

WHAT WE HEARD REPORT TO COUNCIL

Summer Village of Argentia Beach Land Use Bylaw Update | October 2021

BACKGROUND

On Saturday, August 28, 2021 Municipal Planning Services (MPS) hosted an online public engagement session for the Summer Village of Argentia Beach's Land Use Bylaw review and update project. The purpose of the engagement session was to share (with community members) information about the intent of the project, the purpose of a land use bylaw, and MPS' recommended changes that have been discussed with Council and Administration to date.

Following the engagement session, a recording of the presentation/discussion was made available via YouTube and shared on the Summer Village's website for community members to watch at their convenience. Prior to the engagement session, an online survey was prepared by MPS and shared on the Summer Village's website. It was also mentioned during the engagement session presentation as an important information gathering tool to identify community values and concerns so that they may be addressed in the updated Land Use Bylaw. Due to low response rate prior to the engagement session, the deadline for the survey was extended to September 19, 2021, which was noted for attendees/viewers during the engagement session. Additional questions were also added to the survey regarding follow-up and feedback on the engagement session and the updated Land Use Bylaw.

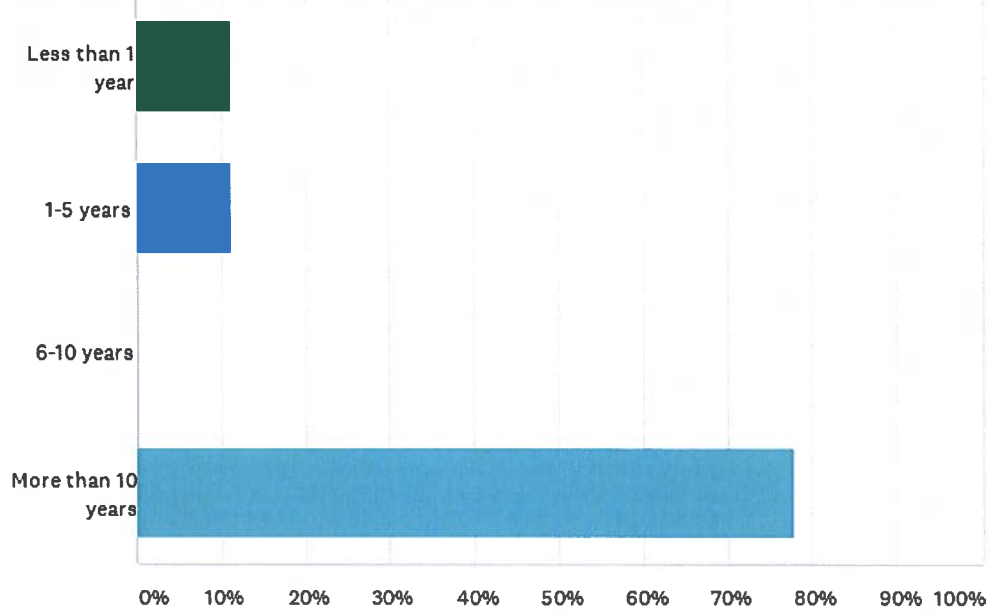
Following the engagement session, Summer Village Council requested that MPS provide Council with a preliminary feedback report for its September 18, 2021 Council meeting to give Council a sense as to the survey's response rate and popular responses to survey questions and land use/development topics.

COMMUNITY RESPONSE INFORMATION	STATISTICS	MPS NOTES
Survey Responses:	9	As of October 20, 2021
Email/Written Responses (as of September 14, 2021)	2	Both responses were procedural questions regarding the online engagement session and the survey.
Phone Calls to MPS' Office	0	As of October 20, 2021
Referral Agency Responses	5	No agency response to date indicates concerns or objections

The following is a summary of survey responses collected as of October 20, 2021. A complete report of all survey responses (including graphs) will be included in the 'What We Heard' Report.

