



Beaver Mines Resident Engagement Survey

Summary & Results
Spring 2019

Summary

In the New Year of 2019, the MD of Pincher Creek conducted a *Resident Engagement Survey* concerning land use and servicing issues. Currently, the ability to subdivide and develop land is limited by private sewer regulations, which require larger lots for septic field operations. With public sewer service coming on line, the current land use bylaw would allow smaller lot sizes. Coinciding with the installation of the water and wastewater system, this survey is the beginning of the land use planning process that will be reviewing policy as it pertains to the Hamlet of Beaver Mines.

The survey was available electronically on the platform *SurveyMonkey*, and paper surveys were mailed out to residents as well. The survey was completed by 36 individuals; 15 submitted electronically and 21 returned by mail.

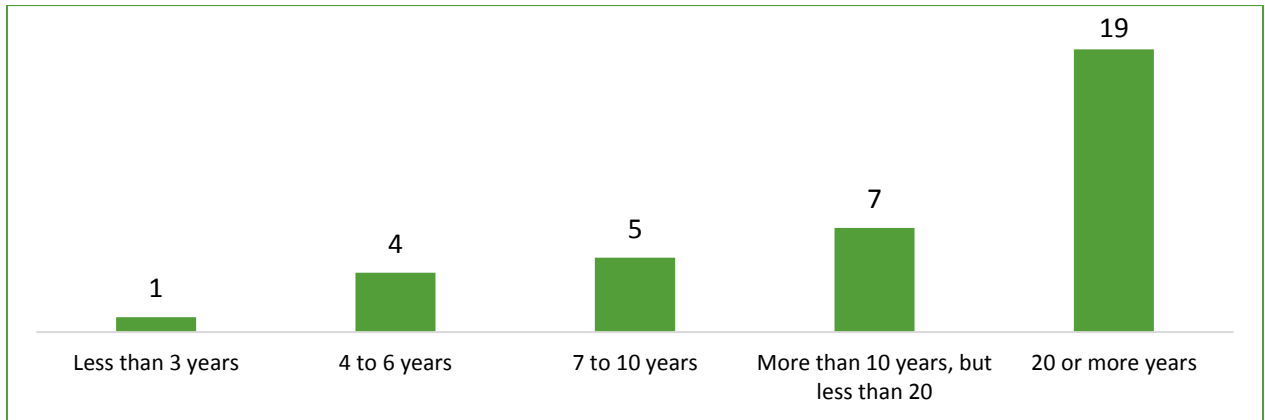
The following list summarizes the key findings from the survey:

- 53% of respondents have been residents of Beaver Mines for **over 20 years**
- When asked about their quality of life, 21 responded they are **VERY SATISFIED**; 19 were **SOMEWHAT SATISFIED**, and; 1 responded they were **SOMEWHAT DISSATISFIED**
- **MAJOR ISSUES:** better provision of services (i.e. water, wastewater), speeding on Highway 774, and snow-plowing in the winter
- Respondents **ENJOY** the quiet, safe, rural lifestyle of Beaver Mines, and its proximity of nature and outdoor recreation opportunities.
- Respondents **DO NOT ENJOY** weekend traffic heading to Castle Mountain Resort, and the lack of pedestrian infrastructure on the Highway.
- Currently, **most residents use the playground/park** at least every couple of months, with 14 respondents indicating the need to update/upgrade the park.
- **LOT SIZE** is hugely important to residents. 27 stated their support for maintaining large lots within the community.
- **ACTIVE TRANSPORTATION** including a comprehensive trails network, and sidewalks along the Highway are in high demand.
- Respondents **did not see the need for a designated commercial area**, though there was some indication that provisions for community-oriented commercial development may be beneficial.
- Generally, respondents were satisfied with life in Beaver Mines, with a few echoing concerns with **seasonal traffic** and **lack of servicing**.

