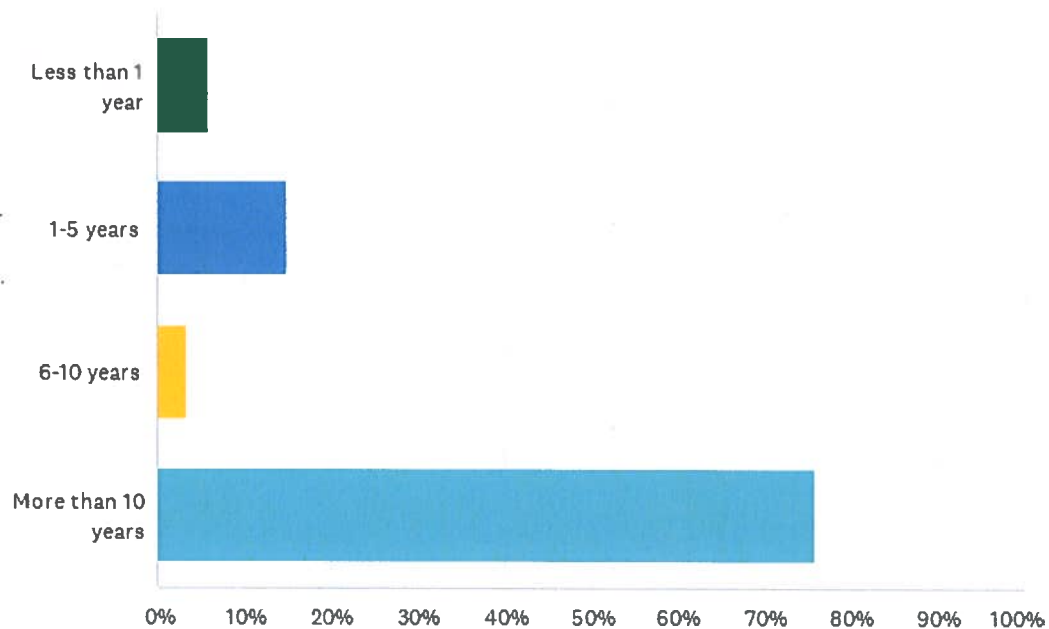
The survey was closed on October 31, 2021. The following is a summary of the survey's response rate:

COMMUNITY RESPONSE INFORMATION	STATISTICS
Survey Responses:	88
Email/Written Responses (as of January 1, 2022)	0
Phone Calls to MPS' Office	0

The following pages of this report include a summary of survey responses collected by MPS.

Q1. HOW LONG HAVE YOU OWNED YOUR PROPERTY IN THE SUMMER VILLAGE?

Answered:	87
Skipped:	1

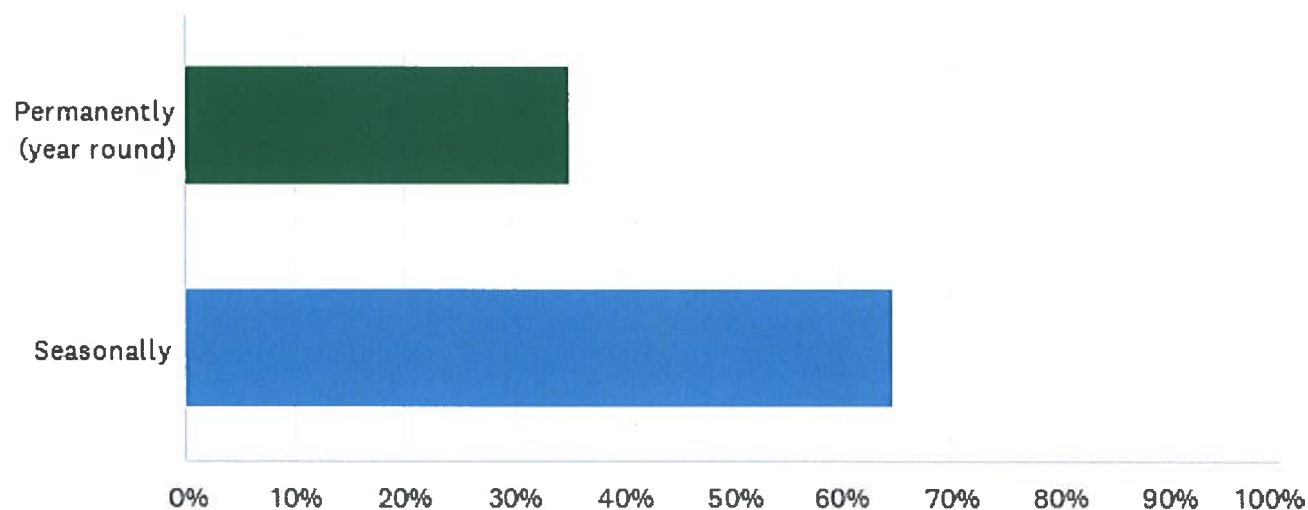


ANSWER CHOICES	RESPONSES	
Less than 1 year	5.75%	5
1-5 years	14.94%	13
6-10 years	3.45%	3
More than 10 years	75.86%	66
TOTAL		87

MPS Response:	Survey responses indicate that the majority of respondents are long-term residents of the community and that subsequent answers to this survey likely reflect observations over many years.
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Q2: DO YOU RESIDE PERMANENTLY OR SEASONALLY AT THE SUMMER VILLAGE?

Answered:	88
Skipped:	0

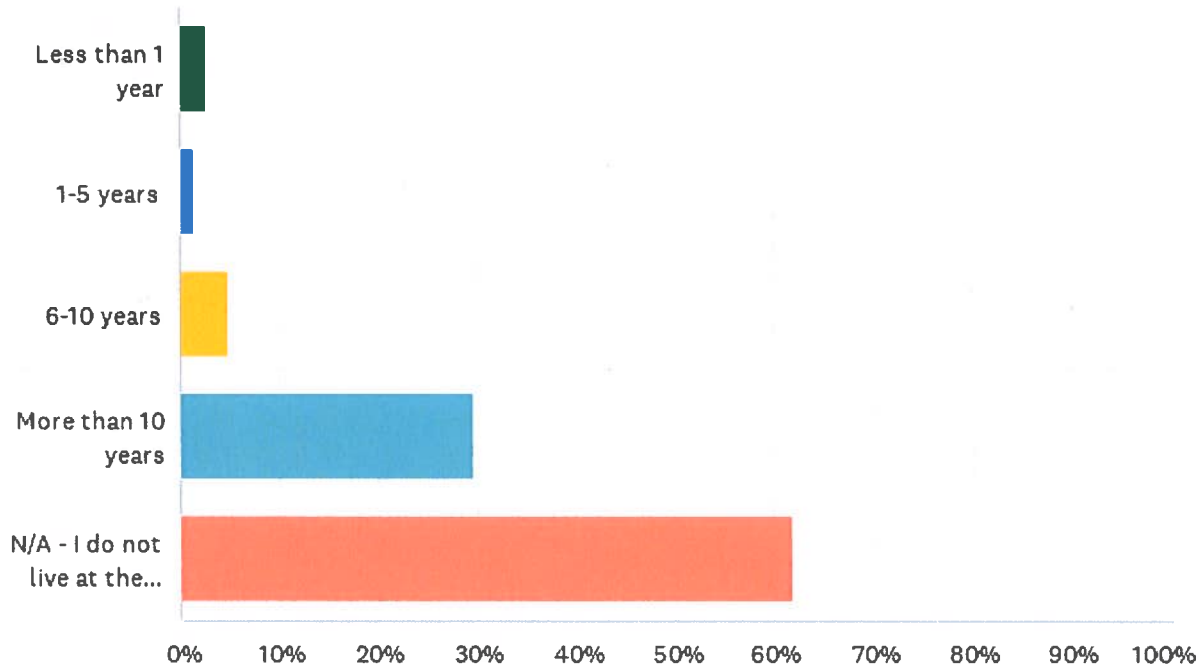


ANSWER CHOICES	RESPONSES	
Permanently (year round)	35.23%	31
Seasonally	64.77%	57
TOTAL		88

MPS Response:	Nearly 65% of respondents are seasonal residents of the Summer Village. Due to the high response rate of the survey, the perspectives of both seasonal and permanent residents are represented in subsequent survey questions and feedback.
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Q3. IF YOU RESIDE AT THE SUMMER VILLAGE PERMANENTLY, FOR HOW MANY YEARS HAVE YOU LIVED YEAR ROUND AT THE LAKE?