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

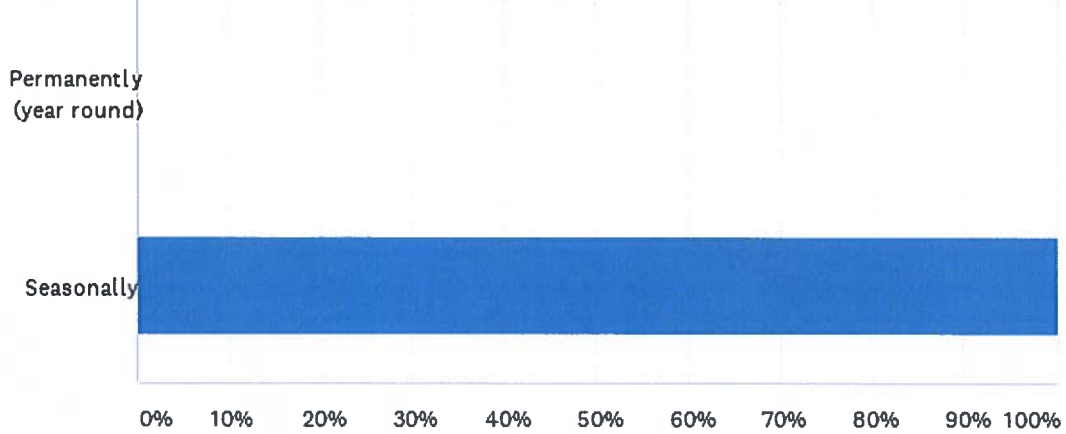
Answered:	9
Skipped:	0



MPS Response:	Survey response indicates that the respondents are long-term residents of the community, and that subsequent answers to this survey likely reflect observations over many years.
---------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Q2: DO YOU RESIDE PERMANENTLY OR SEASONALLY AT THE SUMMER VILLAGE?

Answered:	9
Skipped:	0



MPS Response:	Respondents are entirely seasonal residents of the community. Their responses will reflect their season observations of the Summer Village.
---------------	---------------------------------------------------------------------------------------------------------------------------------------------

Q3. IF YOU RESIDE SEASONALLY, HOW MANY DAYS DO YOU SPEND AT THE SUMMER VILLAGE EACH SEASON?

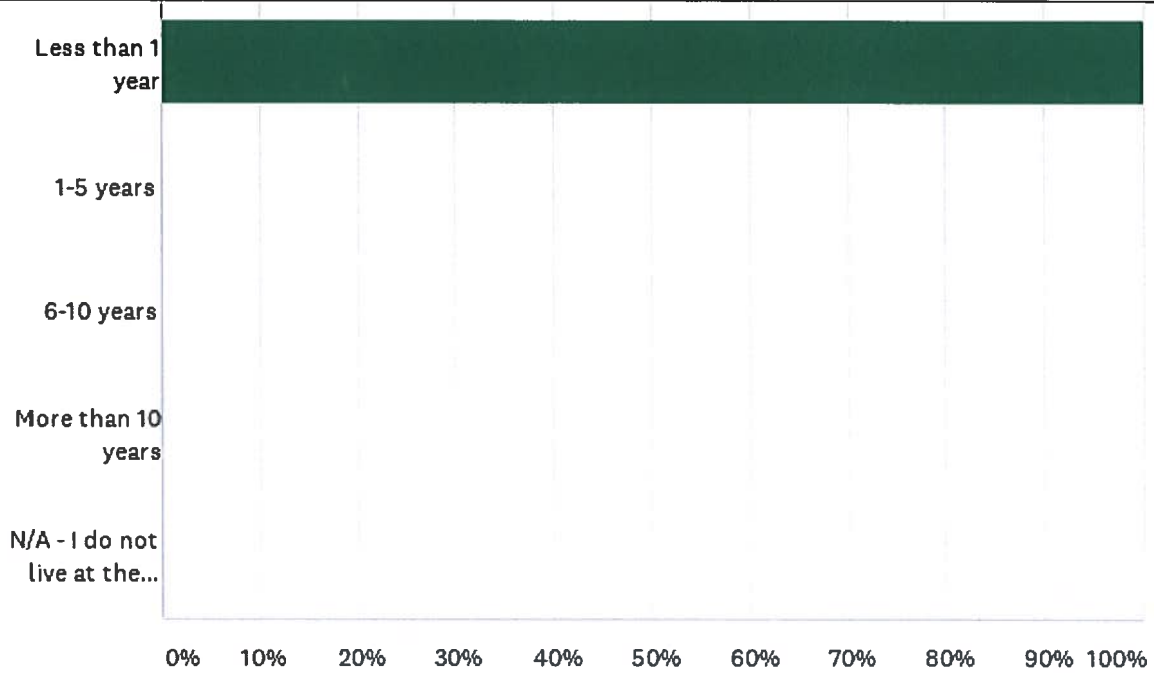
Answered:	8
Skipped:	1

Winter: 7	Spring: 8
Summer: 8	Fall: 8

MPS Response: Cumulatively, respondents are able to provide year-round perspectives on the community.

Q4: IF YOU RESIDE AT THE SUMMER VILLAGE PERMANENTLY, FOR HOW MANY YEARS HAVE YOU LIVED YEAR ROUND AT THE LAKE?

