

SUMMER VILLAGE OF SILVER SANDS
DEVELOPMENT OFFICER REPORT TO COUNCIL AND ADMINISTRATION
OPEN HOUSE – LUB AMENDMENTS

September 15, 2018

A. A Public Open House held on Saturday, September 15, 2018 from 9:30 am to 10:30 am at the Fallis Hall to obtain feedback from residents with respect to topics of interest relating to Land Use in the Summer Village of Silver Sands.

History

- **September 15, 2018**

At the beginning of the Open House, the Development Officer and His Worship made some opening comments; where the public were appraised of the process for the Open House. The public were given the opportunity to discuss matters of concern with individual members of Council and the Development Officer. Further, paper “topic” sheets had been laid out on tables for the public to write in comments / concerns revolving around the Land Use Bylaw.

Copies of the paper “topic” sheets follow, including a typed transcript.

Summary of submissions:

1. Recreational Vehicles on Vacant Parcels

Comments ran the gambit from “No RVs on vacant lots – We’ll turn into Shanty Town” to “Give a 7 yr window from date of purchase to build a residence.”

2. Garages in Front Yards

Comments were generally supportive of allowing for garages in the front yard, or at least that the Development Authority should have leeway to allow for such use.

3. Accessory Buildings on Vacant Parcels – Including Fences

Comments were supportive of allowing for fences and small accessory buildings on vacant parcels. It was not clear as to whether larger accessory building should be allowed on vacant parcels.

4. Animal Husbandry – Bee Keeping and Chickens

Comments were resoundingly supportive of allowing for the keeping of bees and chickens upon residential parcels.

5. Pesticide and Fertilizer Use Restrictions

While comments did not express a demand for a bylaw to restrict the uses of pesticides and fertilizers upon parcels within the community, there was certainly an expression by members of the community that landowners should restrict their use of these products, especially upon lakeshore properties. It was also suggested that herbicides should be added to the list of products whose use should be limited.

6. Other Desired Changes to the Land Use Bylaw

An assortment of comments were received, see attached copies of the "topic" sheets.

Regards,

Tony Sonnleitner, Development Officer

RV's ON VACANT PARCELS

P. 1

COMMENTS:

- 3 month min!
- commitment to start building.
- 6 MONTHS LIMIT, REMOVAL AFTER 6 MONTHS. AN ADDITIONAL 6 MONTHS MUST PASS BEFORE RETURNING.

If people purchase a undeveloped lot, but begin the process of landscaping, they should be allowed to bring their RV out and enjoy their property. As long as they keep their property looking good and do not interfere with their neighbors enjoying their property. Give a 1yr window from date of purchase to build a residence.

Also nicer lots than some that have houses

- If a resident ^{owns} one lake front - has 2 lots across the road - for garden, storage etc. - would like to see ability to store a large RV. - motorhome, 5th wheel, trailer on one of these lots - not for living - but occasional use on weekends. This would stop cluttering up the lake front lot.

- NO R.V.'S ON VACANT LOTS WE'LL TURN INTO SHANTY TOWN. WE ARE A SUMMER VILLAGE.

RV'S ON VACANT PARCELS

P. 2

COMMENTS:

Only SHORT TERM,

RV allowed but property must be kept up. Use existing By Laws to control development

Rv. should meet a proper guideline for development + care, .

GARAGES IN FRONT YARDS

COMMENTS: EXISTING GARAGES SHOULD REMAIN. NEW GARAGE LOCATION TO BE DETERMINED LOT BY LOT.

- With our layout of lot, we like the idea of a beautiful house near the back to look out over the yard and road with the garage on the side, closer to the front to reduce space wasted on the driveway. The garage does not block the house.
- SOME LOTS (INVERTED PIE LOTS) THE AVAILABILITY TO BUILD A BACK GARAGE IS NOT POSSIBLE
- There is always exceptions to rules and bylaws. Each homeowner should be able to present their wishes and given approval if it does not exceed property lines and are the required measurements from the property lines

I am fine with front garage, must meet bylaws and be completely finished.

I THINK THEY SHOULD BE ABLE TO BUILD IN FRONT YARDS

ACCESSORY BUILDINGS ON VACANT PARCELS

P. 1

COMMENTS:

We would like to build our garage before our cabin so that we have safe storage of tools and cabin materials as we build our cabin.