Answered:	81
Skipped:	7



ANSWER CHOICES

RESPONSES

Less than 1 year

2.47%

2

1-5 years

1.23%

1

6-10 years

4.94%

4

More than 10 years

29.63%

24

N/A - I do not live at the lake permanently

61.73%

50

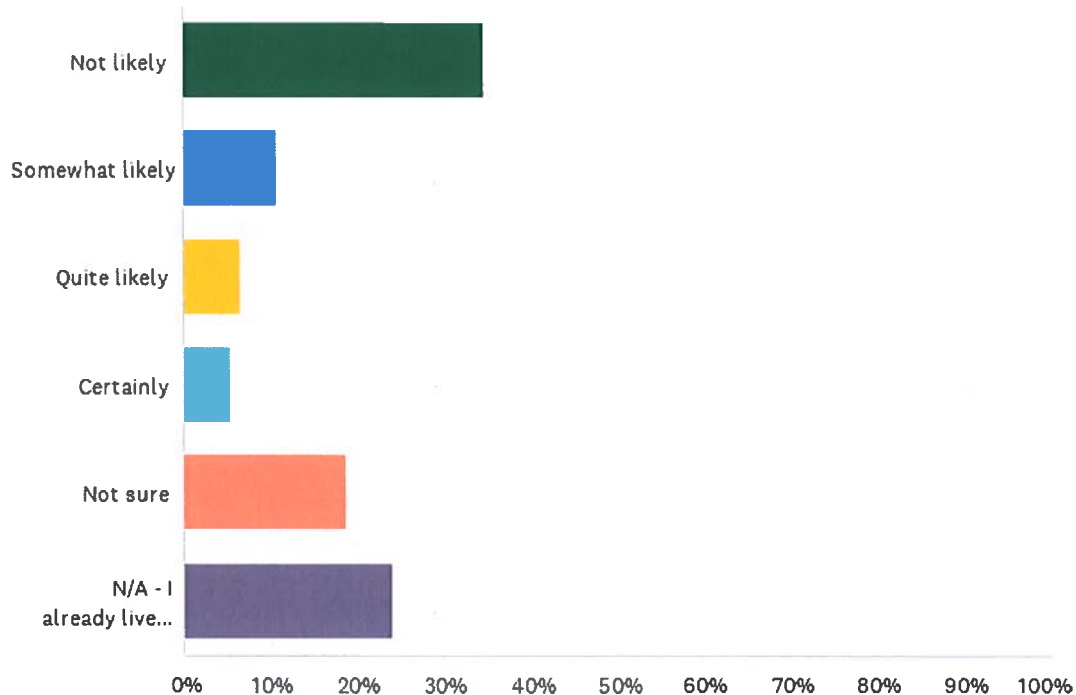
TOTAL

81

MPS Response:	Of the respondents who live permanently at the Summer Village, 77% have resided in the Summer Village for more than 10 years.
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Q4. IF YOU ARE NOT A PERMANENT RESIDENT, ARE YOU CONSIDERING MOVING TO THE SUMMER VILLAGE PERMANENTLY IN THE FUTURE (FOR EXAMPLE, AFTER RETIREMENT)?

Answered:	75
Skipped:	13

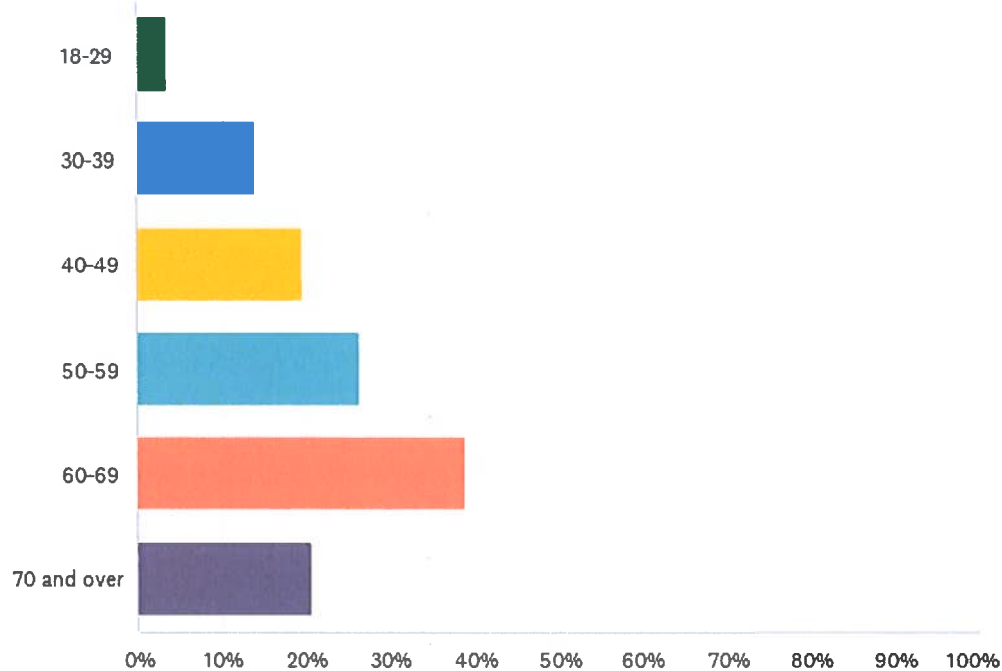


ANSWER CHOICES	RESPONSES	
Not likely	34.67%	26
Somewhat likely	10.67%	8
Quite likely	6.67%	5
Certainly	5.33%	4
Not sure	18.67%	14
N/A - I already live at the lake permanently	24.00%	18
TOTAL		75

MPS Response:	Of the respondents that do not already live permanently at the lake, only 16% indicated that they are 'quite likely' or 'certainly' considering moving to the Summer Village permanently in the future. Nearly half (46%) indicated that they are 'not likely' to become a permanent resident. This suggests that the Summer Village will likely continue to be a seasonal community for most residents.
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Q5: WHAT ARE THE APPROXIMATE AGES OF THE HOMEOWNERS? CHECK ALL THAT APPLY.