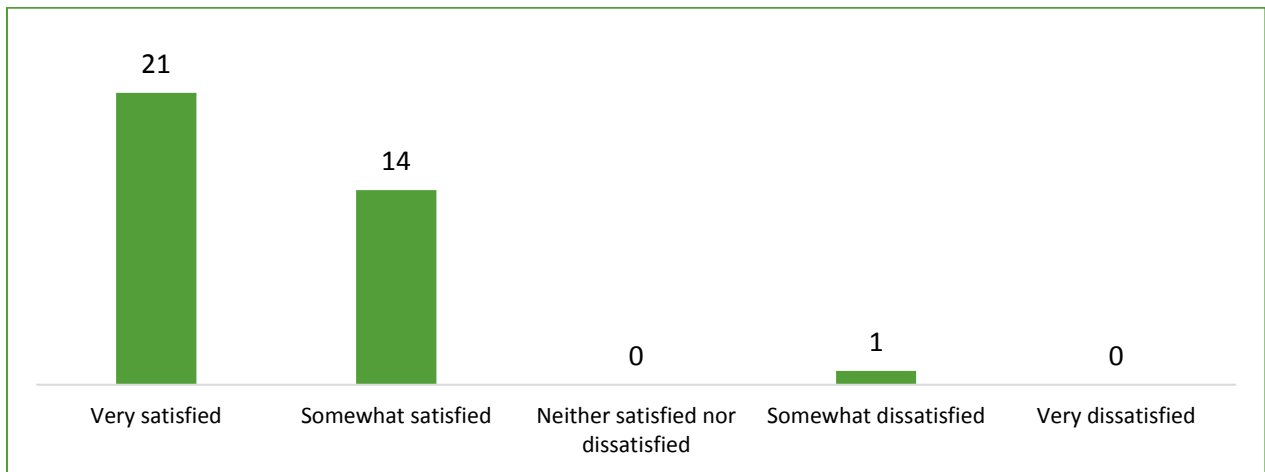
More in-depth analyses of each question are found on the following pages.

Results

QUESTION 1. How long have you been a resident of the Hamlet of Beaver Mines?



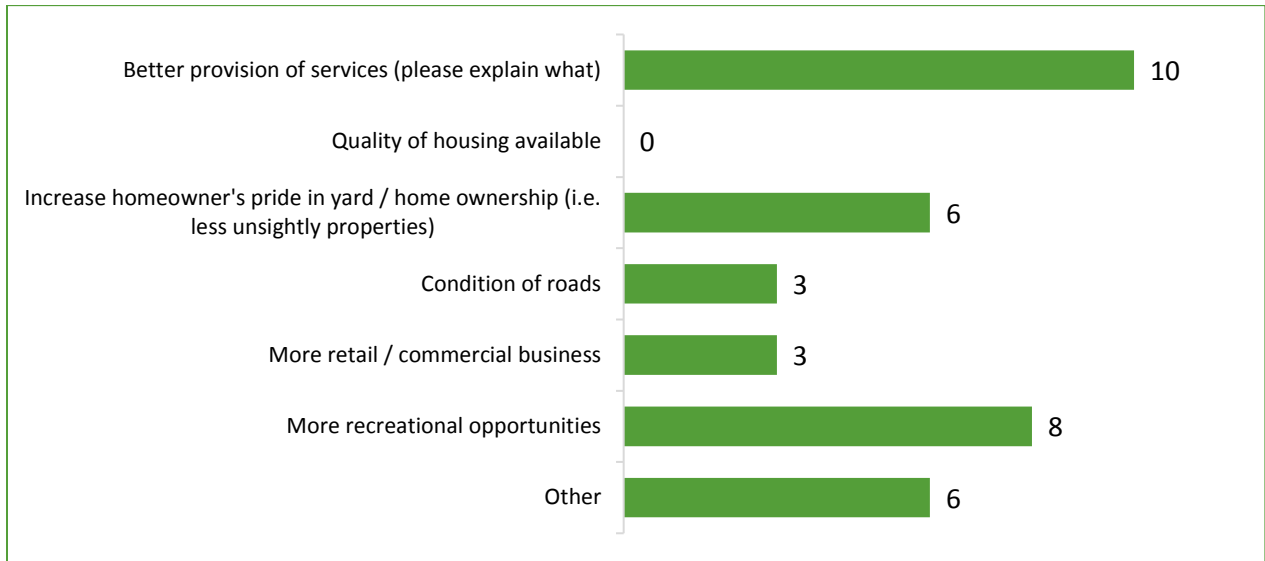
QUESTION 2. Overall, how satisfied are you with residing in the hamlet and your quality of life?



If dissatisfied, why?

- *Refer to question 11 please.*
- *We are actually weekenders – recreation property.*

QUESTION 3. If you could change one thing about your hamlet community, what would it be?



