

Summer Village of Pelican Narrows

LAND USE BYLAW UPDATE FALL 2018 NEWSLETTER SURVEY RESPONSES



summer village of
PELICAN NARROWS



In June 2018, Summer Village Council directed Municipal Planning Services (MPS) to help facilitate updating the Summer Village of Pelican Narrows Land Use Bylaw.

One of the first steps in the process of reviewing a Land Use Bylaw is to collect ideas, comments, and suggestions from local residents. On August 27, 2018, a public open house was held to discuss this project with residents, and gather feedback on some focus issues. Recognizing that not every resident was able to attend the meeting, a survey was distributed to local residents in the fall of 2018, asking for feedback on focused questions affecting land use in Pelican Narrows.

Attached are the responses to this survey. The response rate for this survey was extremely high compared to other communities Municipal Planning Services (MPS) has worked with in the past! We would like to thank everyone for their phone calls, emails, mail-in submissions.

NOTE: Answers were not provided to all questions – as such, the response totals vary slightly from question to question.

With this information, we will work with Summer Village Administration to identify opportunities to update the Land Use Bylaw to reflect community input.

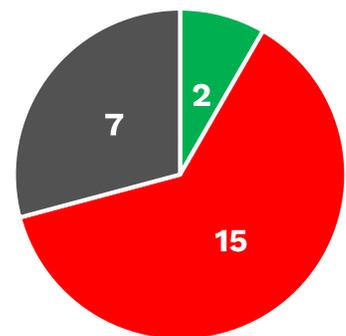
When a draft updated Land Use Bylaw is prepared in Spring 2019 following Summer Village Council and Administration’s review, a second public open house will be held to present the proposed changes to local residents, landowners, and visitors. Notification for this open house will be posted by the Summer Village in advance of the meeting. Stay tuned!

Thank you!

SEA CANS

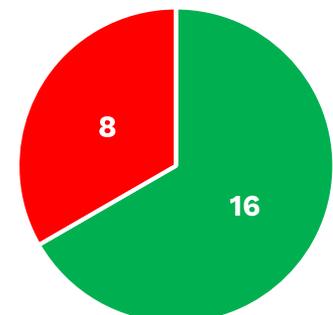
MPS COMMENTS: Sea cans on residential lots do not appear to be creating a land use conflict within the Summer Village. The majority of respondents (67%) indicated support for including regulations in the updated Land Use Bylaw. 59% said that 1 sea cans should be allowed on a residential lot, while 23% felt than 2 or more should be allowed.

1. Does the use of sea cans currently pose an issue in Pelican Narrows?



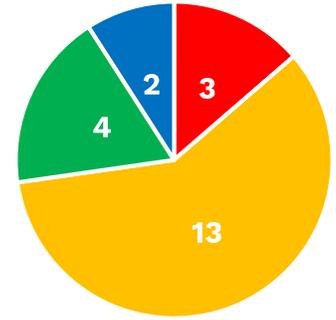
■ YES ■ NO ■ DON'T KNOW

2. Should sea cans be addressed in the updated Pelican Narrows Land Use Bylaw?



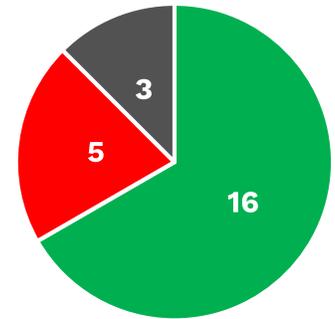
■ YES ■ NO

3. How many sea cans should be permitted on a residential lot in Pelican Narrows?



■ 0 ■ 1 ■ 2 ■ MORE THAN 2

4. Should the height, length, exterior finish of a sea can be regulated in the Land Use Bylaw?

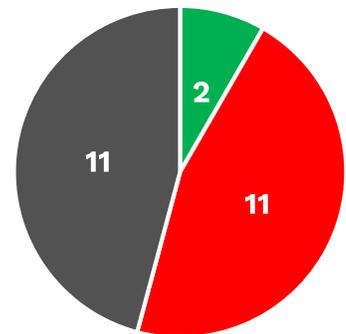


■ YES ■ NO ■ DON'T KNOW

SUITES

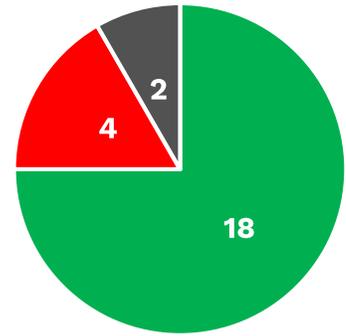
MPS COMMENTS: The majority of respondents (75%) indicated support for allowing suites in the Summer Village. Most (76%) felt that specific requirements should be included in the Land Use Bylaw for suites.