[REDACTED]

Need to have some fencing - e.g. garden areas, separation from neighboring properties.

→ [REDACTED]

Since we have a lake front lot + 2 lots across the road which we use for storage. Need to have special conditions or exemptions to allow for larger permanent (non residence) on bare lots.

Also need to have grandfathering clauses if new bylaws are passed.

FENCES should be allowed for insurance and safety + security of the lots, they should meet guidelines and be approved.

Accessory Buildings on Vacant Parcels

P.2

COMMENTS:

- OUT BUILDING'S (MAX 10x10) ON SKID'S SHOULD BE ALLOWED IT IS A GOOD WAY TO STORE GARDEN TOOLS & SO ON
- FENCING HIGHER THAN 4 FT. ON SIDES & ON FRONT & BACK SHOULD NOT BE HIGHER THAN 3'. WE ARE NOT IN A COMPOUND OR IN A JAIL.
- Everyone who owns property regardless to use should be able to build a fence as per existing bylaw heights. A fence has a purpose of keeping owners domestic animals in and not running loose, keep other people's animals from entering and using lot to do their business, keep wildlife from entering and using lot as a kitty litter and eating plants & trees. Liability issues - to deter others from using property for their leisure. Example, quads & snowmobiles. Security ^{- deterring} ~~knowing~~ ^{unwanted} ~~others~~ visitors Peace of mind.

small sheds should be allowed.
Most of the existing by-laws are ok.

ANIMAL HUSBANDRY

P.1

COMMENTS: BEE KEEPING

THIS SHOULD BE A YES IN THE BYLAWS BUT SHOULD BE DISCRETIONARY.

- REQUIRE PERMITS AND REGISTRATION
- Absolutely
- Yes
- Yes - Agree w limits and should be inspected

ANIMAL HUSBANDRY

u P. 2

COMMENTS: CHICKENS

Yes - WITH a LIMIT

YES!!

No Roosters!

PESTICIDE AND FERTILIZER USE RESTRICTIONS

COMMENTS:

IN AN AREA LIKE OURS WITH ALL THE OUTSIDE INFLUENCES & WINDS WE NEED TO DO SOMETHING TO CONTROL THIS AND MOWING ISN'T THE TOTAL SOLUTION!

- ENCOURAGE AND EDUCATION ^{FOR} COMMUNITY TO USE NATURAL PESTICIDES AND FERTILIZERS.

- Fertilizers should not be allowed.


- Suggest EDUCATED USE OF FERTILIZERS + PESTICIDES. Product selection + Application. Should also apply to HERBICIDE USE.

- Very limited fertilizer + pesticide use on lake front + back lots. ^{be}

- use them responsibly

OTHER DESIRED CHANGES TO LUB P.1

COMMENTS:

- Would like to build garage before cabin to store materials including tools and cabin materials like cabinets. Safe storage of tools! 
- NOT Very Clear information on Web Site regarding building and additions
 - would like a list
- WHAT IS THE STATUS ON 6' FENCE'S IN S.V.?
- WORLD LIKE TO SEE REAL ESTATE SIGNS REMOVED FROM SILVER SANDS DRIVE - THEY ARE PRESENTLY ON THE S-E SIDE OF THE DRIVE AND COULD BE PLACED ON CONNECTING STREET.
- ROAMING CATS THAT USE OUR GARDEN BEDS AS A WASHROOM NEEDS TO STOP. ROAMING CATS ARE ALSO A SERIOUS PROBLEM REGARDING LOCAL BIRD DEATHS.
CATS SHOULD BE ON LEASH + LICENSED SAME AS DOGS.

OTHER DESIRED CHANGES TO LUR

P. 2

COMMENTS:

- We shouldn't be restricted to 2018 Building safety codes when the original structure is built in 1974.

RVs ON VACANT PARCELS

Comments:

1.

- 3 month min!
- Commitment to start building

2.

- 6 months limit, removal after 6 months. An additional 6 months must pass before returning.

3.

- If people purchase an undeveloped lot, but begin the process of landscaping, they should be allowed to bring their RV out and enjoy their property. As long as they keep their property looking good and do not interfere with their neighbors enjoying their property. Give a 7 yr window from date of purchase to build a residence.
- Also nicer lots than some that have houses.

