



RESORT VILLAGE OF ETTERS BEACH

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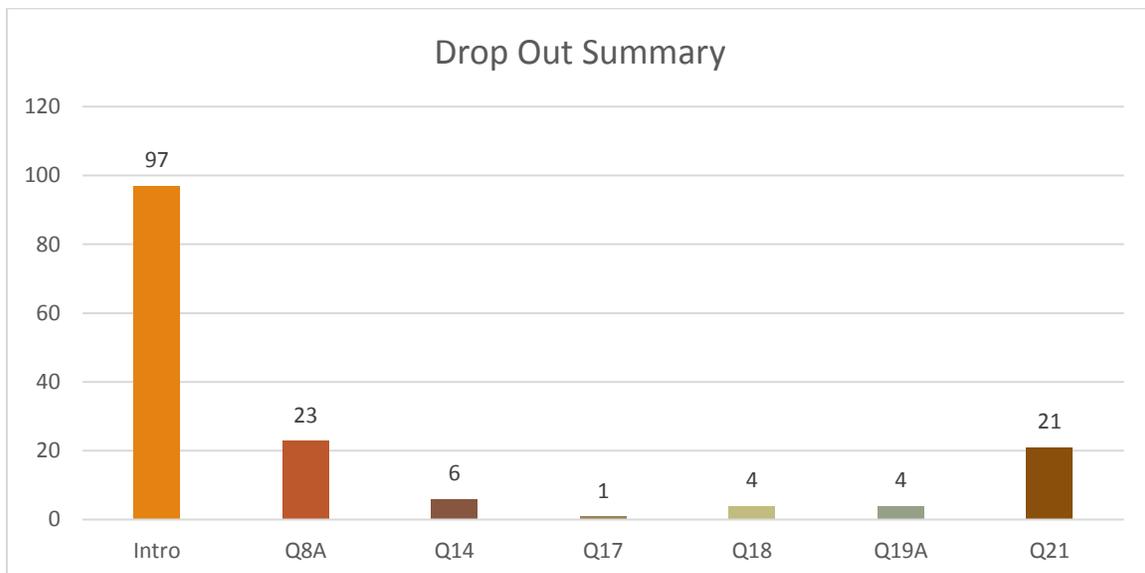
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Development Survey 2018 – Response Summary

Etters Beach is committed to working directly with ratepayers to ensure that public concerns and aspirations are consistently understood. To aide in this, Council conducted a survey to help better understand development pressures and issues that exist in the community. Through this survey Etters Beach sought to understand:

- Where development pressures/issues exist in the community;
- The needs and wants relating to development in Etters Beach; and
- What are the appropriate development permissions and controls required to guide development at Etters Beach responsibly and equitably.

A total of 214 survey responses were received. Of these, 58 responses were complete, with 156 respondents dropping out at various points throughout the survey. Of the 156 incomplete responses, 97 (62.2%) left the survey after reading the introduction. A complete breakdown of the drop out rates is provided below.



A summary of the responses that were received is provided in the following pages. This includes the responses that were provided in incomplete surveys, which may account for the discrepancies in values presented from one question to the next. Please note that the percentages listed for each question reflect the total number of responses received for each question.

For more information please contact Etters Beach Administrator at (306) 963-2405.



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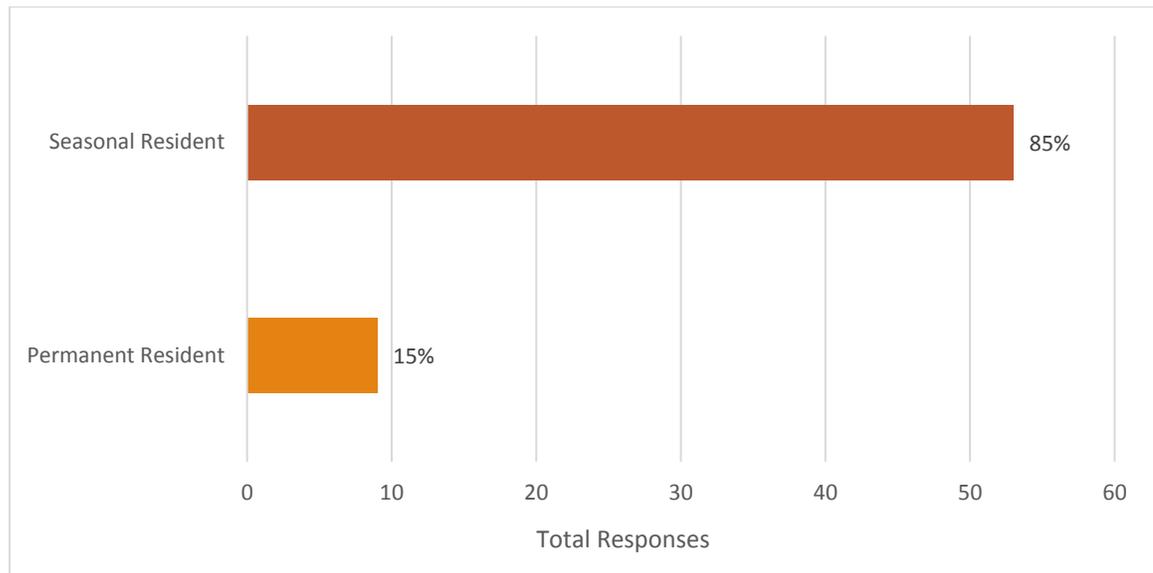
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Section 1: Your Property in Etters Beach