Better provision of services:

- A bypass road to take the highway around the town would be great as it is getting much busier with the Castle Park developments and is negatively impacting quality of life in the Hamlet.
- More walking/cycling paths, slower driving speed through hamlet (or enforcement of current posted speed, esp on outer limits).
- I would like to see a Plan for the area that relies heavily on maintaining a rural connection.
- Better access to internet
- Sewer and H2O
- Sewer and water
- Water and sewer; walking trail
- Bringing in services such as water and sewer

Other:

- A hiking/snowshoe trail up cougar ridge
- Get water/sewer and fire station done
- Continue to improve facilities in Town (not MD)
- Grass cutting; speed limit is 50 = not maintained
- RCMP to monitor speeding traffic more often
- Install and maintain services within area designated as Beaver Mines Hamlet without imposition on bordering lands
- Volker plows in driveways on 1st Ave.; consider having MD plow 1st Avenue as they come out already to clean/plow 2nd Avenue. Waste of \$.
- Volker can lift his blade going through Beaver Mines.
- Mail delivery to store
- Winter (ploughing in of driveways)
- Stricter adherence to the speed limit

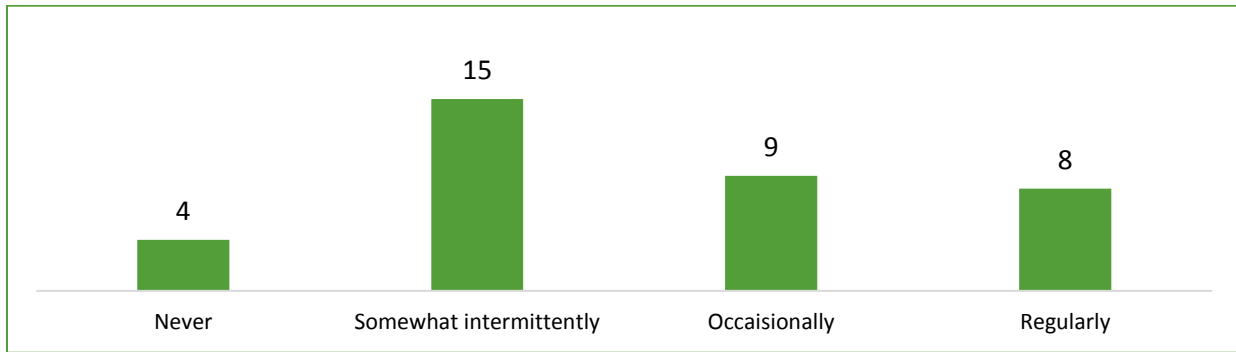
QUESTION 4. What do you like best about living in the Hamlet of Beaver Mines?

- ✓ *Quiet, small, somewhat secluded, but not isolated*
- ✓ *Close to nature, wild animals all around us. Close to castle.*
- ✓ *Rural setting – no street lights*
- ✓ *Quiet*
- ✓ *Quiet, privacy, safety*
- ✓ *Country living and scenic views; living on generational land, love the outdoors and a footstep away from recreational sites*
- ✓ *The beauty of the area, great people and easy access to hiking, skiing and cycling and our park.*
- ✓ *Being self-reliant and space*
- ✓ *The View and enjoying our natural surroundings! Quiet!*
- ✓ *Community (people) and privacy (lot sizes)*
- ✓ *Quiet*
- ✓ *Surrounding countryside*
- ✓ *The uniqueness of a small community*
- ✓ *Peace and quiet most of the time*
- ✓ *Quieter, friendlier scenic country atmosphere with historic background*
- ✓ *Clean, quiet, safe*
- ✓ *Big lots and quiet living*
- ✓ *The community and the community association. Great views from my house.*
- ✓ *Private lots, close to nature, no street lights, friendly neighbours, community events*
- ✓ *Caring community close to towns but rural with tranquil views*
- ✓ *Country style living, but nearby amenities. ½ acre lots.*
- ✓ *It's a quiet beautiful part of the MD.*
- ✓ *The close proximity to nature including trees/forest surrounding the hamlet, animals such as elk, deer, bears, and others in the land immediately surrounding the town.*
- ✓ *Quiet, distance from town, beautiful, access to parks and ski areas*
- ✓ *Peaceful*
- ✓ *Access to outdoor recreation*
- ✓ *Close to all our outdoor activities*
- ✓ *Close to the Castle. Friends. Being able to walk to the General Store.*
- ✓ *Rural setting within the contact of a small community – large lots, scenic beauty, abundance of wildlife, proximity to outdoor recreation, especially Castle Mountain Resort and Castle Parks.*
- ✓ *BM is a beautifully small and quiet hamlet, with a great sense of community. It has just the right mixture of knowing your neighbors well enough interact with them, yet respectful enough to allow each owner the privacy and room to enjoy their property how they see fit.*
- ✓ *The quiet, low-density lifestyle. The backyard wildlife and birds. Dark skies at night.*
- ✓ *I believe people are friendly and accommodating.*
- ✓ *Peace and quiet*
- ✓ *Small size, access to recreational opportunities close by.*
- ✓ *The people, quiet, natural surroundings, location*