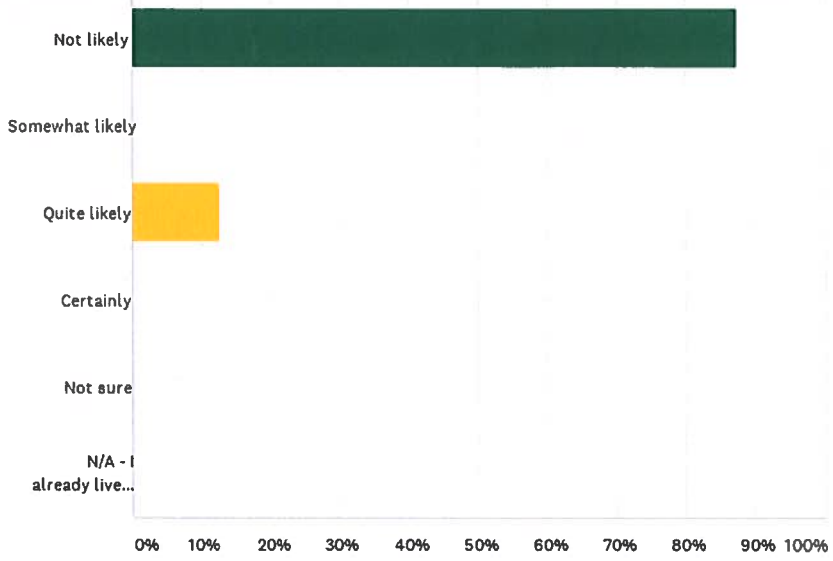
Answered:	2
Skipped:	7



MPS Response: The responses to this indicate that year-round living at the lake is not common among the respondents (only two persons indicated that they have experience living at the Summer Village year round).

Q5: IF YOU ARE NOT A PERMANENT RESIDENT, ARE YOU CONSIDERING MOVING TO THE SUMMER VILLAGE PERMANENTLY IN THE FUTURE (FOR EXAMPLE, AFTER RETIREMENT)?

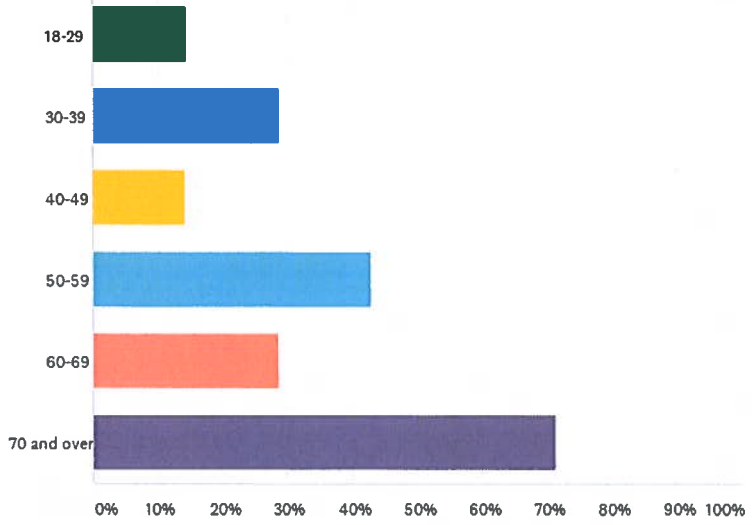
Answered:	8
Skipped:	1



MPS Response:	The responses to this indicate that year-round living at the lake is not a future plan for most respondents (seven persons indicated 'not likely').
---------------	-----------------------------------------------------------------------------------------------------------------------------------------------------

Q6: WHAT ARE THE APPROXIMATE AGES OF THE HOME OWNERS? CHECK ALL THAT APPLY.