4.

- If a resident owns one lakefront - has 2 lots across the road – for garden, storage etc. – would like to see ability to store a large RV. – motor home, 5th wheel, trailer on one of those lots – not for living – but occasional use on weekends. This would stop cluttering up the lake front lot.

5.

- No R.'V'.S. ON VACANT LOT'S WE'LL TURN INTO SHANTY TOWN WE ARE A SUMMER VILLAGE.

6.

- Only Short Term,

7.

- RV allowed but property must be kept up. Use existing Bylaws to control development

8.

- Rv. should meet a proper guideline for development + care.

GARAGES IN FRONT YARDS

Comments:

1.

- Existing garages should remain. New garage location to be determined lot by lot.

2.

- With our layout of lot, we like the idea of a beautiful house near the back to look out over the yard and road with the garage on the side, closer to the front to reduce space wasted on the driveway. The garage does not block the house.

3.

- Some lot's (inverted pie lots) the availability to build a back garage is not possible.

4.

- There is always exceptions to rules and bylaws. Each homeowner should be able to present their wishes and given approval if it does not exceed property lines and are the required measurements from the property lines.

5.

- I am fine with the front garage, must meet bylaws and be completely finished.

6.

- I think they should be able to build in front yards.

ACCESSORY BUILDINGS ON VACANT PARCELS – INCLUDING GARAGES

Comments:

1.

- We would like to build our garage before our cabin so that we have safe storage of tools and cabin materials as we build our cabin.



2.

- Need to have some fencing – eg. Garden areas, separation from neighboring properties.
- Since we have a lakefront lot + 2 lots across the road which we use for storage, need to have special conditions or exemptions to allow for larger permanent (non residence) on bare lots.
- Also need to have grandfathering clauses if new bylaws are passed.

3.

- Out building's (Max 10 X 10) on skid's should be allowed. It is a good way to store garden tool's & so on.
- Fences higher than 4 ft on side's & on front & back should not be higher than 3'. We are not a compound or in jail.

4.

- Everyone who owns property regardless to use should be able to build a fence as per existing bylaw heights. A fence has a purpose of keeping owners domestic animals in and not running loose, keep other people's animals from entering and using lot to do their business, keep wildlife from entering and using lot as a kitty litter and eating plants & trees. Liability issues – to deter others from using property for their leisure. Example, quads & snowmobiles – security – deterring unwanted visitors Peace of mind.

5.

- Small sheds should be allowed.
- Most of the existing by-laws are OK.

ANIMAL HUSBANDRY

A. BEES

Comments:

1.

- This should be a yes in the bylaws but should be discretionary.

2.

- Requiring permits and registration.

3.

- Absolutely.

4.

- Yes

5.

- Yes – Agree w limits and should be inspected

B. CHICKENS

Comments:

1.

- Yes – with a limit

2.

- Yes !!

3.

- No Roosters !

PESTICIDE AND FERTILIZER USE RESTRICTIONS

Comments:

1.

- In an area like ours with the outside influences & winds we need to control this and mowing isn't the total solution.

2.

- Encouraging and education for community to use natural pesticides and fertilizers.

3.

- Fertilizers should not be allowed.

4.

- Suggest educated use of fertilizers & pesticides. Product selection + application. Should also apply to herbicide use.

5.

- Very limited fertilizer + pesticide use on lake front + back lots.

6.

- Use Them responsibly

OTHER DESIRED CHANGES TO LUB

Comments:

1.

- Would like to build garage before cabin to store materials including tools and cabin materials like cabinets. Safe storage of tools! - [REDACTED]
[REDACTED]

2.

- Not very clear information on web site regarding building and additions
- Would like a list.

3.

- What is the status on 6' fences in S.V.?

4.

- Would like to see Real Estate signs removed from Silver Sands Drive – They are presently on the S.E. side of the Drive and could be placed on connecting streets
- Roaming cats that use our garden beds as a washroom needs to stop. Roaming cats are also a serious problem regarding local bird deaths.

5.

- Cats should be on a leash + licensed same as dogs.

6.

- We shouldn't be restricted to 2018 building safety codes when the original structure is built in 1974.