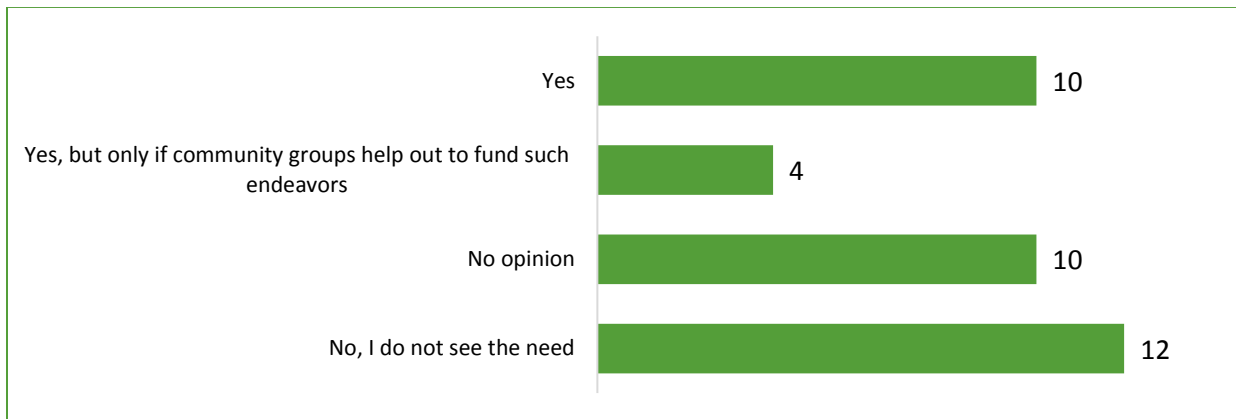
QUESTION 5. What do you like least about living in the Hamlet of Beaver Mines?

- ✗ *Lack of enforcement in speed zone*
- ✗ *No water and sewer (changing)*
- ✗ *Having to walk on the highway*
- ✗ *Highway – speeding cars*
- ✗ *Nothing*
- ✗ *Lack of water/sewer – increasing traffic*
- ✗ *Unpoliced speeding traffic; uncut portion of grass along Highway – our side is never cut.*
- ✗ *Not safe to walk along the highway – need a community pathway. No sewer/water. Speeding through the Hamlet.*
- ✗ *Speeding traffic*
- ✗ *Hamlet residents not accepting that they are in country – they want urban facilities in rural setting.*
- ✗ *The wind*
- ✗ *Weekend traffic but honestly that not bad at present.*
- ✗ *Water and wastewater project – unnecessary and expensive and may change character of hamlet negatively.*
- ✗ *Efforts to urbanize hamlet; lack of consultation regarding proposals*
- ✗ *Amount of traffic on #774*
- ✗ *The wind. No grocery store. Traffic noise and safety issues.*
- ✗ *Bears!*
- ✗ *The crap the MD tries to ram down the residents' throats*
- ✗ *The noise from the highway which has become much busier now with the developments in the Castle Park and ski hill.*
- ✗ *Traffic speed going by my house, neighbours dog consistently wandering through my yard...*
- ✗ *We enjoy the community and residents. No complaints.*
- ✗ *Lack of walking and bike paths*
- ✗ *Ski hill traffic, it would be beneficial for a bypass to come in because too many people speed on the highway, and it is endangering small children.*
- ✗ *Uncertainty over the past seven!! years about fire hall, water and waste water. There has been zero planning and poor communication.*
- ✗ *Distance from Pincher Creek means I don't get as involved in activities there as much as I would like to, especially in the winter. But then I like the peace and quiet of the hamlet, so you can't have it all. Also see my comment under #12 regarding Beaver Mines Water and Wastewater Project.*
- ✗ *I really don't have anything negative to say about the Hamlet... not even in the least.*
- ✗ *The wind. The 'redneck' attitudes of some of the neighbours.*
- ✗ *Lack of foresight when it was developed and continues to develop.*
- ✗ *Limited internet access.*
- ✗ *Uncertainty of future development. If the hamlet grows significantly we will likely sell.*
- ✗ *Over time there have been the odd family that will allow their children to drive up and down the street and ditches on loud trail bike or atv. The noise level is awful and safety is not the best.*