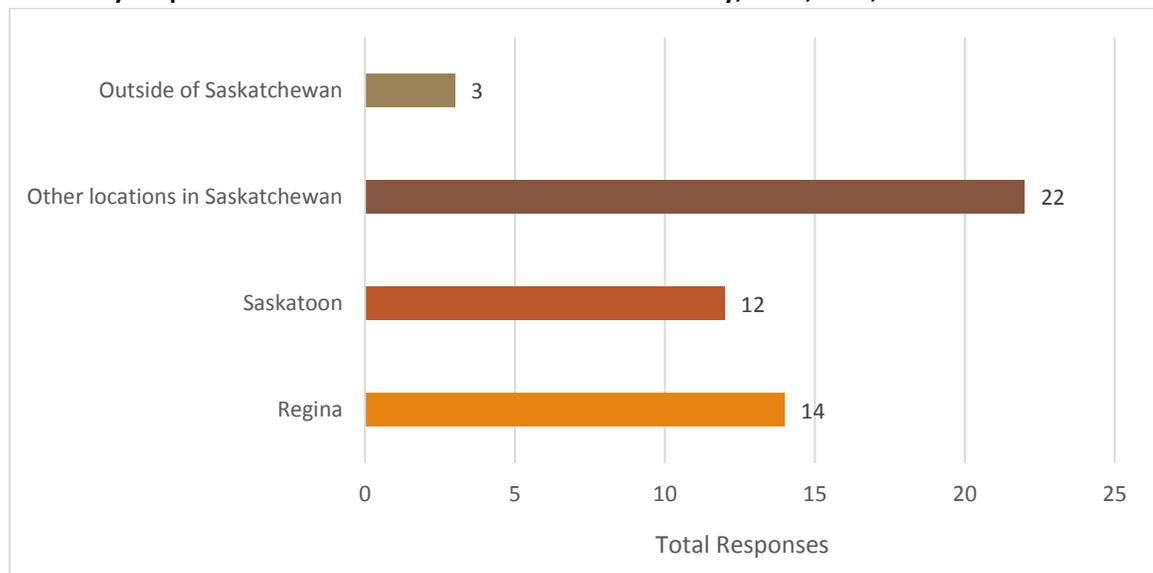
1. What is your property's address/legal land description?

All responses collected are held confidentially by Etters Beach. This information was requested for the sole purpose of ensuring respondents own/lease/rent property in Etters Beach.

2. Do you consider yourself/household permanent or seasonal residents of Etters Beach?



3. Where is your permanent residence if not in Etters Beach? i.e. city, town, R.M., etc.





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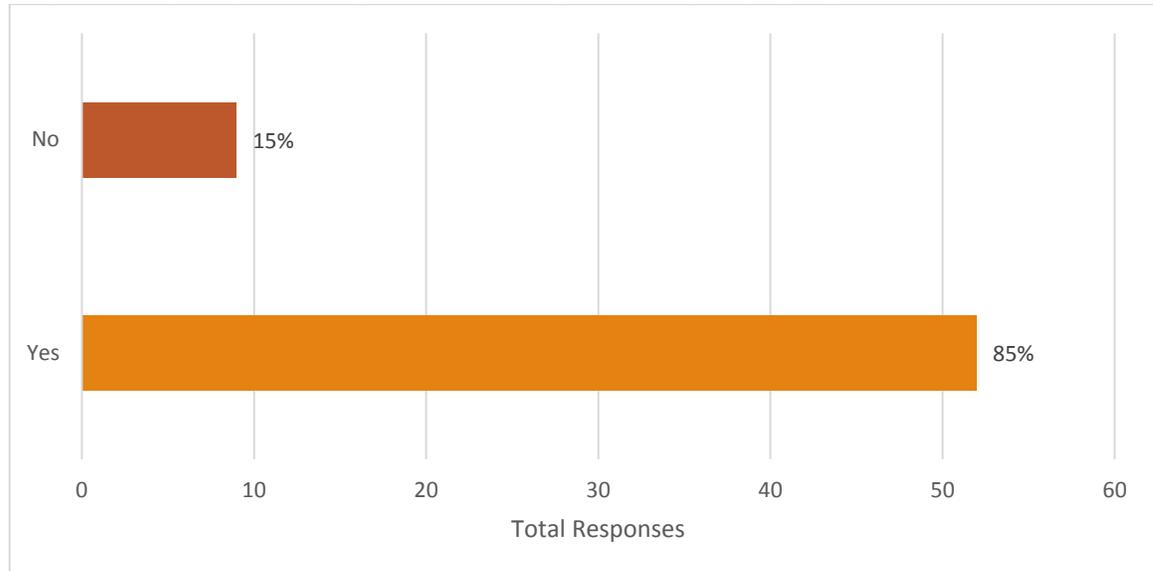
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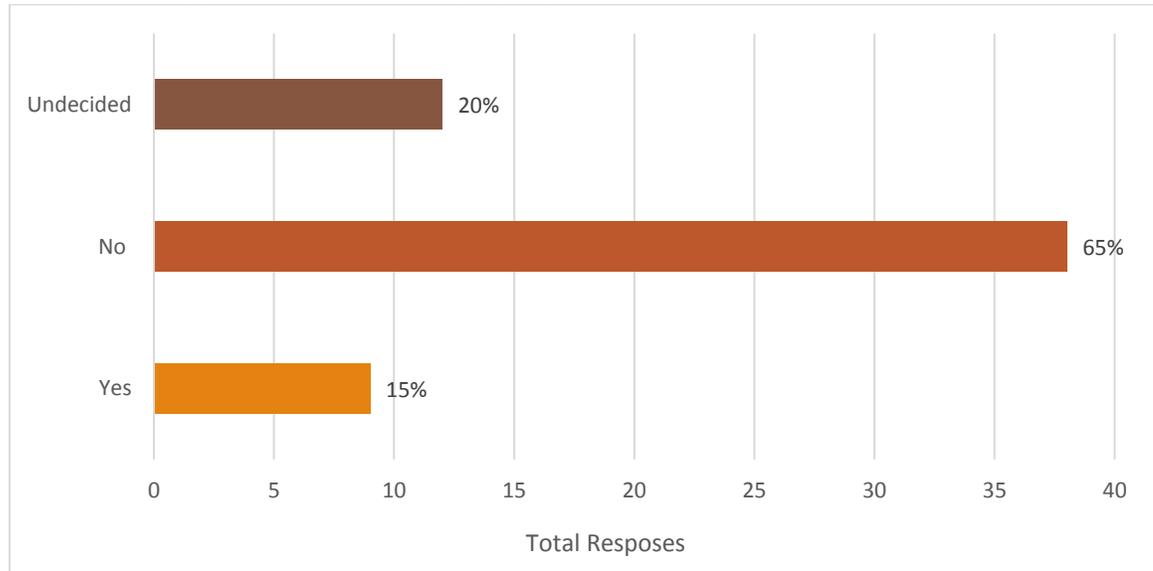
4. What are the dimensions of the lot you reside on in Etters Beach?