Answered:	87
Skipped:	1



ANSWER CHOICES

RESPONSES

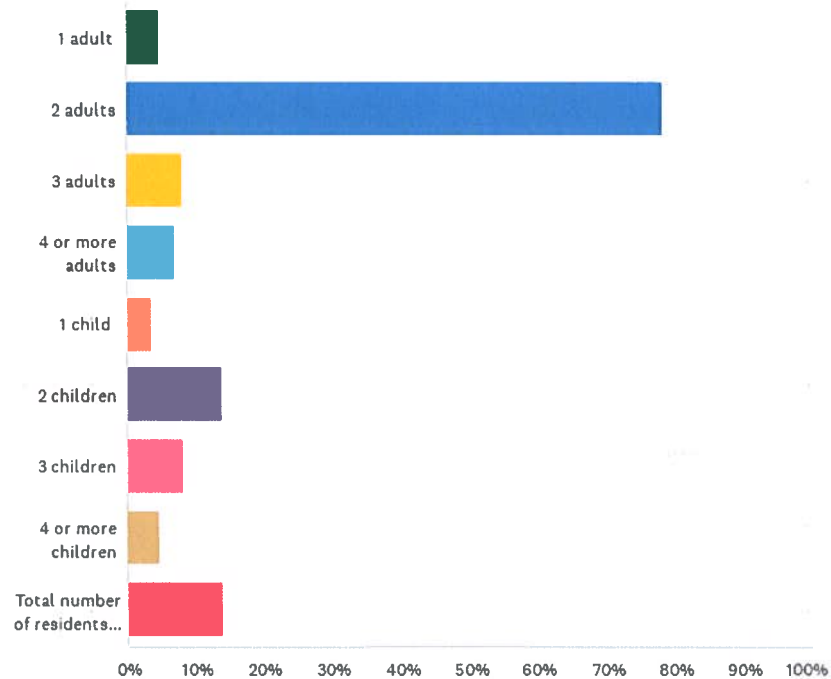
18-29	3.45%	3
30-39	13.79%	12
40-49	19.54%	17
50-59	26.44%	23
60-69	39.08%	34
70 and over	20.69%	18

Total Respondents: 87

MPS Response:	<p>Responses to this question covered each of the age categories presented. Of the 107 unique answers to this multiple-choice question, 70% reported homeowner ages of 50 or greater.</p> <p>Of note, this is consistent with other survey results for other Summer Village Land Use Bylaw projects on Pigeon Lake.</p>
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Q7: WHEN YOU ARE RESIDING AT YOUR PROPERTY IN THE SUMMER VILLAGE, HOW MANY PEOPLE NORMALLY RESIDE AT YOUR HOUSEHOLD? CHECK THE BOXES THAT APPLY.

Answered:	87
Skipped:	1



ANSWER CHOICES

RESPONSES

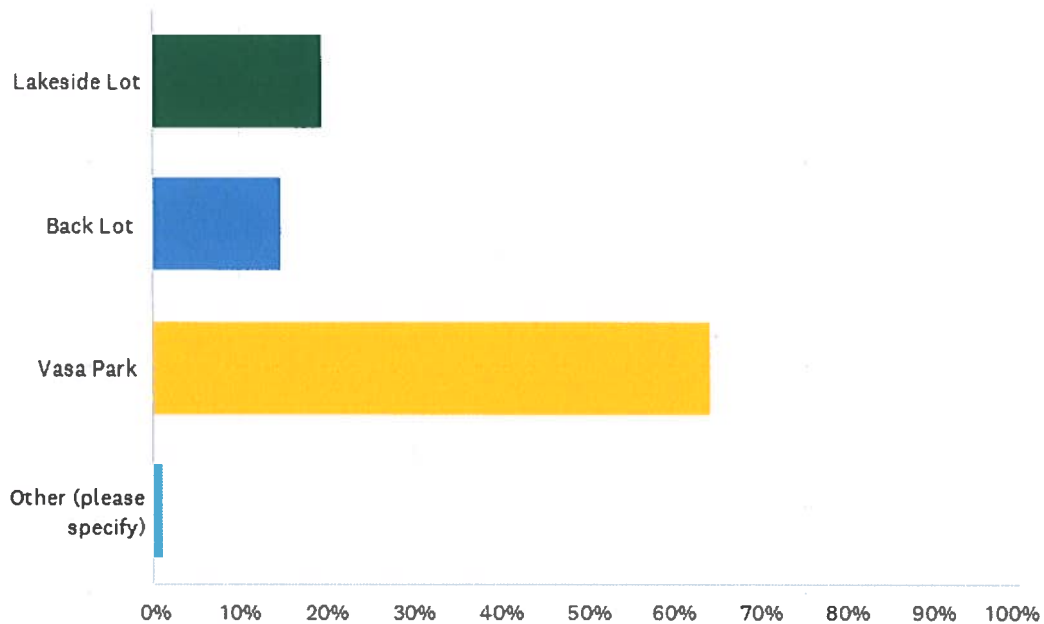
1 adult	4.60%	4
2 adults	78.16%	68
3 adults	8.05%	7
4 or more adults	6.90%	6
1 child	3.45%	3
2 children	13.79%	12
3 children	8.05%	7
4 or more children	4.60%	4
Total number of residents (please specify)	13.79%	12

Total Respondents: 87

MPS Response:	In the majority of responses, 'two adults' was the provided answer. Responses to this question along with the low number of reported children occupants and responses to earlier questions suggests that most homes in the Summer Village are not commonly used by multiple families (e.g., shared among extended families).
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Q8: WHAT TYPE OF PROPERTY DO YOU OWN AT THE SUMMER VILLAGE?

Answered:	87
Skipped:	1

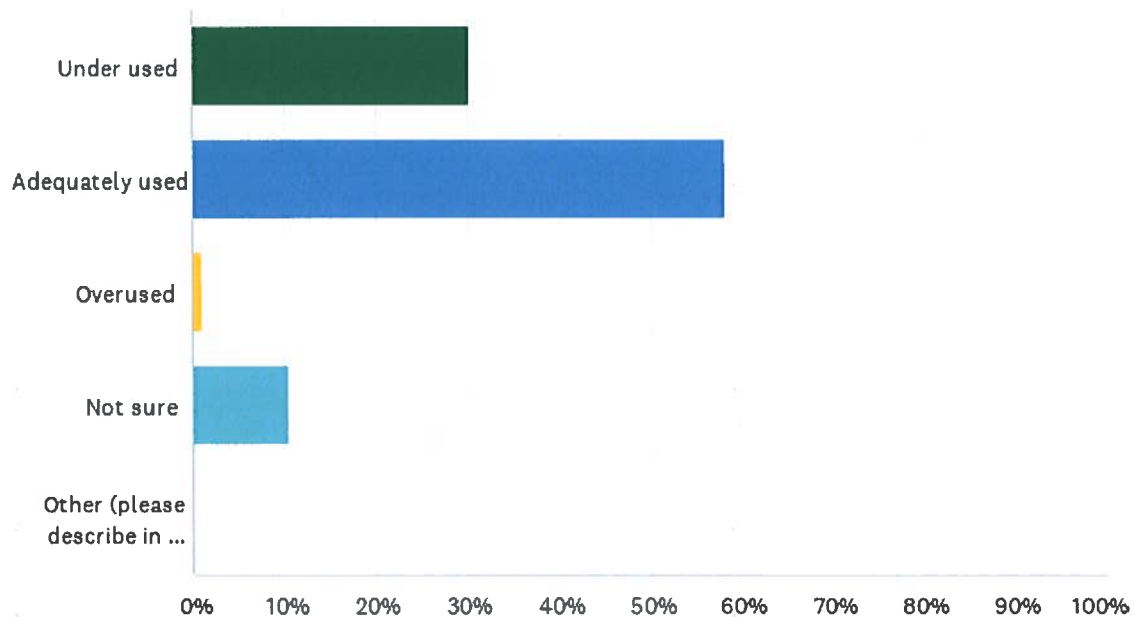


ANSWER CHOICES	RESPONSES	
Lakeside Lot	19.54%	17
Back Lot	14.94%	13
Vasa Park	64.37%	56
Other (please specify)	1.15%	1
TOTAL		87

MPS Response:	The perspectives of lakeside and back lot owners are represented in the responses to this survey. Of note, nearly two thirds of responses are from residents of Vasa Park, which consists of both lakeside and back 'notational lots'.
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Q9: HOW DO YOU PERCEIVE THE USE OF THE LAKE (INCLUDING BEACH AREAS AND SURFACE ACTIVITIES SUCH AS SWIMMING, BOATING, ETC) ON AN AVERAGE WEEKDAY?