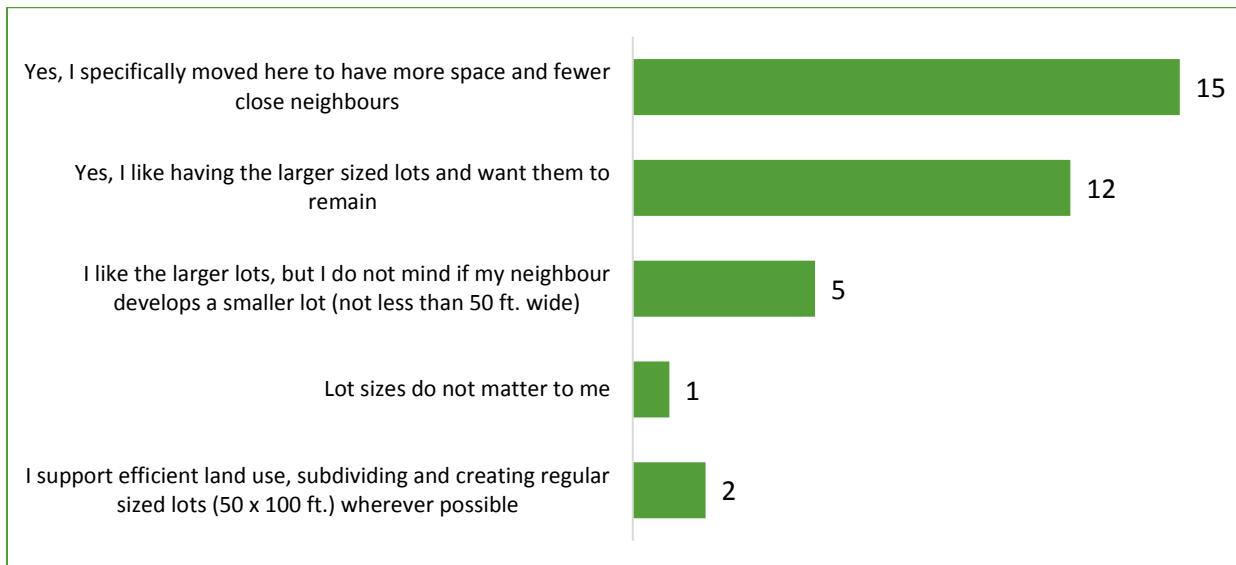
QUESTION 6. How often do you or your family use the park/playground (weather permitting)?



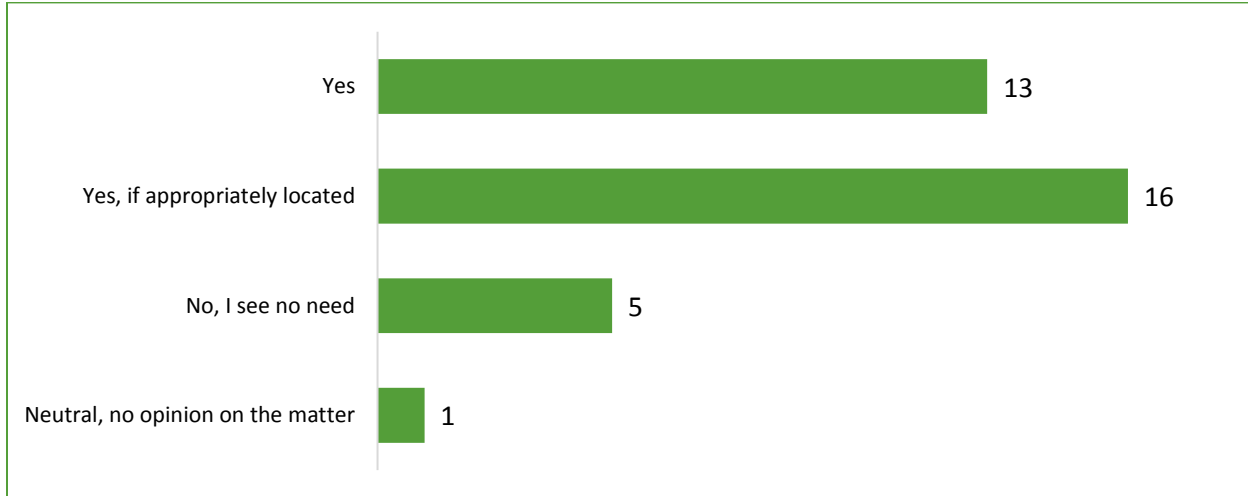
QUESTION 7. Do you feel that the hamlet needs a more up-to-date playground and/or equipment for children?