The majority of respondents have a 50' x 100' lot.

5. Do you have a principal dwelling (i.e. home, cottage) built on your property in Etters Beach?



6. Does your family plan to redevelop your property in the near term?





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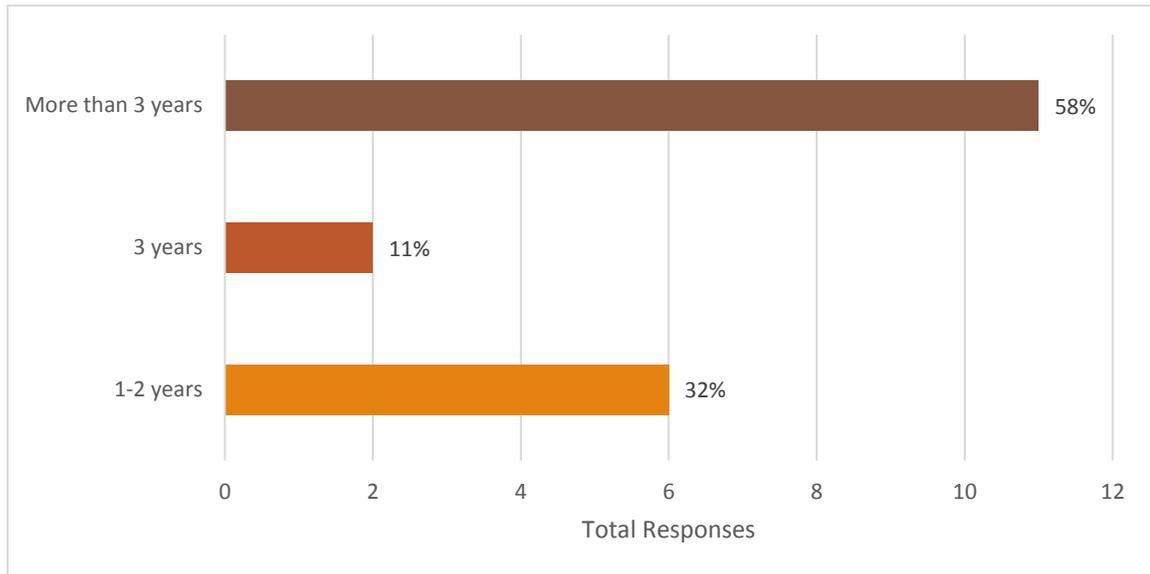
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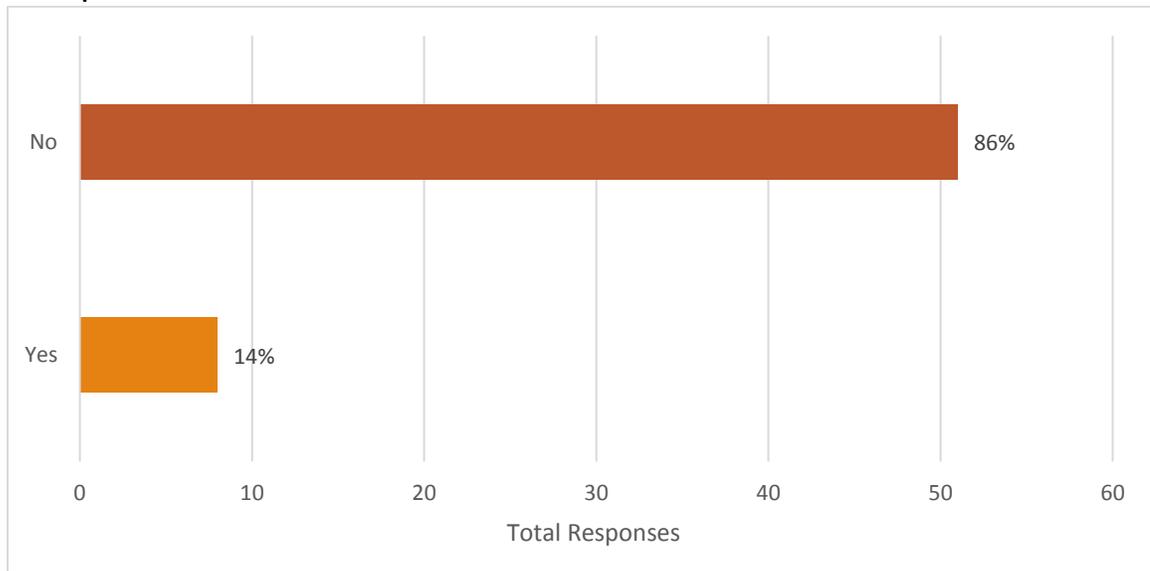
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7. If you said Yes to Question 6, do you plan to redevelop your property in the next:



8. Have you experienced any issues with water drainage on your property caused by adjacent developments?



8A. If yes, please explain (be specific with location, cause, severity, effects, timeline of issue):

- No culverts in front of yard
- Have had issues with 2 feet of flooding inside the cabin
- Water saturated backyard has seen some improvement since some drainage was put in place
- Roadway was built up and water backs up on boulevard. The culvert that was installed helped with water drainage