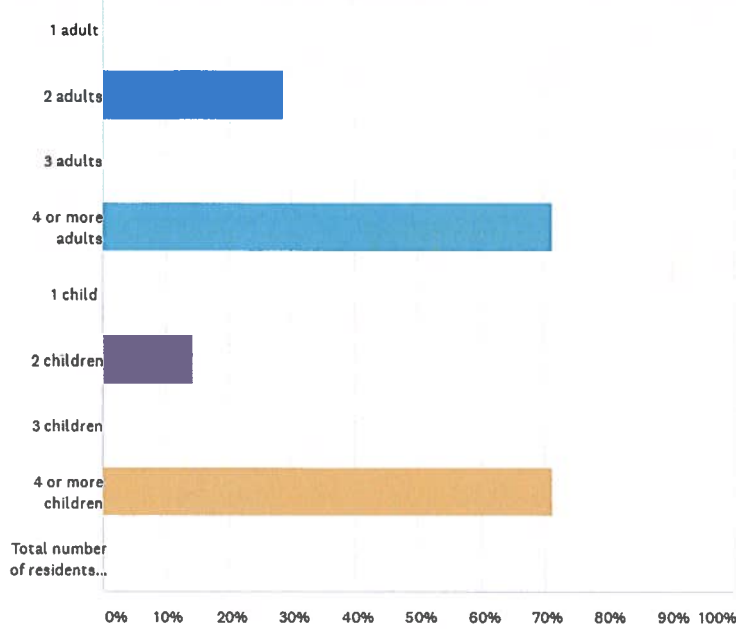
Answered:	7
Skipped:	2



MPS Response:	Responses to this question covered each of the age categories presented. Of the 14 unique answers to this multiple choice question, 71% reported homeowner ages of 50 or greater.
---------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Q7: WHAT ARE THE APPROXIMATE AGES OF THE HOME OWNERS? CHECK ALL THAT APPLY.

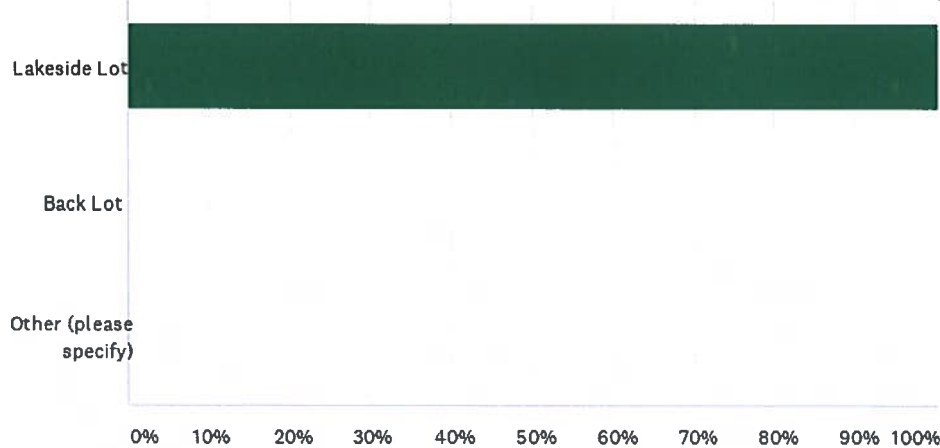
Answered:	7
Skipped:	2



MPS Response: In the majority of responses, four or more adults and four or more children were the provided answer. Responses to this question (along with responses to earlier questions) suggests that homes in the Summer Village are used by multiple families (e.g. shared among extended families).

Q8: WHAT TYPE OF PROPERTY DO YOU OWN AT THE SUMMER VILLAGE?

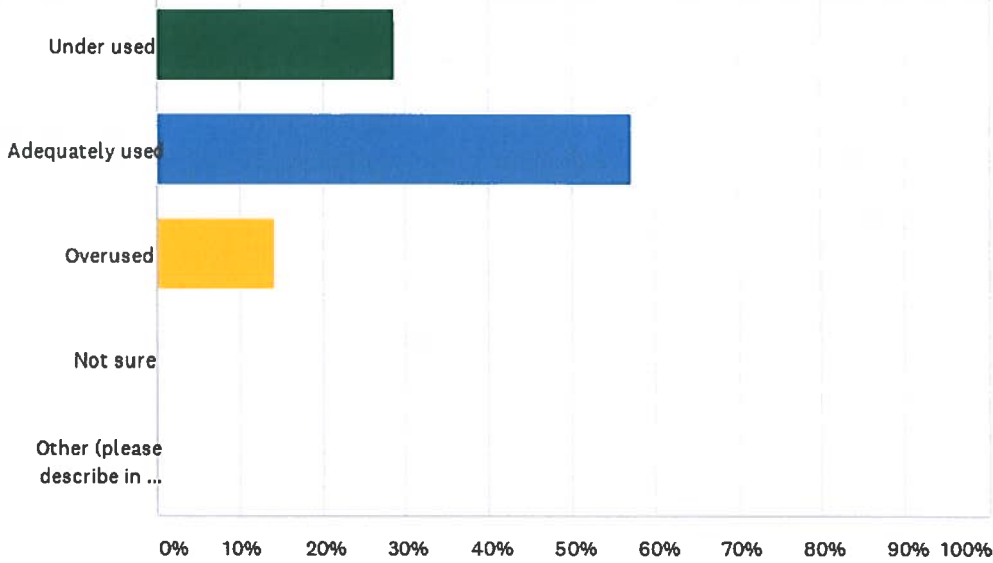
Answered:	8
Skipped:	1



MPS Response: As the vast majority of lots in the Summer Village are lakefront lots, the responses to this question are not unexpected for this survey.