QUESTION 8. Do you like to live in the hamlet for its ample large sized residential lots and should the hamlet continue to develop in this way?



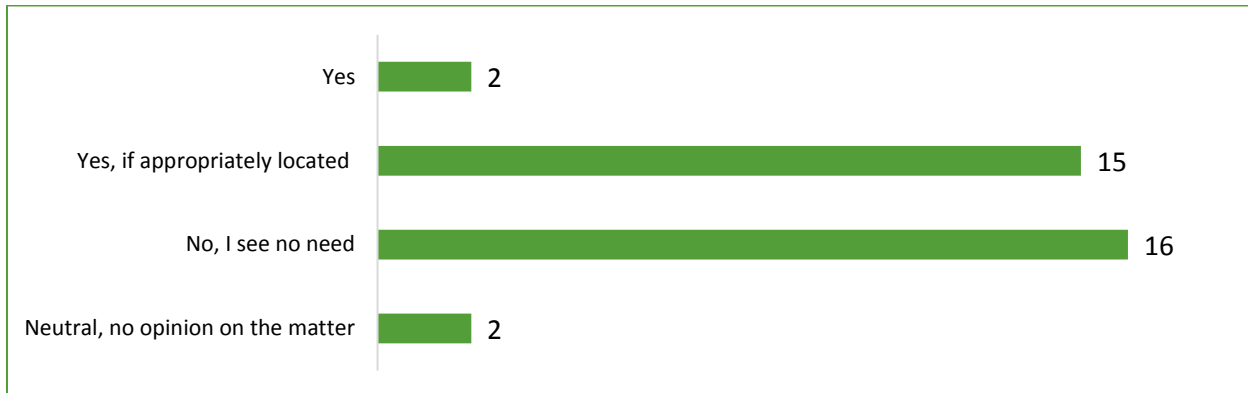
QUESTION 9. Are you in favor of a trails network within the community?



Comments:

- *Would not want a trail right on my back door. Needs to be wide enough to allow bikes, pedestrians and dogs to pass without conflict.*
- *We absolutely need a trail system. It is so unsafe to walk along the hwy that runs through Beaver Mines. Everyone speeds.*
- *Cost benefit equals no.*
- *There is a need for a sidewalk along-side the main road (hwy)*
- *I like the path idea as long as the path location does not compromise the privacy of the residents.*
- *Obviously cost is an issue and in a town this size (small) trails are not a high priority, but they would be nice.*
- *Really important and would be nice to have a great network to expand upon towards castle or town in the future*
- *It would be great if the fire hall/meter station could accommodate a bench at the end of the trail. It's a great view.*
- *Need to ensure adequate setback to maintain privacy and consult with impacted landowners. Needs to ensure no ATV use.*
- *A bike path connecting to Castle area*
- *As long as motorized vehicles are not allowed.*

QUESTION 10. Do you feel the hamlet would benefit from having some land identified and designated for commercial type land use?



Comments

- *No condos or industry*
- *The hamlet might benefit but the reason we moved here is not for commercial. If you do decide to go this way, residential needs to stay residential.*
- **With community approval and input*
- *Commercial services would need more land, parking and would probably invade areas outside of Hamlet.*
- *Future development of the hamlet is inevitable with changes to Castle Mountain and parks/wetlands, bringing in more families.*
- *If there is to be a new commercial type land, it should be relatively limited. Hamlets should remain primarily residential, not be a service centre for castle mountain and parks*
- *We suggest commercial be all in one place and doesn't interfere w. enjoyment of residential area. Commercial ought to be appropriate to a hamlet that is both bedroom community and recreation-oriented.*
- *Perhaps Ok for a grocery store.*
- *Non-intrusive/quiet businesses which fit with the rural flavor of the town would be acceptable*
- *Don't need much, but certainly don't want to see industrial use (like storage for MD heavy equipment, etc.)*
- *The first commercial, i.e. restaurants, is 'downtown'. This is near and across from the General Store on the highway.*
- *If the alternative is ad hoc commercial development, then I would prefer to see commercial land concentrated in one or two areas, like around the current commercial lands or in the urban fringe. If new commercial development provided services that would be used by local residents as opposed to primarily for tourist traffic that could provide some benefit.*
- *I find that we are extremely fortunate to have the BM's store as our primary retail/commercial space. I feel that it serves the needs of not only the residents/property owners, but those who travel through the area as well. I understand that some property owners may wish to open small businesses on their*

properties, however I'm somewhat against businesses being established that would diminish the small hamlet feel.