Answered:	86
Skipped:	2

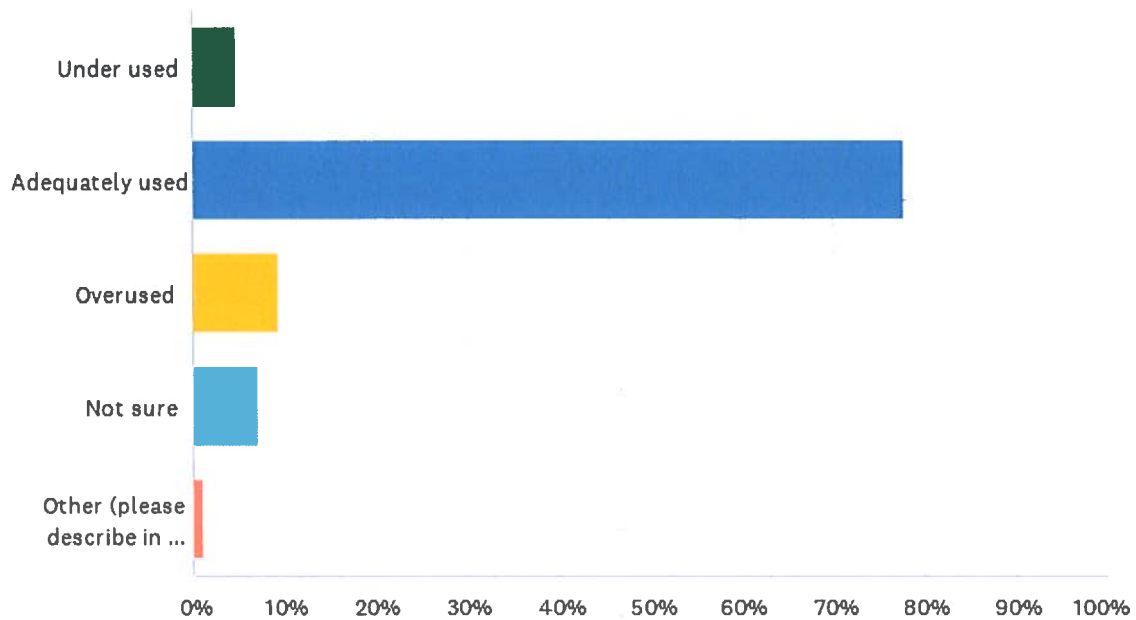


ANSWER CHOICES	RESPONSES	
Under used	30.23%	26
Adequately used	58.14%	50
Overused	1.16%	1
Not sure	10.47%	9
Other (please describe in the Comments box)	0.00%	0
TOTAL		86

MPS Response:	Over 88% of responses indicate the lake and shoreline is under used or adequately used on average weekday.
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Q10: HOW DO YOU PERCEIVE THE USE OF THE LAKE (INCLUDING BEACH AREAS AND SURFACE ACTIVITIES SUCH AS SWIMMING, BOATING, ETC) ON AN AVERAGE WEEKEND?

Answered:	86
Skipped:	2

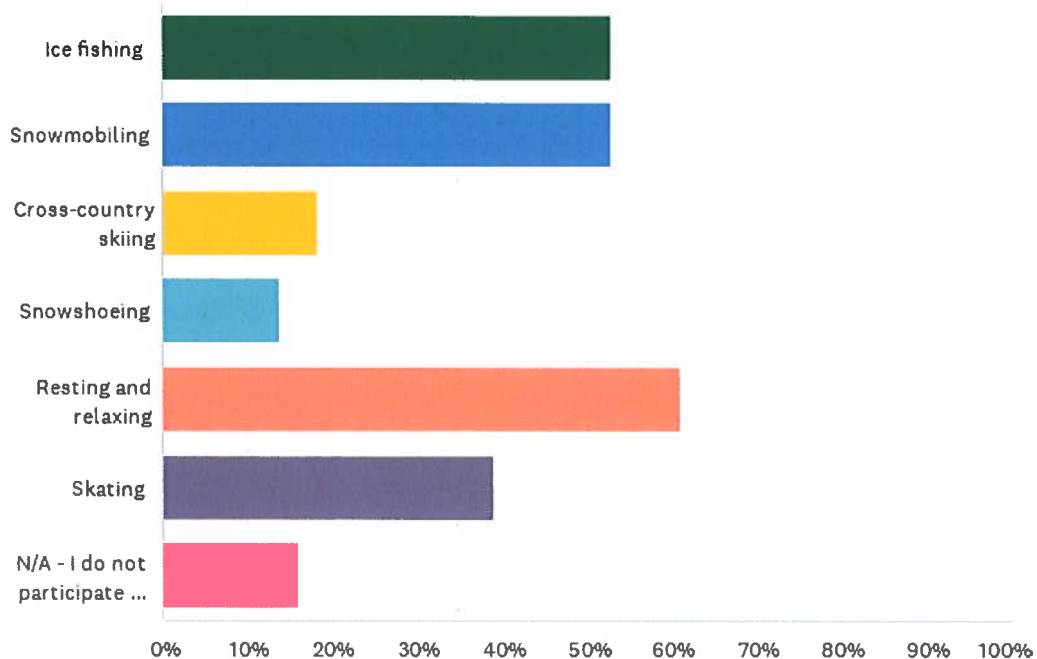


ANSWER CHOICES	RESPONSES	
Under used	4.65%	4
Adequately used	77.91%	67
Overused	9.30%	8
Not sure	6.98%	6
Other (please describe in the Comments box)	1.16%	1
TOTAL		86

MPS Response:	<p>78% of responses indicate the lake and shoreline is adequately used on average weekend whereas 9% of respondents indicate the lake and shoreline are over-used on an average weekend.</p> <p>Of note, this is consistent with other survey results for other Summer Village Land Use Bylaw projects on Pigeon Lake.</p>
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Q.11: DO YOU PARTICIPATE IN RECREATIONAL ACTIVITIES AT THE SUMMER VILLAGE DURING THE WINTER?

Answered:	87
Skipped:	1



ANSWER CHOICES

RESPONSES

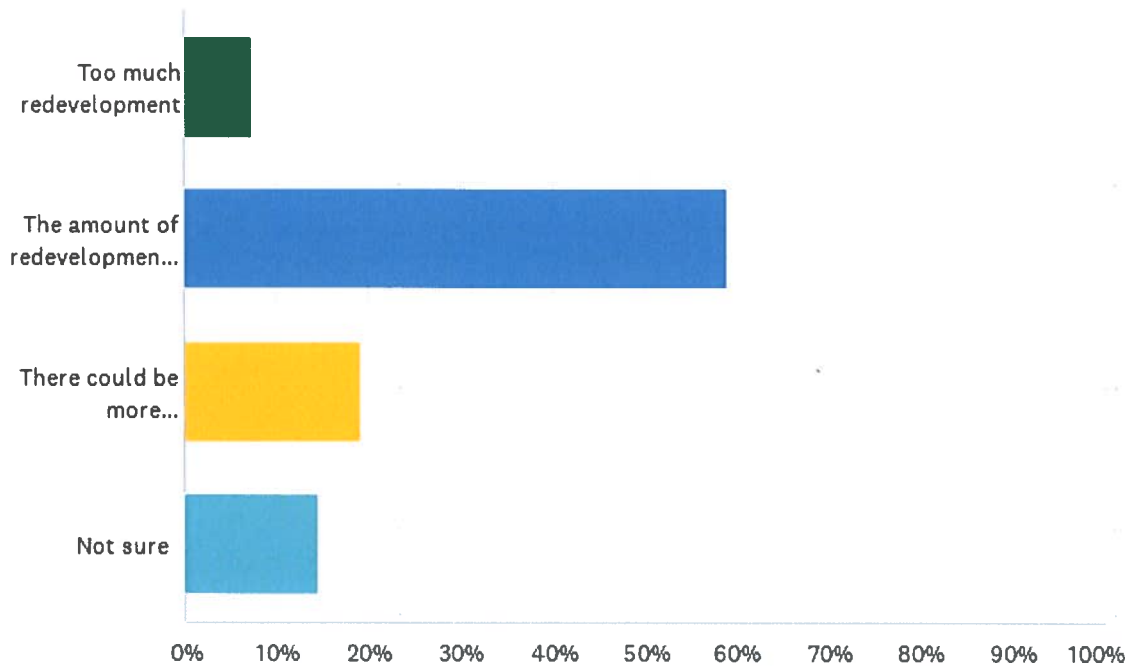
Ice fishing	52.87%	46
Snowmobiling	52.87%	46
Cross-country skiing	18.39%	16
Snowshoeing	13.79%	12
Resting and relaxing	60.92%	53
Skating	39.08%	34
N/A - I do not participate in recreational activities at the Summer Village in the winter	16.09%	14