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?

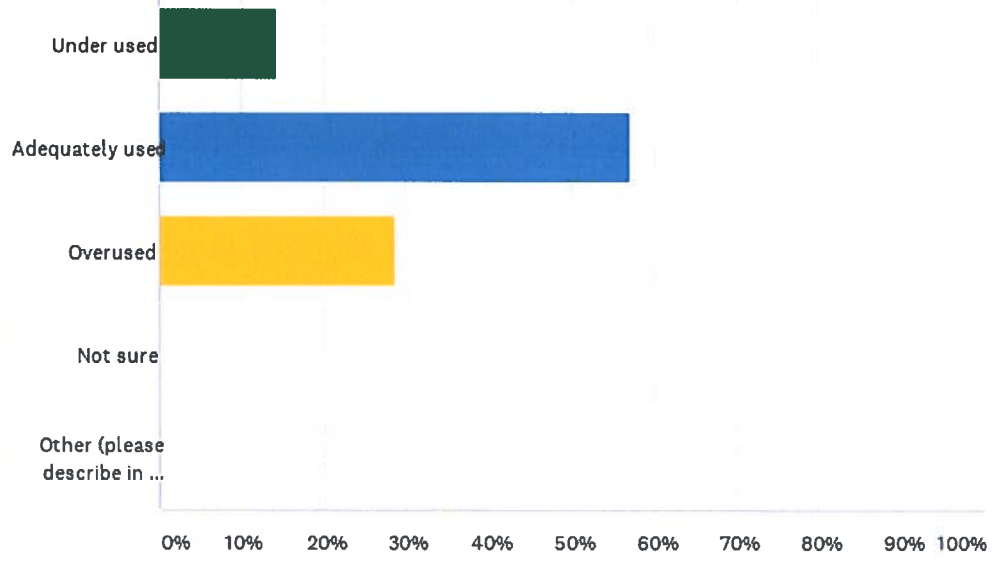
Answered:	7
Skipped:	2



MPS Response:	85% of responses indicate the lake and shoreline is under used or adequately used on average weekday.
---------------	-------------------------------------------------------------------------------------------------------

Q10: HOW DO YOU PERCEIVE THE USE OF THE LAKE (INCLUDING BEACH AREAS AND SURFACE ACTIVITIES SUCH AS SWIMMING, BOATING, ETC) ON AN AVERAGE WEEKDAY?

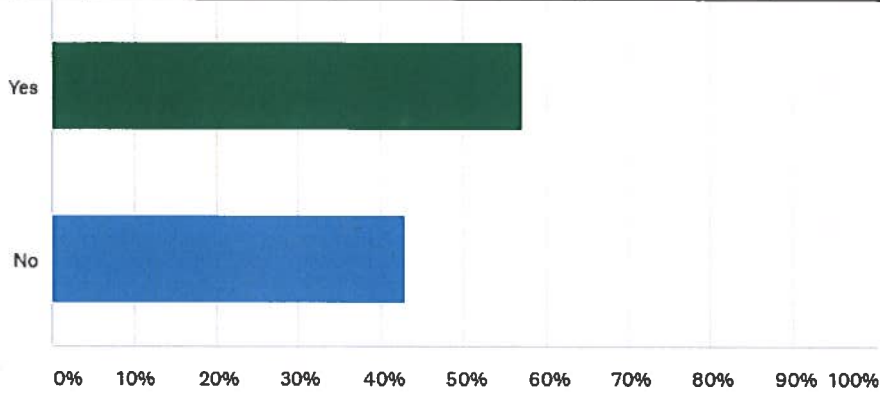
Answered:	7
Skipped:	2



MPS Response:	85% of responses indicate the lake and shoreline is over used or adequately used on average weekend.
---------------	------------------------------------------------------------------------------------------------------

Q.11: DO YOU PARTICIPATE IN RECREATIONAL ACTIVITIES AT THE SUMMER VILLAGE DURING THE WINTER?