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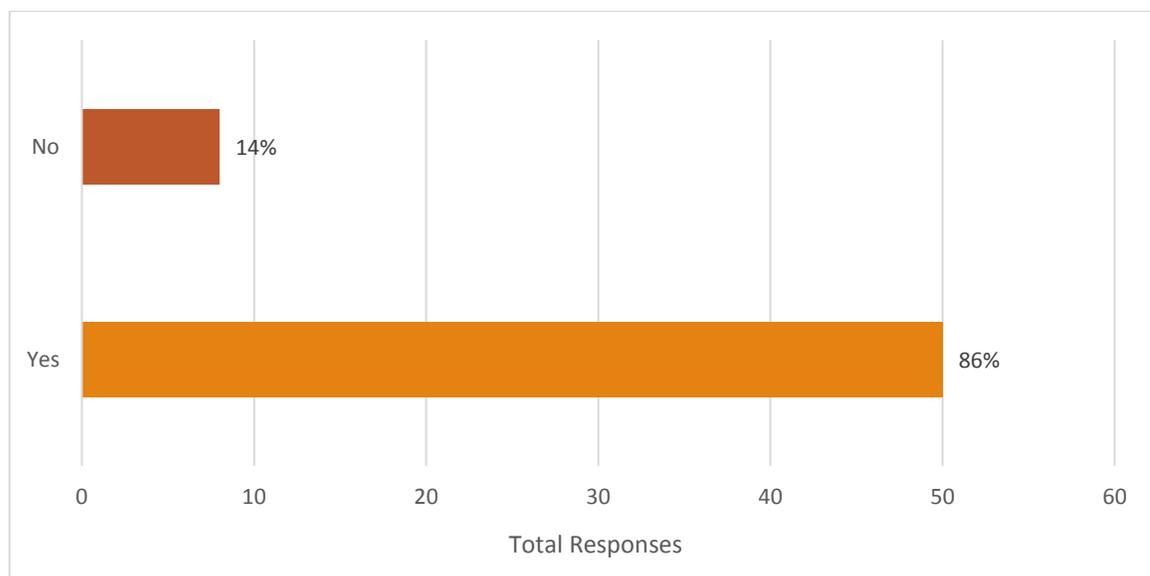
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- The beach/lake drains through residential properties
- Water from spring run off sits on property. This has partially been rectified by adding fill to the property while leaving the natural flow of the runoff unchanged.
- Property elevations are being altered through development and are not properly sloped, causing water to run off into adjacent properties causing standing water and septic tanks to fill after rainstorms.

Section 2: Accessory Buildings

9. Do you have an accessory building (i.e. shed, garage, shop) built on your property in Etters Beach?





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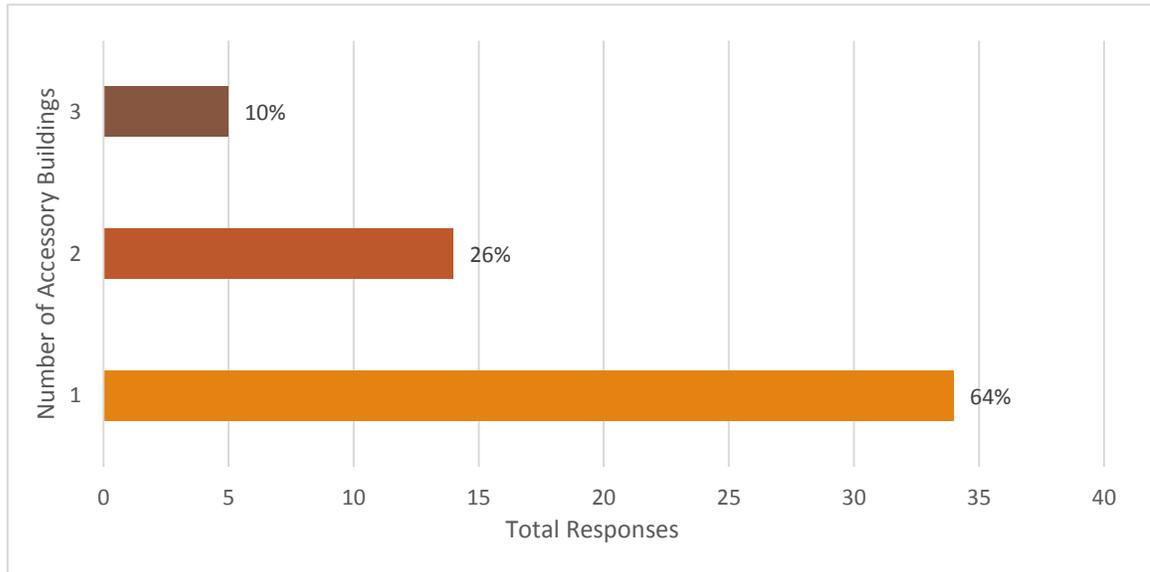
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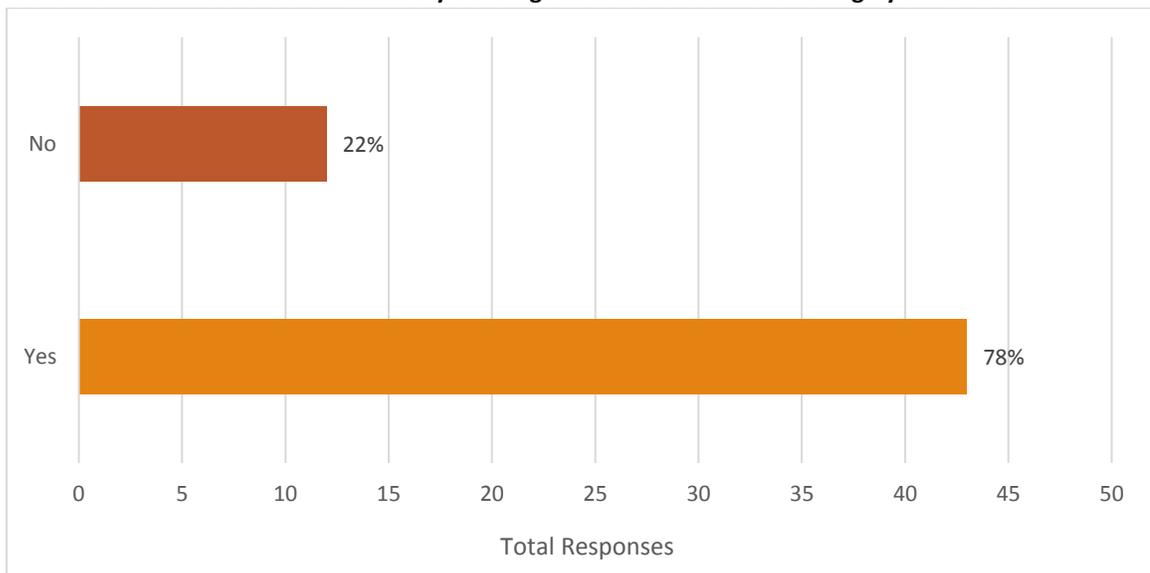
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10. If you responded Yes to Question 9, how many accessory buildings do you have on your property?