Total Respondents: 87

MPS Response:	Respondents reported participating in a wide range of winter activities in the Summer Village and on Pigeon Lake.
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Q.12: HOW DO YOU PERCEIVE THE LEVEL OF REDEVELOPMENT OCCURRING IN THE SUMMER VILLAGE??

Answered:	83
Skipped:	5



ANSWER CHOICES

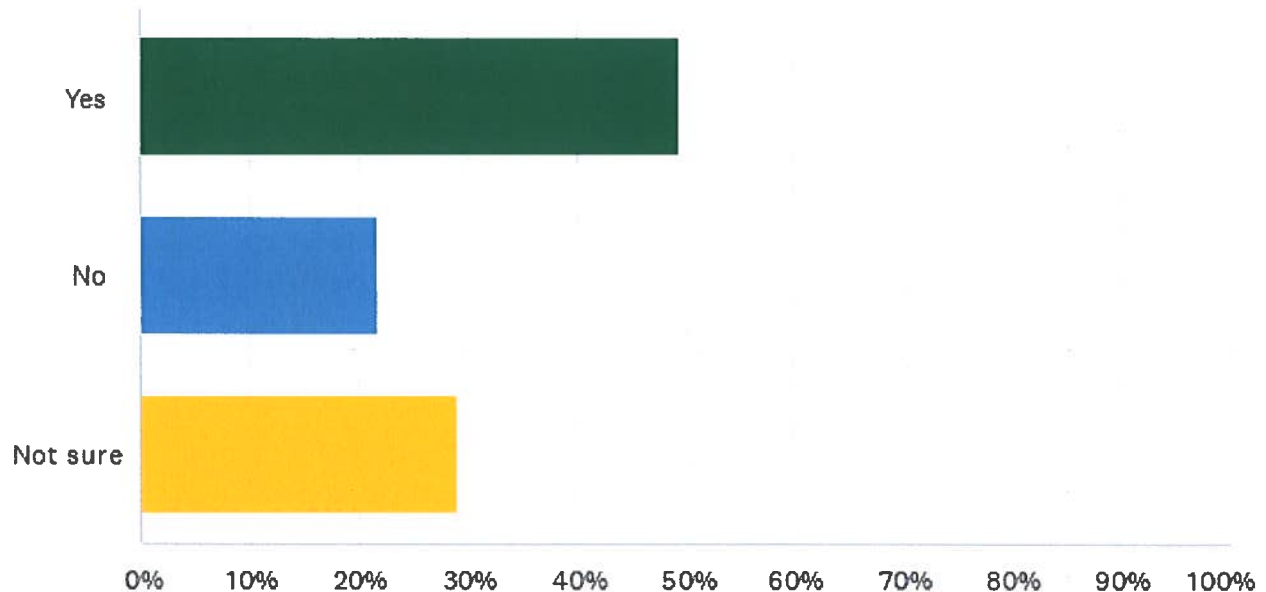
RESPONSES

Too much redevelopment	7.23%	6
The amount of redevelopment is fine	59.04%	49
There could be more redevelopment	19.28%	16
Not sure	14.46%	12
TOTAL		83

MPS Response:	Respondents appear to be generally satisfied with the level of redevelopment in the Summer Village.
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Q.13: DO YOU THINK THE AMOUNT OF NON-PERMEABLE SURFACES (CONCRETE, ASPHALT, WATER SHEDDING PAVING MATERIALS, ETC.) ON RESIDENTIAL LOTS SHOULD BE LIMITED IN THE SUMMER VILLAGE?

Answered:	83
Skipped:	5

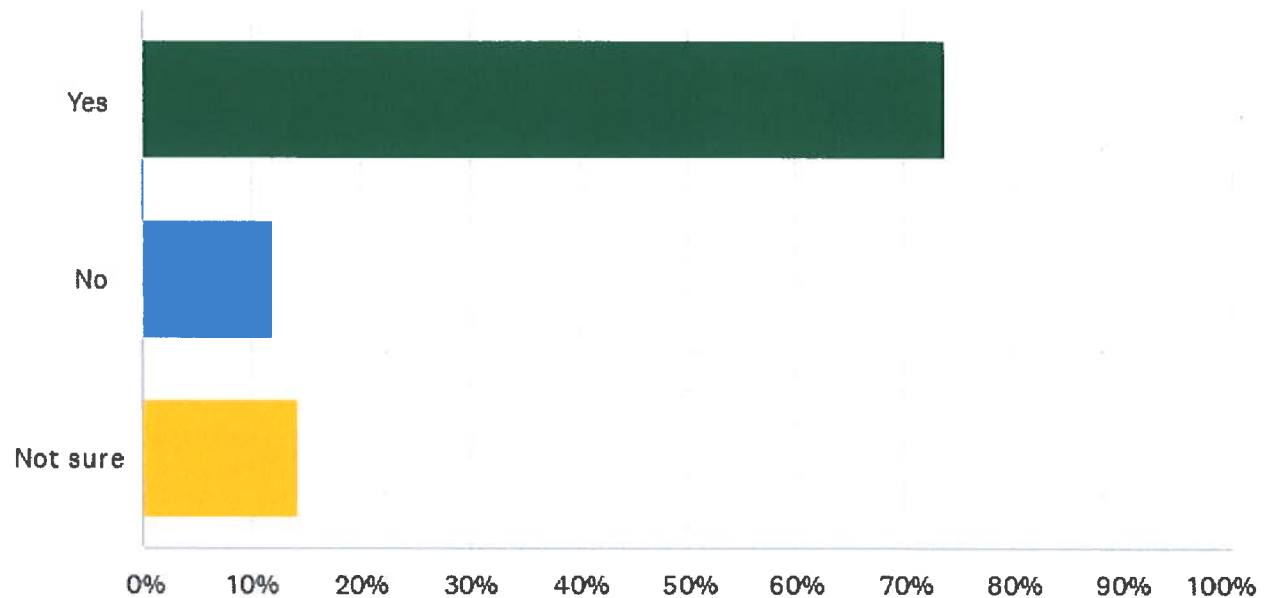


ANSWER CHOICES	RESPONSES	
Yes	49.40%	41
No	21.69%	18
Not sure	28.92%	24
TOTAL		83

MPS Response:	<p>Nearly half of respondents indicated that they support limiting the amount of non-permeable surfaces in the Summer Village. However, a significant portion of respondents (29%) indicated that they are 'not sure', which indicates that this question should be addressed in greater detail during the public engagement in the future to get a better sense of how community members feel this issue should be addressed in the updated Land Use Bylaw.</p> <p>Among respondents that responded 'yes' or 'no', 69% (41 out of 59) of respondents support limiting non-permeable surfaces.</p>
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Q14: TREES, SHRUBS, AND NATIVE VEGETATION HELP TO REDUCE RUNOFF AND EROSION. SHOULD THERE BE A MINIMUM REQUIREMENT TO INCLUDE TREES AND SHRUBS IN LANDSCAPING PLANS?