1. Are suites (garage suites, garden suites, secondary suites) common in Pelican Narrows?



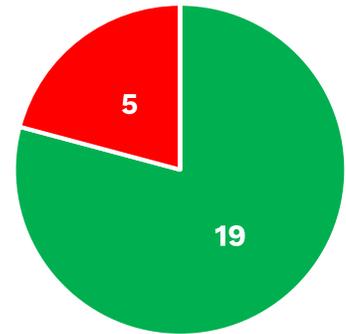
■ YES ■ NO ■ DON'T KNOW

2. Do you support allowing suites in the Summer Village?



■ YES ■ NO ■ DON'T KNOW

3. If suites are provided for the in the Land Use Bylaw, do you support having additional requirements?

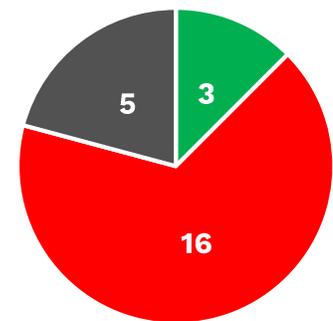


■ YES ■ NO

RECREATIONAL VEHICLES (RVs)

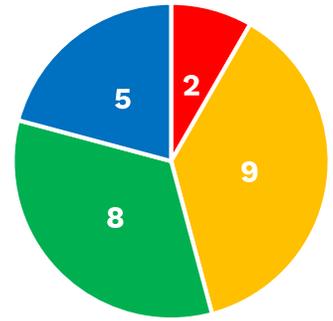
MPS COMMENTS: Responses on regulations for RVs within the Summer Village were quite varied. Only 13% of respondents indicated that the use/storage of RVs is an issue in the Summer Village. Written comments provided indicate support for allowing temporary RVs to support family/friend accommodations.