- *Beyond the existing store and Stella's, I don't see the need for commercial development. What else might we want?*
- *Additional services may be required if more people are visiting Castle Parks*
- *I am open to being enlightened. The store, gas station a restaurant are all great to have had over the years. I am not sure what else would survive in our small community.*

QUESTION 11. What do you feel are the top two (2) needs, services or issues that need to be addressed or provided in the Hamlet of Beaver Mines?

- *Nothing! It is perfect the way it is. That's why we moved there.*
- *[1] A grocery store; [2] Adherence to the speed limit*
- *[1] Speeding on highway 774; [2] Development of another street or other lots for sale*
- *Satisfied with status quo*
- *[1] Water and wastewater project – make it economical for landowners; [2] Beaver Mines growth study – ensure modest, planned growth for long-term benefit of community in line with community desires.*
- *[1] Plowing in of driveways on 1st Avenue; what is the reason of having MD clean 2nd Avenue only; also we shouldn't have to mow ditches on 1st Avenue. [2] Centralized garbage pick-up/disposal instead of each residence having a bin. Works in P.C. but not here. Makes more sense.*
- *[1] A pathway system; [2] Water and sewage*
- *People to realize B.M. is rural and not to expect all services available in city/towns*
- *[1] Communication with continuity; [2] speeding – now and in the future.*
- *[1] Water/sewer; [2] Walking trail*
- *[1] Speed is a major concern!! [2] High taxes for MD employees not doing grass. Cutting on highway 774 – along left side coming into Hamlet.*
- *[1] Sewer; [2] Water*
- *[1] Speed 'bumps' on Main Street; [2] no street lights*
- *[1] Growth (or no growth) plan; [2] land use planning*
- *[1] As mentioned previously water/sewer; [2] Street(s) right-of-way clean-up – remove growth.*
- *Sewer and H2O*
- *Finish the water and sewer project*
- *[1] Sewer and water; [2] sidewalk along hwy after installation of sewer*
- *[1] Pathway network; [2] Maintaining affordable cost of living*
- *[1] wastewater removal; [2] water supply*
- *[1] Speeding; [2] Playground*
- *The MD needs to communicate with the residents BEFORE they waste tax dollars not after the fact*
- *[1] a bypass road taking the highway outside town would be ideal for safety of our children. Extending range road 22 further south past its current dead end and connecting it to the first part of the Gladstone road and back to the Highway would be a good way to bypass the Highway around town and keep our children from being injured on the highway. [2] Aggressive enforcement of speed limits on the highway until it is bypassed around town.*
- *Safe walking, cycling paths throughout the entire community, water/sewer (more definitive answers regarding cost etc, so people can plan...)*
- *[1] water and sewer; [2] more recreational facilities*
- *[1] water and sewer; [2] bike and walking paths*
- *I think we need to have a daily cap on the amount of people allowed in the provincial park each day, people come here because there are not people – we need to keep it this way!*
- *[1] The potential for smaller lots outside of the 'downtown' core (the historical area with 25ft lots); [2] Development Plan with comprehensive input.*
- *[1] Water and wastewater project – proper fiscal and project management to limit costs and negative impacts; [2] urban planning for Beaver Mines in consultation with community – application of best practices to ensure modest, orderly growth in keeping with current character of hamlet.*
- *Water and sewer services, realizing those are already being addressed.*

- *Keeping existing lot sizes for low-density. Keeping the skies dark (no streetlights).*
- *Development plan that maximizes current area.*
- *Complete the water/sewer upgrades. Community provided WIFI as a safety issue to notify emergency – Gas leak, Fire etc. Pathway in town to encourage walking/riding.*
- *The two key ones are being addressed – water and sewer*
- *Looking forward to the water service (but not sure on the cost to residents yet). I am not sure what level the fire protection is going to be once the water is tied in and what the Fire Hall is going to be?*

QUESTION 12. Any additional hamlet matters you would like to provide comment on?