11. Is the maximum floor area for accessory buildings as established in the Zoning Bylaw suitable?





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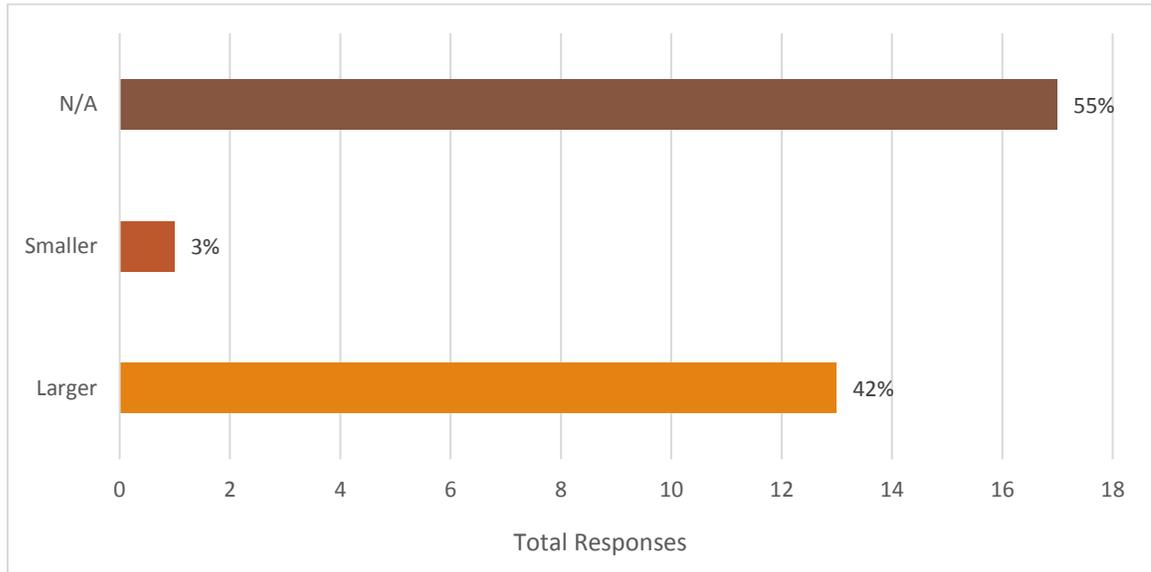
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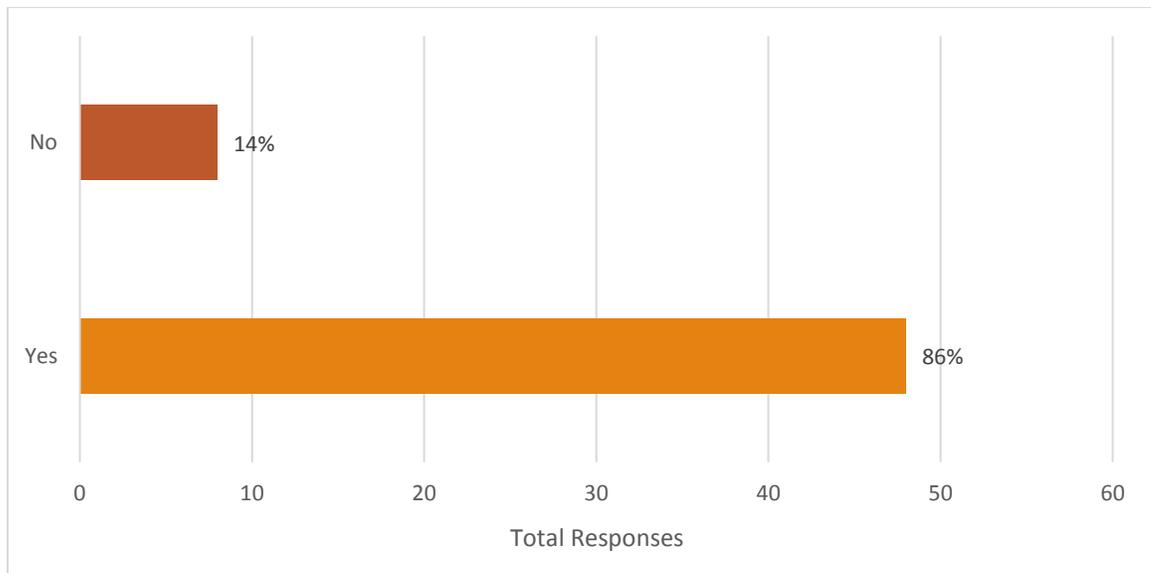
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12. If you responded No to Question 11, should the maximum floor area of accessory buildings be larger or smaller?



13. Should an accessory use, such as a garage, be permitted to be built prior to a principal residence on the condition that the property owner holds a valid building permit for both accessory and principal dwellings?





