



Summer Village of Ghost Lake

# **2021 Community Survey**

# 2021 Community Survey Overview

## Executive Summary

This report provides the results from the 2021 Community Survey. It aims to capture all of the feedback we received on important topics and decisions involving the Summer Village of Ghost Lake, along with understanding concerns, issues and determine how we may proceed with future changes and development in a cohesive, community-centered manner.

The 2021 Community Survey was designed to gain a deeper insight into the public's opinions about important changes and challenges we are focusing on. This document summarizes the survey responses and incorporates major themes and feedback we received from the participants.

Note: Not all comments we received are included in this document, as the aim is to summarize recurring themes and feedback. However, all of the comments made in the survey have been carefully examined by the council and administration and will be incorporated moving forward.

We included a summary of comments for questions that had around 50-65% split between answers. Comments for questions where a majority of greater than 65% selected one option were left out to keep the document concise.

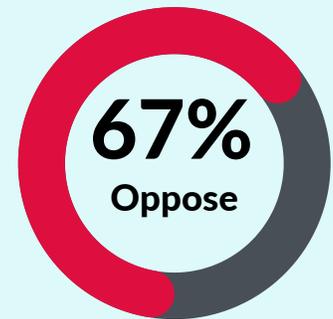
# 2021 Summer Village of Ghost Lake Community Survey Results

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Thank you to those who participated in this survey, as your input is highly valuable for us. Here are the survey results. We have summarized and grouped similar comments together in order to create a concise and easy-to-read overview document.

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Do you oppose or support allowing property owners in the village to rent their property for short-term periods (30 days or less)?



## Comments

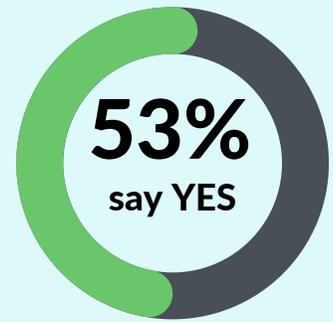
Those who support say:

- People can do what they want with the property they own
- Owners may be in a circumstance where renting is their only option
- The decision should belong to the owners

Those who opposed say:

- Concerned that properties may be used for parties
- Renters would be unfamiliar with the rules of the village
- Diminishes the quality of the Summer Village
- Increased traffic and usage of area
- Privacy and safety
- Lack in sense of community

Do you feel that we need to pass a by-law prohibiting short-term (30 days or less) before the formal Land Use By-Law review (proposed for 2022-23)?



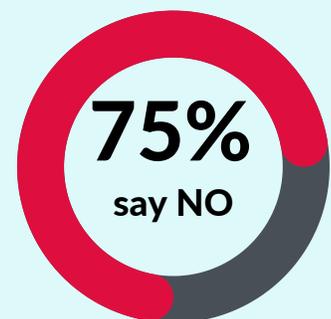
### Comments

- Yes - By-laws would help increase compliance and consistency
- Yes - So short term rentals don't occur to provide clear guidelines
- Yes - People don't want the village to turn into a rental community
- No - Property owners should be able to rent at their own discretion
- No - This is currently not a pressing concern
- No - It can wait for land use bylaws revision

Do you oppose or support allowing property owners in the village to rent their property for long-term periods (greater than 30 days)?



Do you feel that we need to pass a by-law prohibiting long-term periods (greater than 30 days) before the formal Land Use By-Law review (proposed for 2022-24)?

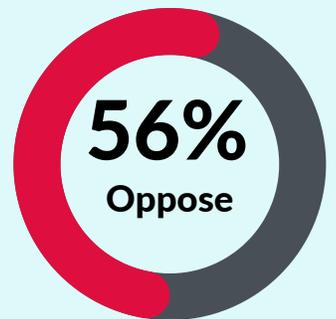


Would the restriction from advertising or having a website (such as AirBnB or VRBO etc. ) influence your position for any of the above questions?



Do you oppose or support allowing property owners in the village to operate a Bed and Breakfast?

Note: that this issue cannot be addressed until the Land Use By-Laws are formally reviewed



### Comments

- Yes - This is how some people support themselves financially
- Yes - Bread and Breakfast visitors will more likely be hosted by villagers who can explain the village norms cohesively
- Yes - Would provide a good second income for property owners
- No - It's a short term rental and brings more traffic into the village
- No - Safety and security concerns

Do you oppose or support allowing property owners in the village to build secondary suites within their primary dwelling?