- *We want to maintain the hamlet lifestyle and not see it change to a 'Canmore' type community and environment.*
- *Limit lot size to 100' x 100' and not allow subdivision of existing lots.*
- *This is an active community and trail system throughout the hamlet would provide a safe area for all of us to walk, ride bikes, rollerblade etc.*
- *M.D. owned park needs another facility when water, sewer are provided along with better park access and parking (park planning for future growth)*
- *Why can't we do survey's online? – Thank you for water and wastewater planning. Please continue to communicate to the community. – Encourage your large business to contribute to our MD i.e. Castle, encourage corporate partnership for existing businesses.*
- *Would appreciate Volker Steven not plow in front of driveways!!*
- *I pay property taxes which are high and the MD lets its workers sit in truck for 2 hours sleeping or playing with their cell phones and these people get paid for sleeping!*
- *Refer to question 3) Unsightly premises caused by absentee landowners, could be handled by enforcing bylaws.*
- *Develop what is needed, but keep development within B.Mines boundaries and do not impose or try to acquire lands surrounding the Hamlet for expanding services.*
- *I strongly feel that only residents (and landowners) in the hamlet should be able to vote at the AGM or on matters regarding the hamlet. Our social functions are open to friends, family and people living near Beaver Mines.*
- *We need info on costs of sewer and water hookup including tax increases, before we can decide on any future development and rezoning decisions of our land.*
- *Hamlet currently has a nice mix of full and part-timers. Would like to see that maintained. Don't want it to turn into a community of absent landowners.*
- *This is the first time my opinion on any community matters (water, sewer, expansion) has been requested. Part time residents although full taxpayers are not consulted by community officials.*
- *Our MD councilor is great! We would like a planned, coordinated, attractive build-out of hamlet.*
- *The current planning for water and sewer has been botched by the MD. We need some real answers as to options available for residents, and cost estimates, and tax increases/utilities bills.*
- *I think it is important for MD planners to realize this town's value is in its small size and rural location, and allowing expansion and subdivision/development is not in anyone's best interest other than the rich people who would make money off its development and purchase the new lots to use for vacation properties.*
- *We have a wonderful beaver mines store, we don't need more industrial business. A small retail would be ok, like a physician's office.*
- *The MD needs to recognize that Beaver Mines has the opportunity to develop as a "Mountain Hamlet Community". The history, the vibrant community and the location make this possible. A development plan is required that addresses this opportunity.*
- *I would not like to see the hamlet develop beyond its current boundaries.*
- *Reduce speed on road through Hamlet is necessary.*
- *At a cost of nearly \$200K/home, I believe the Beaver Mines Water and Wastewater project is a waste of taxpayers money and I'm concerned how much this will raise the cost of living here and perhaps promote too much development. Sure, it may increase property values, but primarily for those that never put in (proper) wells and septic systems. If one doesn't want to sell or subdivide in the near term, all it means is more taxes and higher operating costs for the many people who have adequate systems*

now. I've seen the public health data and am not convinced of the health risks based on tight soil conditions here, as long as people have systems built to the code with adequate separation between wells and septic fields. While understand some people have genuine concerns, I believe the public health issue is a scare tactic used by those who have wanted to push the project along for many years for economic reasons (avoid costs/promote growth). Even so, if the only reason to do this is public health, we could have forced people to replace/maintain their septic systems if they were failing. We could even have replaced every well and septic system in Beaver Mines for under \$3M or come up with other economical solutions, most of it at the cost of the landowners. The people of Beaver Mines were never consulted on this project even though we were told we would be and had voted against it the last time it was brought forward. The MD has NO IDEA how many people plan to connect to the system. Its amazing to me they got this far without this information. I would be most concerned if the lack of update leads the MD to force this on everyone just to avoid embarrassment and spread the costs. A also am concerned about the long-term possible impact on the Old Man Reservoir, especially when you add Castle Mountain Resort into the mix. It doesn't make technical or economic sense to pump water up from the Reservoir to the headwaters, when there are good sources of groundwater uphill.

- I find that the BMCA has been doing an excellent job of looking out for the interests of the community as a whole. I do however have a small sense that there are two distinct demographics that make up the majority of property owners within the Hamlet. They are 'weekenders' (those who use their properties as recreational properties), and full time residents. As a 'weekender', I'd be disappointed to see our interests be minimized in favour of the fulltime residents' interests. Those of us that live a fair distance away from our properties in BM normally are not able to attend BMCA meetings. Eventhough we (weekenders) may not appear active within the community, we do have a vested interest in seeing BM remain a great place to own property. I hope that this fine balance remains in the future, and that we don't find the two demographics pitted against each other. As long as the BMCA is cognizant of this, I'm satisfied.