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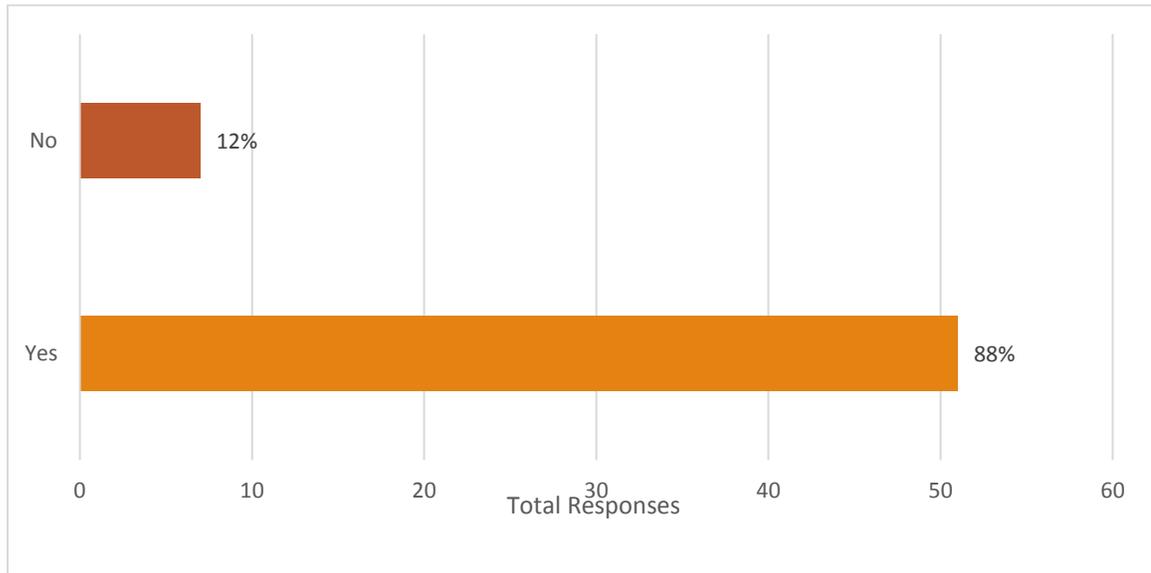
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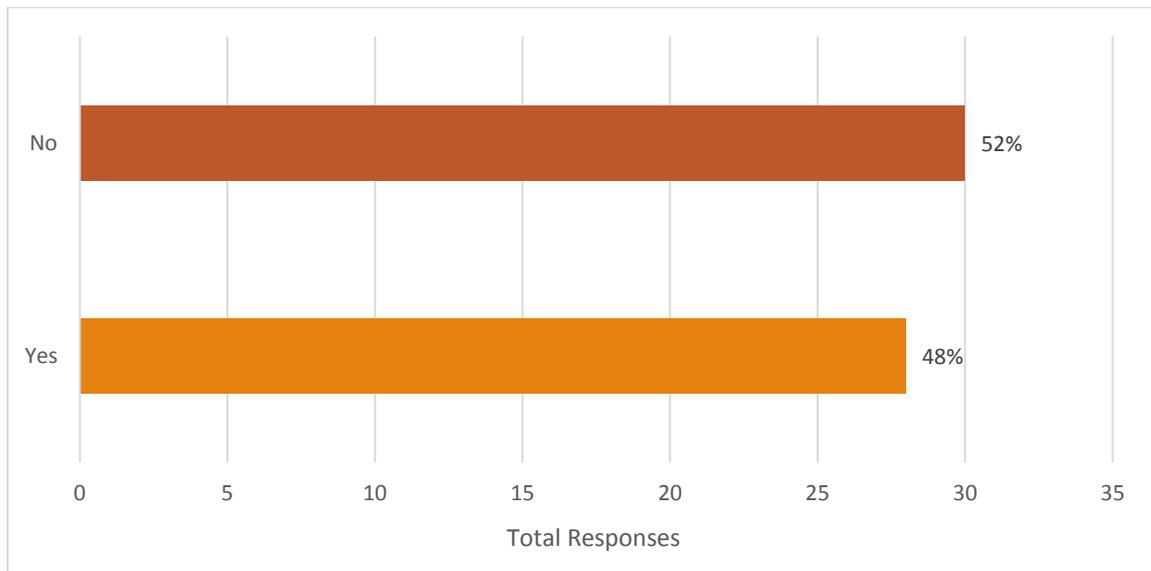
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14. Is it appropriate to allow the construction of a small shed (no larger than 9.29 metres/100 square feet) prior to the construction of a principal residence?



Section 3: Recreation Vehicles (RV) in Etters Beach

15. Should RV's be permitted on lots that do not have a principal dwelling in Etters Beach?





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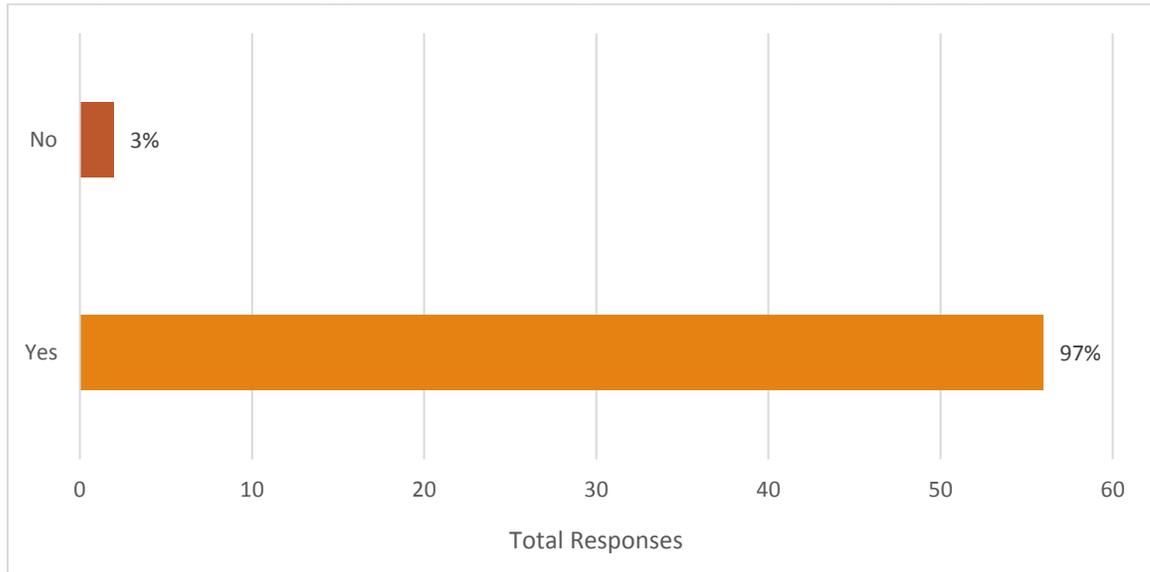
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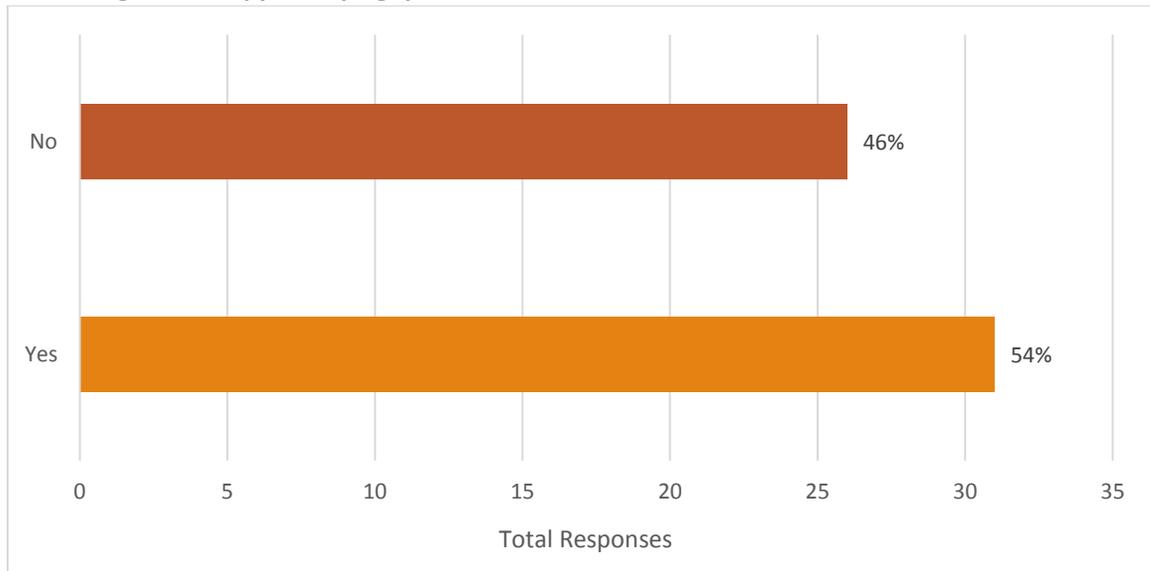
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16. Should property owners be able to temporarily reside in a RV on their property during the timeframe that they hold a valid building permit to construct a permanent dwelling on the property?