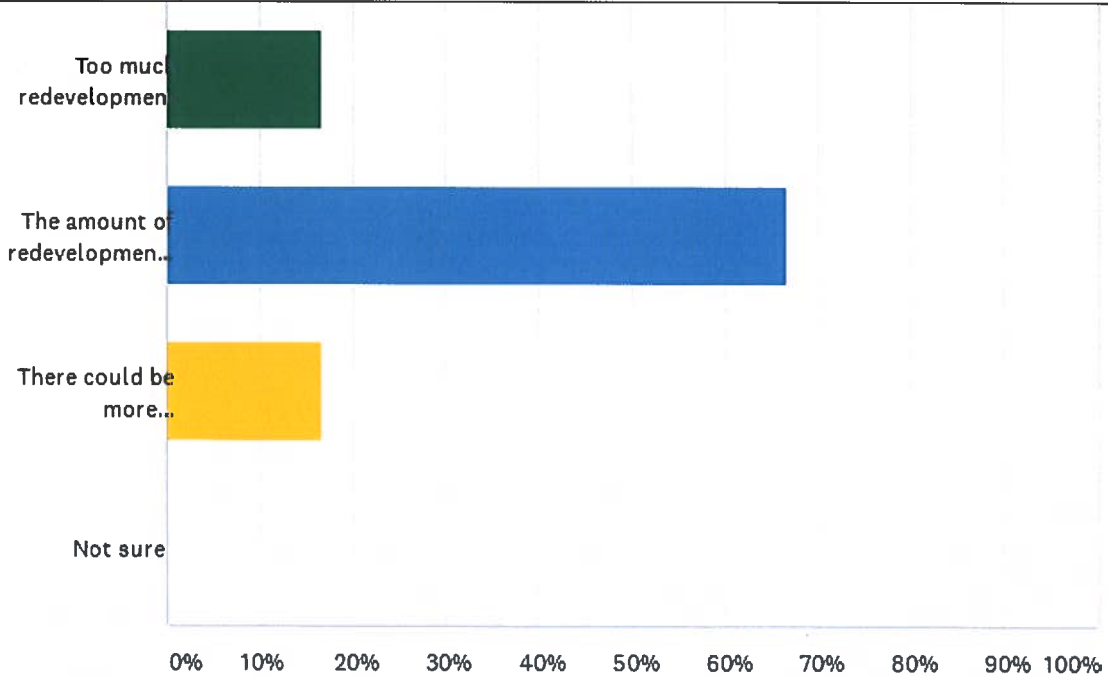
Answered:	7
Skipped:	2



MPS Response: Responses to this question align with the earlier question related to seasonal residency.

Q.12: HOW DO YOU PERCEIVE THE LEVEL OF REDEVELOPMENT OCCURRING IN THE SUMMER VILLAGE??

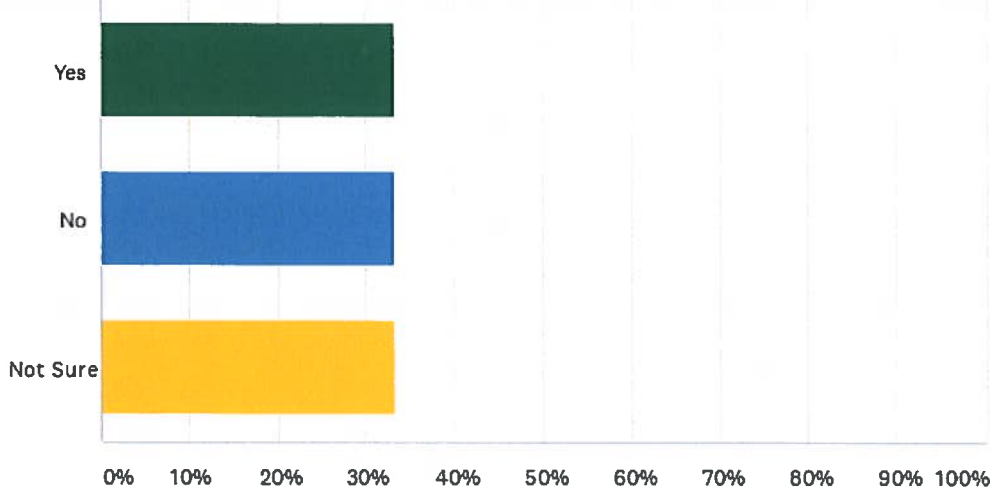
Answered:	6
Skipped:	3



MPS Response: Two thirds of respondents to this question indicated that the current level of redevelopment in the Summer Village is 'fine.'

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?