Answered:	84
Skipped:	4

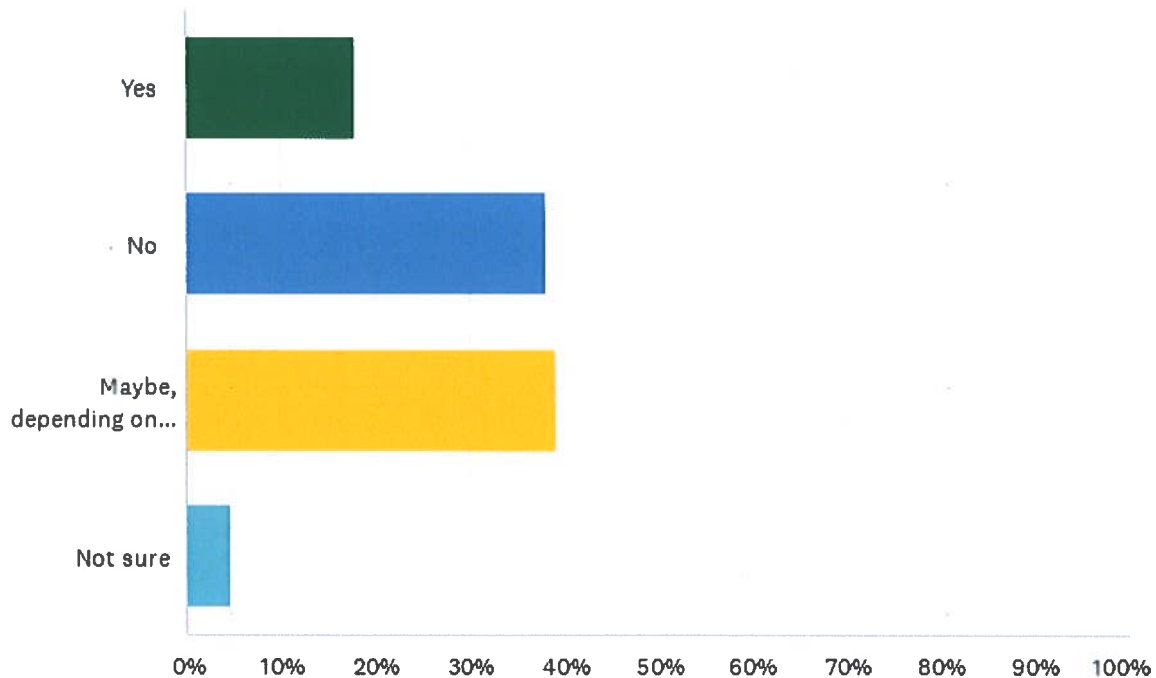


ANSWER CHOICES	RESPONSES	
Yes	73.81%	62
No	11.90%	10
Not sure	14.29%	12
TOTAL		84

MPS Response:	Almost 74% of respondents support including a minimum requirement for trees and shrubs in landscaping plans. Among respondents that indicated 'yes' or 'no', to this question, support was 86% in favour. This response indicates strong support for minimum landscaping requirements to prevent runoff/erosion among the respondents.
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Q.15: SHOULD THERE BE REQUIREMENTS FOR THE REMOVAL OF HEALTHY TREES? (THIS WOULD NOT APPLY TO DEAD OR HAZARDOUS TREES).

Answered:	84
Skipped:	4

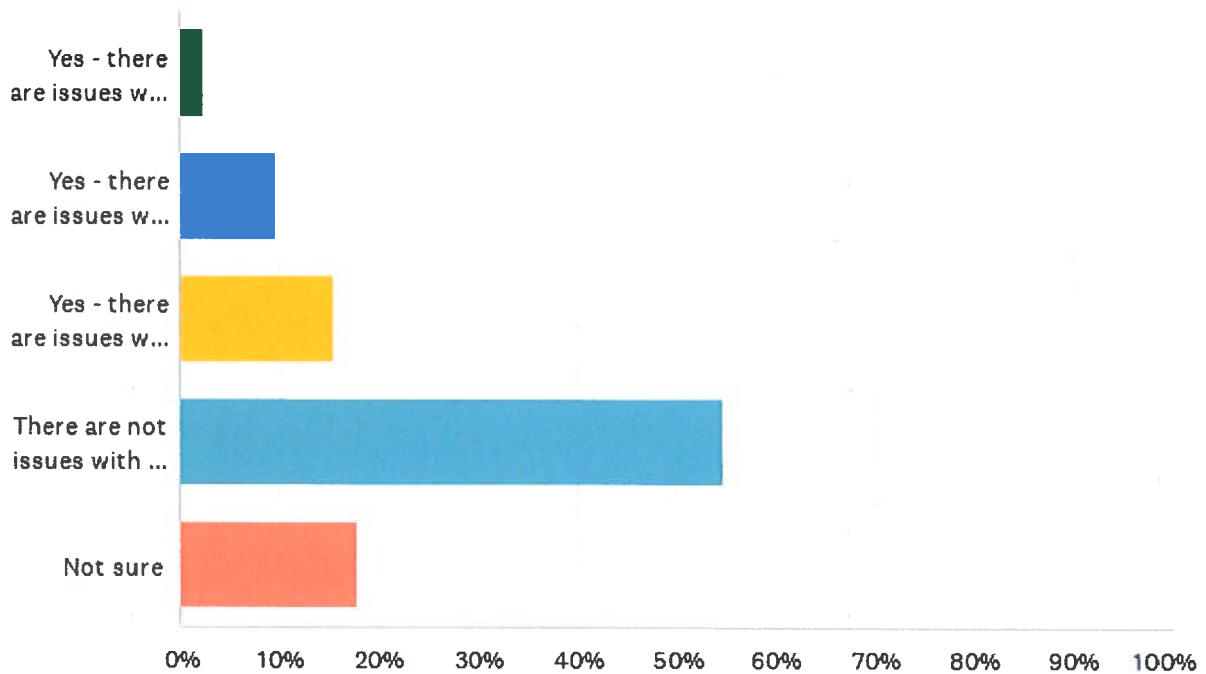


ANSWER CHOICES	RESPONSES	
Yes	17.86%	15
No	38.10%	32
Maybe, depending on the specific requirements	39.29%	33
Not sure	4.76%	4
TOTAL		84

MPS Response:	With nearly 44% of respondents providing 'maybe' or 'not sure' as their response, MPS recognizes that additional information should be provided to community members regarding this topic when the public engagement occurs in the future.
----------------------	--

Q.16: DO YOU THINK THERE SHOULD BE REQUIREMENTS FOR WHERE RECREATIONAL VEHICLES (RVs) CAN BE LOCATED ON A LOT? (E.G. TO PRESERVE SIGHT LINES)