17. Should RV's used on a lot without a primary residence be required to pay the equivalent to the seasonal rates charged to occupy a camping space at Etters Beach?





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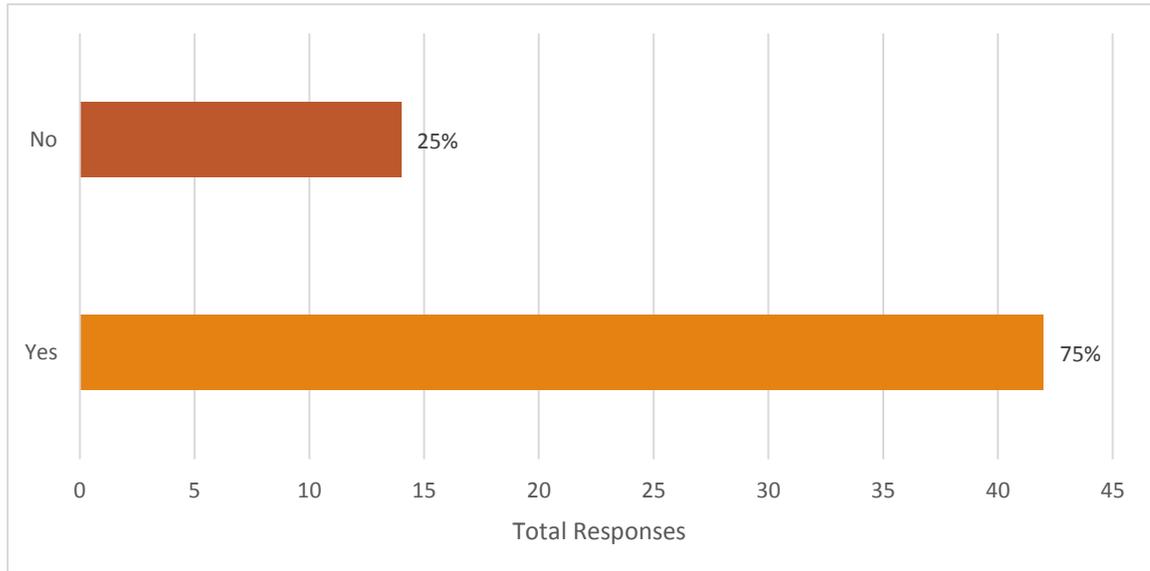
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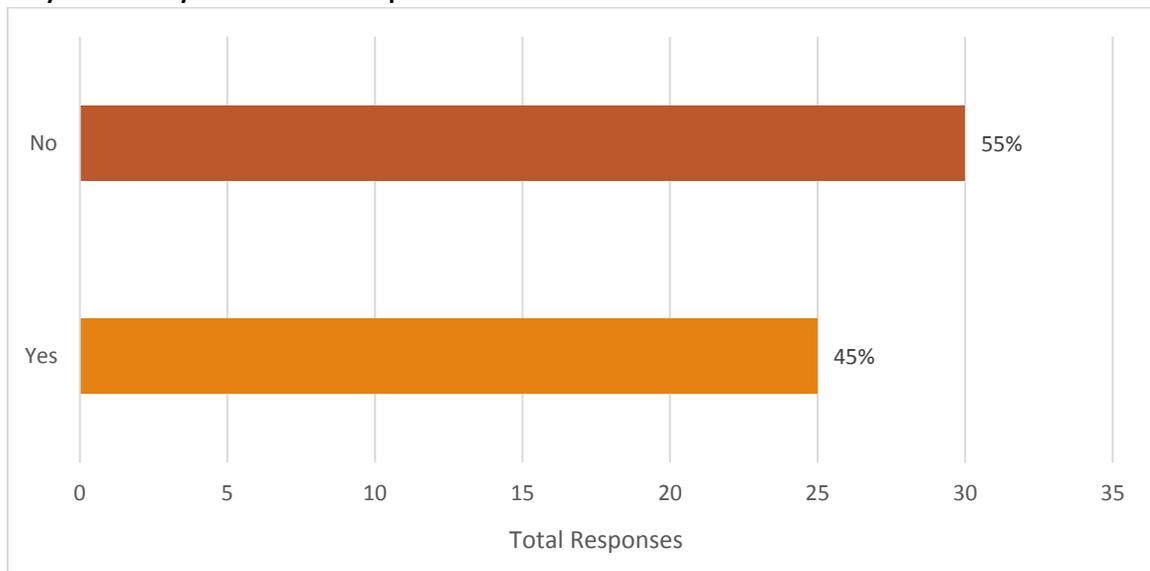
Section 4: Minor Variances

18. Should minor variances be allowed within the Resort Village of Etters Beach?



Section 5: Development in Etters Beach

19. Do you have any additional development related concerns in Etters Beach?





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19A. If Yes, please explain (be specific with location, cause, severity effects, time of issue).