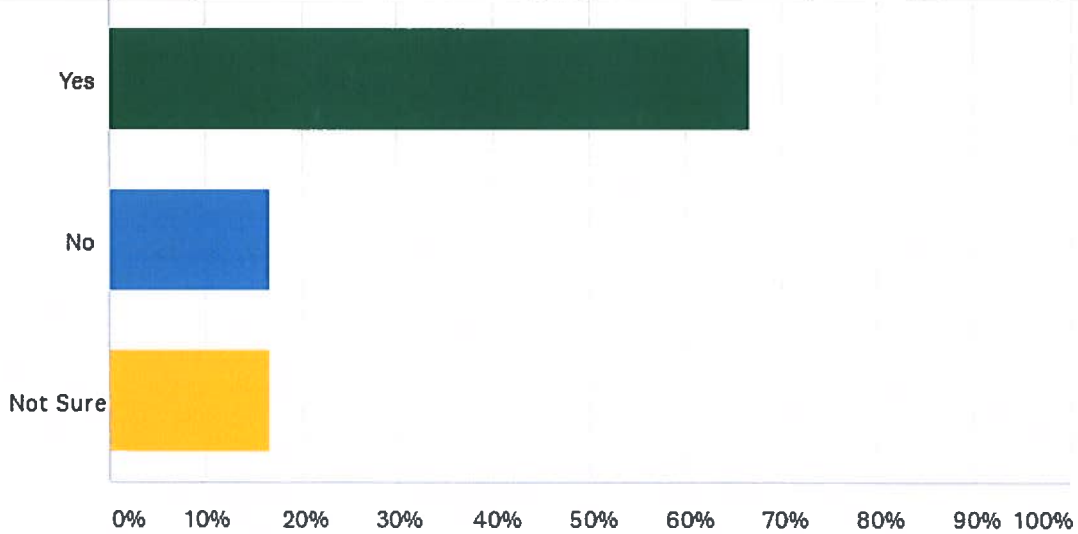
Answered:	6
Skipped:	3



MPS Response:	Responses to this question are evenly distributed among the three given answers. Responses to this question do not provide clear direction on this matter.
---------------	------------------------------------------------------------------------------------------------------------------------------------------------------------

Q.14: SHOULD THERE BE A MINIMUM REQUIREMENT TO INCLUDE TREES AND SHRUBS IN LANDSCAPING PLANS?

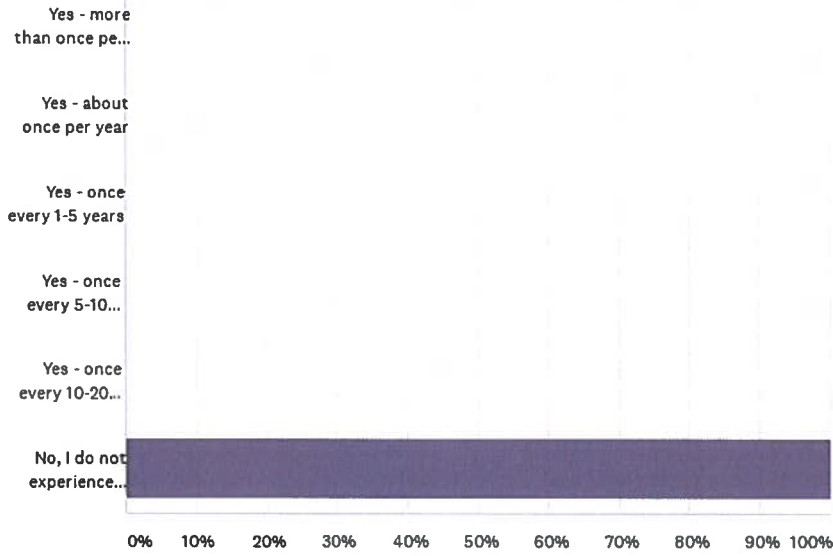
Answered:	6
Skipped:	3



MPS Response:	Two-thirds of respondents support including a minimum requirement for trees and shrubs in landscaping plans.
---------------	--------------------------------------------------------------------------------------------------------------

Q.15: DO YOU EXPERIENCE FLOODING OF YOUR PROPERTY AT THE SUMMER VILLAGE?

Answered:	6
Skipped:	3



MPS Response:	No respondents indicated issues with flooding.
---------------	------------------------------------------------

Q.16: HOW IS SURFACE WATER MANAGED ON YOUR PROPERTY? PLEASE EXPLAIN

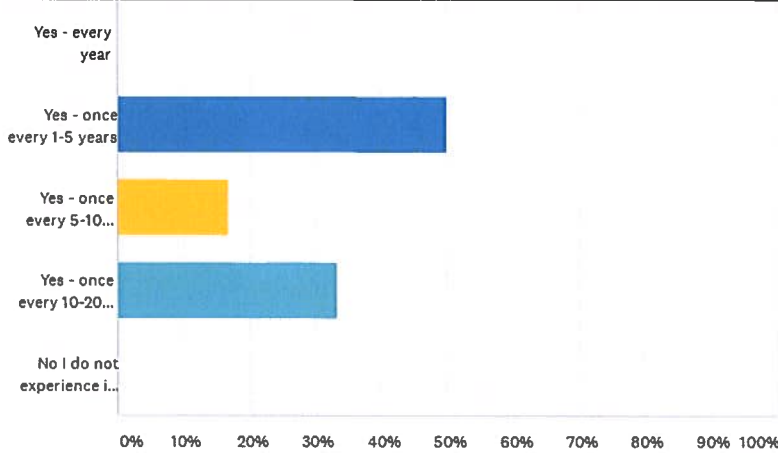
Answered:	0
Skipped:	9

All respondents skipped this question.