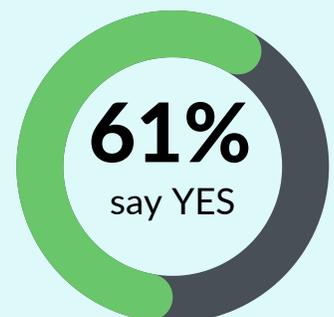
### Comments

- Yes - As long as they are not used for short-term rentals
- Yes - Support secondary suites for family convenience
- Yes - This is helpful for families supporting relatives with special needs
- No - It's a short term rental and brings more traffic into the village
- No - This may change the feel of the village

Do you support further signage in the Village?  
(Note: These answers were summarized to show the number of people in support and the number of people who oppose further signage.)



A sign with all of the above could be quite large 2-3 meters wide by 1.5-2 meters tall. Would this be acceptable?



Are you in favour of converting the fire hall into more of a community hall?



If yes, are you in favour of the above plan?



**If no, do you have any other ideas on how we might utilize this space?  
What aspects or things would you like to change about it?**

- We should keep the building as is
- Use it as a shelter for necessary maintenance equipment for the Village
- Minimize operating costs, depreciation, and liability to the taxpayers
- The village needs fire protection for in and around the village
- Taxpayers should not be subsidizing a Community Association as it is not a required community service

**If yes, are there any other items or changes that you feel would be of benefit to the community?**

- Space for movies, video games, sports, and other entertainment
- Speaker system for community hall
- Nice illumination and lighting that can be dimmed/ adjusted with color for different occasions
- Gas fireplace
- Ping-pong room
- Kids area
- Adding a small stage for live entertainment

Are you in favour of renting or booking the hall out to GLV residents?



Are you in favour of renting the hall to non-residents?



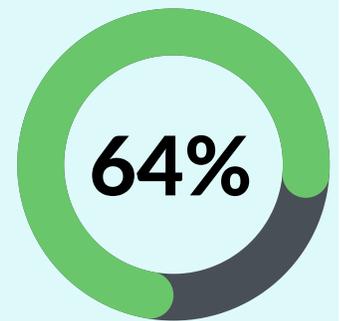
Do we want a Disc Golf Course in the village?

As shown in the chart, the Disc Golf Course is supported by the majority, with minor changes or fixes



### Where should the Disc Golf Course be located?

64% of respondents chose to leave the Disc Golf Course in the same location. Here is a breakdown of these responses:



Leave it in the current location, with ongoing monitoring for potential environmental impact.



Leave it in the current location, but close it down during May and June (as suggested by the environmental scientist) to protect the fescue grass during its growing season.



Leave it in the current location, with holes 1 and 4 modified to address the concerns of the environmental scientist that reviewed the course.



Leave it in the current location but move the first three holes (on the slope) elsewhere on the escarpment so they are out of the area of concern.



## Mailbox

Do you want mail boxes?



Where would you like the mailbox to be located?

By the Community Centre (more cost for plowing, but easier access for villagers)



By the highway (less cost for plowing, but more difficult for villagers to access)



## Summary of additional comments regarding the survey topics:

- Support limiting natural areas to hiking trails for residents
- Support a change in signage but not more signage
- Possible outdoor space development for the community hall
- Proposed signage at top of the road, labeled as "Private Community"
- The community should look to changing the signage so it is more effective rather than adding more signs.

**Prepared for:**

The Community, Summer Village of Ghost Lake

**Prepared by:**

Summer Village of Ghost Lake

Hassan Saeed, Planning and Development  
Technologist

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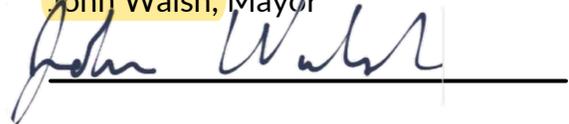
Mustafa Hashimi, Chief Administrative Officer



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**Approved by:**

John Walsh, Mayor



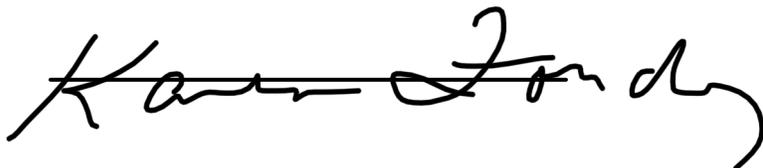
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Carey Fougere, Deputy Mayor



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Karen Foudy, Councillor



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