4. Is the use or storage of RVs an issue in Pelican Narrows?



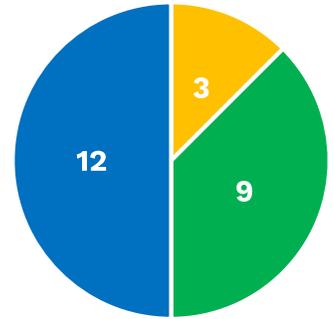
■ YES ■ NO ■ DON'T KNOW

5. How many RVs should be allowed on a **developed property** on a **permanent basis**?



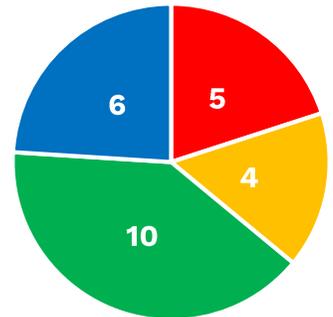
■ 0 ■ 1 ■ 2 ■ MORE THAN 2

6. How many RVs should be allowed on a **developed property** on a **temporary basis**?



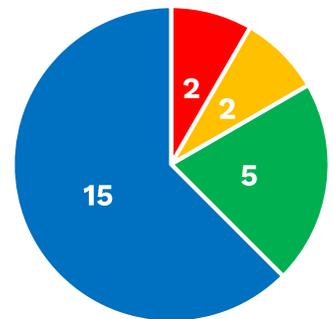
■ 1 ■ 2 ■ MORE THAN 2

7. How many RVs should be allowed on an **undeveloped property** on a **permanent basis**?



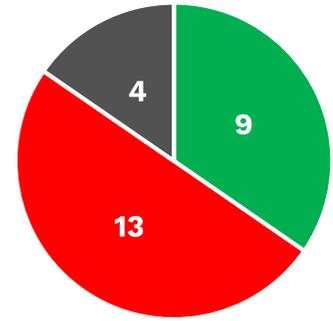
■ 0 ■ 1 ■ 2 ■ MORE THAN 2

5. How many RVs should be allowed on an **undeveloped property** on a **temporary basis**?



■ 0 ■ 1 ■ 2 ■ MORE THAN 2

6. Should the siting of an RV be regulated in the Summer Village?

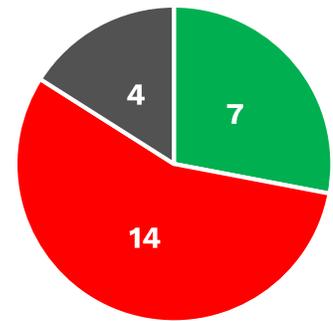


■ YES ■ NO ■ DON'T KNOW

SUBDIVISION

MPS COMMENTS: a majority of respondents (67%) indicated that they do not support the further subdivision of residential lots in the Summer Village.

1. Should the further subdivision of residential lots in the Summer Village be allowed?



■ YES ■ NO ■ DON'T KNOW

WRITTEN COMMENTS AND SUGGESTIONS

NOTE: Some comments have been lightly edited to fix spelling mistakes, form proper sentences (from shorthand), and provide greater clarity.

SEA CANS

- The number of sea cans should depend on how much land there is available on a lot.
- Preference would be to not allow sea cans, but if they are allowed, it should look like a finished building exterior. Exterior finish must match home and/or other outbuildings.
- As many sea cans as a landowner wants should be allowed.
- The Summer Village should use discretion regarding the size of a lot and the proposed location on lot when allowing sea cans.
- With limited land for storage, sea cans are a great storage unit. People here are respectful. Sea Cans are fine.

SUITES

- Really like this idea.
- 1-2 suites exist today.
- Suites are not common, a few exist currently.

RECREATIONAL VEHICLES (RVs)

- Number of RVs permitted on a lot should depends on the regulations.
- Prevent the clearing lots for residential development and using them for RV campsites. This should not be allowed.
- The Land Use Bylaw should address where sewage and greywater is being dumped.
- As many RVs as a landowner wants should be allowed.
- RVs don't need to be addressed as long as the RVs are on an individual's property and not on public roadways. Many of these lots were bought as recreational lake lots before the village was formed. Don't get carried away with bylaws. Concern this would lead to the restriction on the number of vehicles, boats, trailers, quads, garages on a property.
- Permanent residents with homes should be allowed to park their boats and RVs on their lots, unsure about how to address seasonal residents.
- As many RVs as a landowner wants should be allowed.
- RVs not an issue at present time.
- RVs should be allowed but controlled in a way to not have a negative impact on adjoining local residents. The danger of not having reasonable control of it by the municipality is that some properties, primarily vacant ones with ample room for multiple RVs could end up looking like campgrounds during the summer season. This could result in increased traffic, increased noise, increased ATV traffic, increased seadoo and boat activity, etc.
- RVs should not interfere with traffic flow on narrow roads.
- While the Land Use Bylaw could restrict multiple RVs on a permanent basis, we should not restrict people from having multiple RVs at the lake during the summer on a temporary basis as this would be unreasonable given the historical rules. People paid a lot of money for lots to be used recreationally and should not be restricted from having company overnight in RVs temporarily.

SUBDIVISION

- Further subdivision should depend on the size of the lot.
- Subdivision should be discretionary based on capacity of lot size to accommodate emergency vehicle access
- Subdivision costs should be entirely paid by the developer.
- Subdivision should have minimum width, depth, and area. Servicing requirements should support a "growth pays for growth" approach.

OTHER

- Land Use Bylaws can provide good parameters for what is allowed. However, policing, enforcing, and grandfathering existing sites is a challenge. As a summer village I suspect we do not have the resources to follow up. Same applies to sea cans.
- Lot elevations, final grade, and drainage should be addressed between adjacent lots. New developments shouldn't drain into adjacent lots.
- It is wonderful to see multiple families enjoy the lake. The number of RVs in the Summer Village does not matter when everyone is happy. Everyone is enjoying life and family time. We are a village for a reason.
- Summer villages are unique; a too rigid Land Use Bylaw would not serve residents well. Due to things such as access, topography, irregular size, shoreline quality, etc. bylaws should be somewhat flexible and discretionary in order to accommodate reasonable development applications from residents and owners.
- This is a nice recreational fun area. Don't make it complicated. We like our village the way it is.
- Given concerns about quality of Moose Lake, I would like to see restrictions on use of fertilizer, perhaps inspections of septic systems, and restrictions on presence of invasive plants.