MPS Response:	The lack of responses to this question is perhaps due to landowners being unsure how surface water is managed on their lots. This may imply that purposeful engineered/landscaped systems are not being utilized among those who responded to the survey, and that surface water is being managed through 'natural' methods related to absorption and topography.
---------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Q.17: DO YOU EXPERIENCE ANY ICE DAMAGE ON YOUR PROPERTY AT THE SUMMER VILLAGE?

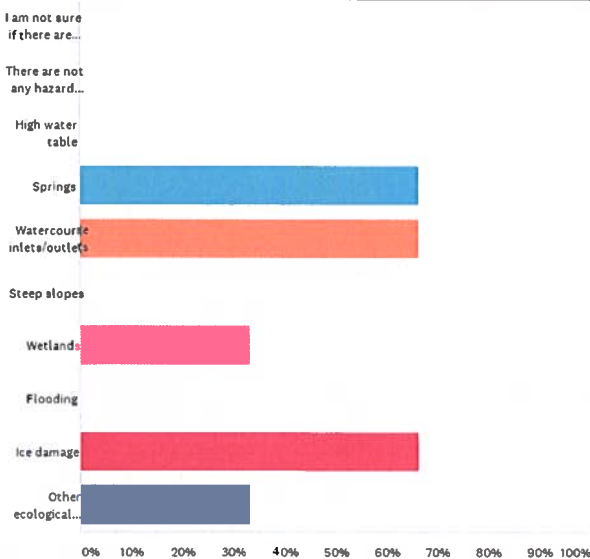
Answered:	6
Skipped:	3



MPS Response:	All respondents indicated some occurrence of ice damage, with 2/3 reporting it occurs once every 10 years (or more frequent). This may be occurring due to the close proximity of dwellings to the shoreline or the relatively low topography of the landscape adjacent to the shoreline.
----------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Q.18: 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:	3
Skipped:	6



MPS Response:	The responses to this question are confirmed by MPS' information mapping for the Summer Village's Municipal Development Plan.
----------------------	-------------------------------------------------------------------------------------------------------------------------------

Q19: FROM THE INFORMATION PROVIDED, DO YOU BELIEVE THE DRAFT LAND USE BYLAW REFLECTS YOUR NEEDS AND YOUR COMMUNITY'S NEEDS?

Q.20: ARE THERE ANY CONCERNS, ISSUES, OR DEVELOPMENT CONSIDERATIONS THAT WERE NOT ADDRESSED THAT SHOULD BE INCLUDED IN THE DRAFT LAND USE BYLAW? PLEASE DESCRIBE.

Q.21: DO YOU HAVE ANY OTHER FEEDBACK ON THE DRAFT LAND USE BYLAW? PLEASE DESCRIBE.

Q.22: WAS THE INFORMATION PROVIDED DURING THE ONLINE PUBLIC ENGAGEMENT CLEAR?

Q.23: DO YOU FEEL THAT YOU HAD AN OPPORTUNITY TO SHARE YOUR THOUGHTS AND IDEAS?

Answered:	0
Skipped:	9

All respondents skipped these questions.

MPS Response:	The lack of responses to these questions is perhaps due having not read the draft Land Use Bylaw, not wishing to (or able to) provide an answer to these questions, or survey fatigue.
---------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Q.24: DO YOU FEEL THAT YOU HAD AN OPPORTUNITY TO SHARE YOUR THOUGHTS AND IDEAS?

Answered:	4
Skipped:	5

Responses Include:

- “Allow development such that families could build multi-family dwellings - several separate sleeping areas sharing a communal kitchen/living space. Be more flexible with what is permitted to maximize the use.”
- “The Land Use Bylaw should be amended to allow for more than 1 kitchen and dwelling on any property. Extended families would make much for use out of the property if they had separate spaces. The current land use bylaw favours development of massive single family homes that are underused, and the original owners are being pushed out.”
- “Keep the green space adjacent to the property.”