Answered:	84
Skipped:	4



ANSWER CHOICES

RESPONSES

Yes - there are issues with the temporary use/storage of RVs

2.38% 2

Yes - there are issues with the permanent use/storage of RVs

9.52% 8

Yes - there are issues with temporary and permanent use/storage of RVs

15.48% 13

There are not issues with the current use/storage of RVs

54.76% 46

Not sure

17.86% 15

TOTAL

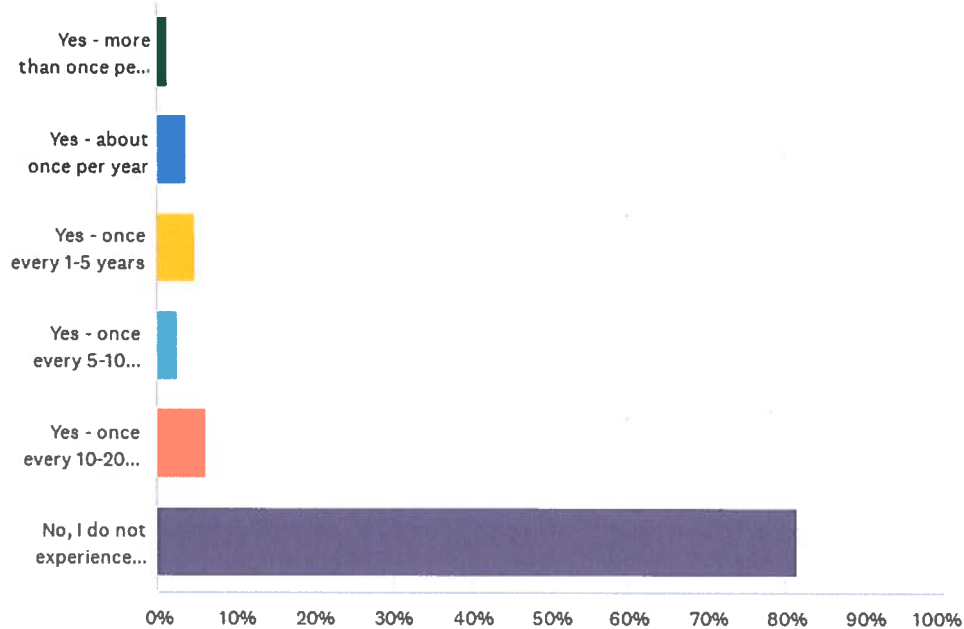
84

MPS Response:

Nearly 54% of respondents indicated there are not issues in the Summer Village related to the use/storage of RVs; however, more than 27% identified that there are issues with the temporary and/or permanent use/storage of RVs.

Q.17: DO YOU EXPERIENCE ANY FLOODING OF YOUR PROPERTY AT THE SUMMER VILLAGE?

Answered:	81
Skipped:	7



ANSWER CHOICES

RESPONSES

Yes - more than once per year

1.23% 1

Yes - about once per year

3.70% 3

Yes - once every 1-5 years

4.94% 4

Yes - once every 5-10 years

2.47% 2

Yes - once every 10-20 years

6.17% 5

No, I do not experience flooding on my property

81.48% 66

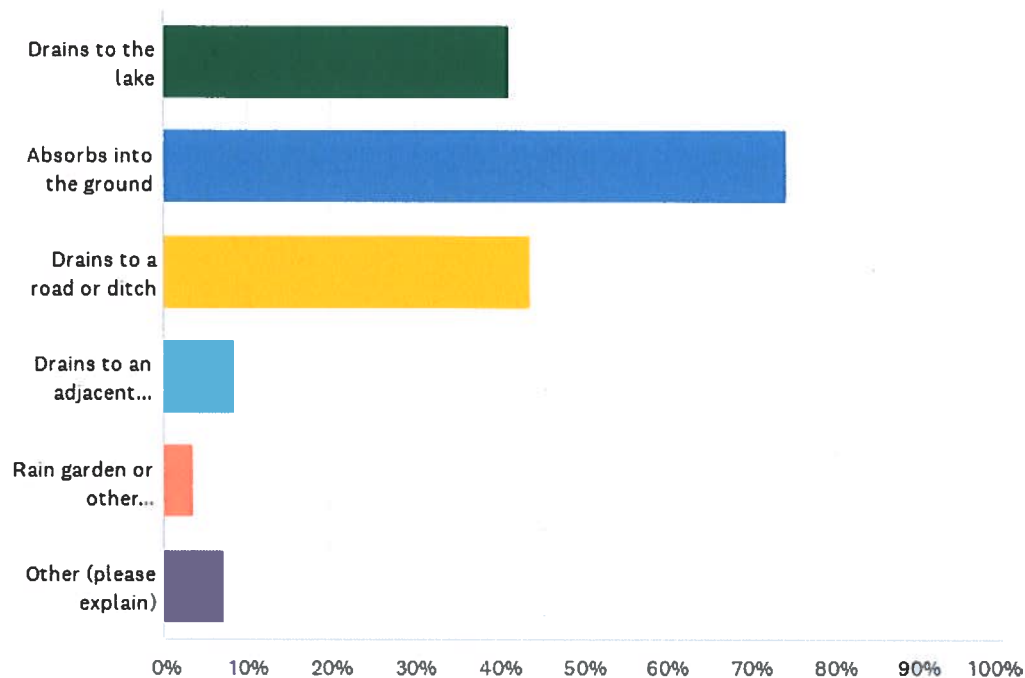
TOTAL

81

MPS Response:	<p>The vast majority of respondents (81%) indicated that they do not experience flooding on their property; nearly 88% indicated either no flooding or flooding less than every 10 years.</p> <p>Of note, approximately 10% of respondents indicated that they experience flooding every five years, or more frequently. This may be the result of specific developments with improper post-construction grading, or issues with local roads, culverts, and/or ditch systems.</p>
----------------------	---

Q.18: HOW IS SURFACE WATER MANAGED ON YOUR PROPERTY AT THE SUMMER VILLAGE? CHECK ALL THAT APPLY.

Answered:	82
Skipped:	6



ANSWER CHOICES

RESPONSES

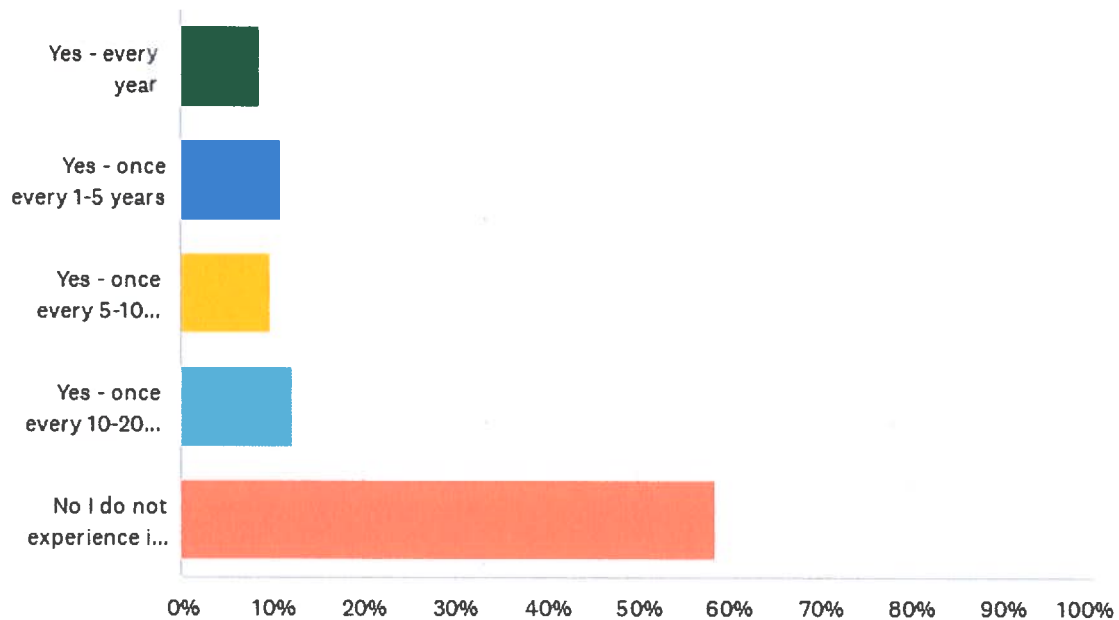
Drains to the lake	41.46%	34
Absorbs into the ground	74.39%	61
Drains to a road or ditch	43.90%	36
Drains to an adjacent reserve parcel	8.54%	7
Rain garden or other stormwater management installation	3.66%	3
Other (please explain)	7.32%	6

Total Respondents: 82

MPS Response:	The varied responses to this question are as expected by MPS. Controlling the quality and quantity of stormwater is important to support the health of Pigeon Lake and the watershed.
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Q19: DO YOU EXPERIENCE ANY ICE DAMAGE ON YOUR PROPERTY IN THE SUMMER VILLAGE?