RV Use Issues

- There should be a 30-day limit for all RV's on vacant lots before they have to be moved.
- Property owners should be taxed according to what is on the lot.
- Property owners should not be required to construct a principal dwelling on their lot and should be able to use RV's as their principal dwelling on the lot.
- RV's on vacant lots without a principal residence should be allowed, provided that the property owner pays taxes and for water services as if there were a principal residence developed.
- RV's on lots with a principal residence should be allowed to park one RV on their property.
- If RV's are parked on vacant lots they should be charged additional fees on top of the seasonal rate as taxes are not being collected from RV's on vacant lots.
- If RV's can park on vacant lots, the camping rate fee should be seen as a fine and not be seen as a right to park the RV on the lot forever.
- If RV's are allowed on vacant lots without a principal dwelling, is the Village responsible for the devaluation of the neighbouring lots that have principal dwellings developed on them?
- How is the tax base of the Village affected if taxes are not collected from property owners that have RV's on vacant lots? Taxes should be increased on vacant lots in order to encourage development.
- Property owners using an RV as a principal dwelling on a vacant lot should be required to top up their assessed property taxes to the equivalent of a seasonal site.
- There are approximately 40 properties with residential dwellings that have had RV's on their property for longer than the 30-day period as per the bylaws, some having multiple RV's and multiple families residing on the same lot. If an RV is located on a property for longer than 30 days, a seasonal camping fee should be charged. Using RV's as extra accommodations on a property does not encourage property owners to further develop their property.
- There should be a specific time frame that property owners have to develop a principal dwelling on a vacant lot. During the construction period, one RV or trailer should be allowed on the property.
- Temporary RV use to accommodate visitors should be allowed (1-2 week period).
- Property owners who have several RV's on their lot for the whole season should be fined and should be charged the cost of a full service fee (just like staying in the campground) per RV.
- What is the difference between using a lot for parking a RV on or using it for storage of personal items?
- Charging a campground fee for RV's that are located on vacant lots only encourages property owners to camp there and not build a cabin. There should be a more substantial fine of a specific amount, levied against the lot owner rather than just paying a regular campground fee.
- Vacant lots are being used as storage areas and owners have no plans to develop them.

Canvas Shed Issues

- Canvas sheds are common on vacant lots and should be prohibited if there isn't a principal dwelling on the lot.



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Resort Maintenance Issues

- Fix the boat launch as it is currently unsafe for users.
- Maintain the beach area.
- Additional gravel needs to be placed on the roads and in back alleys to fill holes.
- Fix the water/drainage issues.
- Upgrade the water system to solve the water pressure issue.
- Set a speed limit for traffic around the beach area.
- There is a lack of access to the public beach by the playground.

Bylaw Enforcement Issues

- A bylaw officer must be hired to enforce bylaws specifically pertaining to RV's on empty lots, beach access, encroachments, building design specifications, etc.
- In the past bylaws have not been adhered to, why should that change now?
- Development regulations have been applied inconsistently in the past.
- Some property owners follow the rules and others don't.
- Bylaws regarding RV's as principal dwellings are inconsistently followed and enforced.

Future Development

- Build a marina in the Village
- Property owners should be able to decide what their lot is used for with the understanding that the lot and buildings need to be kept neat and tidy.
- Not in favour of additional lots in the Village.
- Public access spaces should not be reduced in size.
- Properties should be required to develop at a minimum elevation above sea level.
- All new developments should have to produce a Real Property Report by a certified surveyor along with elevations to ensure proper setbacks and variances are proposed for development.
- Review maximum dwelling heights – why is it restricted to 1.5 stories? How does this differ from a full 2 storey house?
- Develop steps or a walkway down to the beach area over the existing rock berm.
- Motor vehicle traffic and speeds need to be controlled in the Village.



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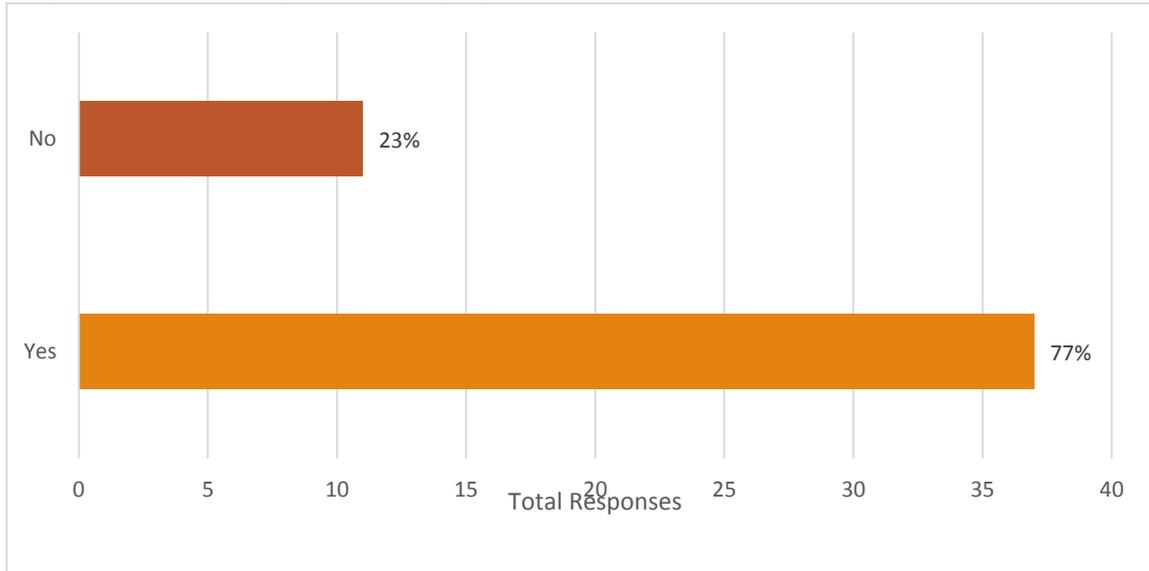
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Section 6: Ongoing Communication

20. Do you want to receive updates on this project?



If Yes, please provide your contact information (please note that this will not be associated to your responses provided in the survey):

All responses collected are held confidentially by Etters Beach. This information was requested for the sole purpose of contacting residents to follow up from this survey.

21. In general, what is the best method for the Resort Village of Etters Beach to share information with you?