Answered:	82
Skipped:	6

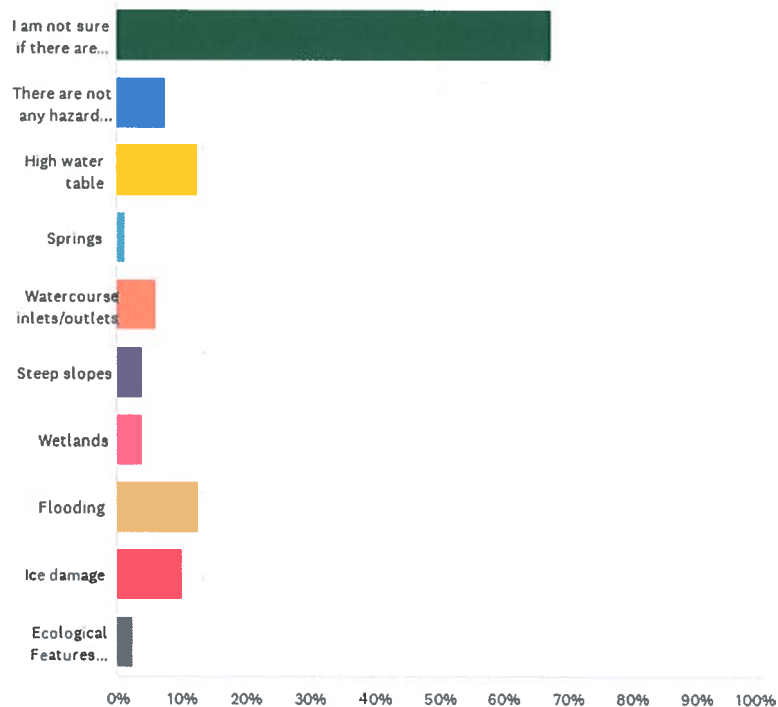


ANSWER CHOICES	RESPONSES	
Yes - every year	8.54%	7
Yes - once every 1-5 years	10.98%	9
Yes - once every 5-10 years	9.76%	8
Yes - once every 10-20 years	12.20%	10
No I do not experience ice damage on my property	58.54%	48
TOTAL		82

MPS Response:	<p>59% of respondents indicated that they do not experience ice damage on their property. However, 30% of respondents have experienced it every 10 years or more frequently.</p> <p>This may perhaps be due to developments (homes, accessory buildings, decks, etc.) being located near the bed and shore of Pigeon Lake.</p>
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Q.20: DO YOU KNOW OF ANY HAZARD LANDS SUCH AS HIGH WATER TABLE, SPRINGS, INLETS/OUTLETS, STEEP SLOPES, WETLANDS, FLOODING, ICE DAMAGE, OR IMPORTANT ECOLOGICAL FEATURES AT THE SUMMER VILLAGE? SELECT ALL THAT APPLY.

Answered:	80
Skipped:	8



ANSWER CHOICES

RESPONSES

I am not sure if there are any hazard lands	67.50%	54
There are not any hazard lands	7.50%	6
High water table	12.50%	10
Springs	1.25%	1
Watercourse inlets/outlets	6.25%	5
Steep slopes	3.75%	3
Wetlands	3.75%	3
Flooding	12.50%	10
Ice damage	10.00%	8
Ecological Features (please describe)	2.50%	2
Total Respondents: 80		

MPS Response:	The responses to this question are confirmed by MPS' background research for this project.
----------------------	--

Q.21: DO YOU HAVE ADDITIONAL FEEDBACK? PLEASE LET US KNOW ANY OTHER COMMENTS OR QUESTIONS YOU HAVE.

Of the 88 responses to this survey, 16 respondents provided additional feedback. 8 additional responses were removed (for this purpose of this analysis) that only stated 'no', 'thank you', or similar responses.

The following is a list of feedback provided. Please note that some comments have been lightly edited for clarity, spelling, grammar, formatting, and brevity.

For each written response, MPS has identified the land use and development categories addressed in the feedback. MPS will review this feedback with Council and Administration and identify recommendations for the updated Land Use Bylaw. Some of the key themes identified from this feedback include:

- Vasa Park (primarily condition of the roads)
- Transportation/servicing
- Enforcement
- Watershed management
- Quantity of Land Use Bylaw Regulations

COMMENTS FROM RESPONDENTS		TOPICS TO REVIEW
1.	I would like to see the level of the lake come up or at least stay at the level it's at. I know this is mostly up to Mother Nature but if there are ways to maintain a healthy water level that would be a very good thing.	Watershed management, environment
2.	Summer Village does not maintain roads in our area Vasa Park.	Vasa Park, transportation/servicing
3.	Our roads in Vasa needs surfacing badly.	Vasa Park, transportation/servicing
4.	Thank you for sending out the survey.	Engagement
5.	Road grating seems to be an issue.	Transportation/servicing
6.	We could use more streetlights, speed bumps, larger stop signs and more signs for "no exit" and "local traffic".	Transportation/servicing
7.	Should ban fireworks. Should enforce more than one trailer on lots.	Enforcement, community standards, RVs on a lot
8.	Speeding and fully loaded trucks which affect road which has a ban already	Community standards, heavy vehicle use
9.	We are fortunate to have the Pigeon Lake Watershed Association to help residents and council with information relating to the lake and environmental issues.	Watershed management, environment
10.	Would like to see more proactive in planning.	Land Use Bylaw regulations
11.	I think the setbacks to the roadways should be re-evaluated. If accessory buildings are allowed to have a 2 meter set back from the rear yard of lakefront properties, the same should be allowed for the front yard of 2nd row properties that have no access from the back - or come up with a compromise of 4 meters for all buildings.	Setback requirements

COMMENTS FROM RESPONDENTS		TOPICS TO REVIEW
12.	The current bylaws seem to suffice in Golden Days, it's a decent balance of rules. Adding on additional layers will make the lake feel a lot like the city.	Appreciation for current Land Use Bylaw regulations
13.	The summer village should be doing more to ensure that all residents are made aware of the bylaws.	Engagement
14.	Please let us enjoy the lake without too many rules.	Land Use Bylaw regulations
15.	A land use bylaw is useless if it is not enforced. There are too many instances of increased numbers of trailers on properties being used as/in place of a vacation home. Also, multiple trailers being placed on lots for the entire duration of the spring/summer/fall and being occupied well in excess of the amount of days allowed in the current bylaw. This is becoming an increasing problem in Johnsonia Beach.	Enforcement, RVs on a lot
16.	Roads in Vasa Park require attention. Garbage trucks in the spring and during rainy times dig huge ruts in the road that never appear to get repaired.	Vasa Park, transportation/servicing