

East Ferris Short-Term Rental Bylaw Amendment Request



The Rustic Treehouse Hideaway

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About our Treehouse

Building a treehouse was always one of my husbands' childhood dreams. Once he had children of his own, and the world was being faced with the COVID-19 pandemic, he started building the treehouse on a whim and what was intended to be a small platform for the kids to slide off of, turned into a much larger project over time. My husband is not a carpenter by trade but is very handy and great at woodworking. The treehouse was meticulously designed and built using a variety of materials including recycled wood, steel roofing, and logs from the surrounding forest.

My husband and I are both originally from Northern Ontario; I was born and raised in the francophone community of Sturgeon-Falls and my husband was raised in Astorville. Although we left for several years to pursue postsecondary education and career opportunities, we returned to our roots to settle down and start a family. We have been living at our residence on Taillefer Rd for over 9 years now. We have 2 children: our daughter Avery age 9 and son Rylan, age 7. We also have our dog Bruno, and 2 cats named Leo and Zoe. We love camping, spending time outdoors and creating memories. We are very fortunate to have over 13 acres to explore and many opportunities to connect with nature. We enjoy having movie nights, bonfires, and sleepovers at the treehouse throughout the seasons, even on cold frigid winter nights.

Unfortunately, my husband sustained a LT arm injury in October 2023 and required subsequent surgery on his 40th birthday. This injury led to some time off from work and a sudden change in income. This change and time off motivated us as a family to complete the finishing touches on the treehouse so it would be ready for others to enjoy and provide some additional income. The treehouse is well insulated and is a wonderful retreat throughout the seasons. A nice screened-in area under the treehouse is a perfect spot to escape the bugs in the summer months and enjoy a nice campfire. We also have variety of trails for to explore. Our winter wonderland experience includes sliding down a variety of groomed hills and skating on our ice rink, which my husband works hard to maintain.

Use of Second Units

Current Short-Term rental Bylaw:

- General Provisions:
 - 5.2 No person shall use a Second Unit for a Short Term Rental.
 - 5.3 No person shall use an accessory building or structure as a Short-Term Rental

❖ **Amendment Request:** Allow second units (a separate self-contained unit on the same lot as the principal dwelling) to be used as a short-term rental for non-waterfront properties.

East Ferris Zoning Bylaw

- **3.29 Secondary Dwelling Units and Coach Houses**

- Where permitted, the following requirements are to be met for Second Units:
 - 3.29.1 A maximum of 1 Second Unit shall be permitted per lot.
 - 3.29.2 Second Units shall be permitted in single detached, semidetached, or townhouse style dwellings.
 - **3.29.3 A Second Unit shall not be permitted on a lot with waterfront frontage on Lake Nosbonsing, Trout Lake or Mink Lake.**
 - 3.29.4 A Second Unit shall have a dedicated entrance to the unit, separate from the entrance to the primary dwelling.
 - 3.29.5 Sufficient water supply and sewage disposal facilities must be available for both the dwelling, and Second Unit. These facilities may be shared.
 - 3.29.6 A Second Unit must comply with all aspects of the Ontario Building Code, Ontario Fire Code, or any other applicable legislation regarding means of access, and fire separations with appropriate fire resistance ratings. Inspections must be carried out prior to tenancy of the Second Unit.
 - 3.29.7 Where a Second Unit is established on a lot, neither a Coach House, Bed and Breakfast Establishment, Group Home, nor any other rooming units are permitted on that lot.
 - 3.30.8 One additional parking space must be provided for a Second Unit, as per Section 4 – Parking and Loading Provisions. Furthermore, the parking space for the Second Unit must have its own unimpeded access to the parking space, and not be stacked parking

Zoning Bylaw Cont'd

Where permitted, the following requirements are to be met for a Coach House (Same as Second unit in addition to the following):

- 3.29.11 The Coach House must adhere to all yard setback and lot coverage requirements for the lot in which it is situated. 3.29.12 A setback of 5 m must be provided between the Coach House and the primary dwelling on the lot.
- 3.29.16 A Coach House may be no larger in floor area than 75% of the main floor area of the main building on the property.
- 3.29.17 A Coach House may be one or two storeys in height with a maximum height equal to the accessory building provisions for the zone in which it is located. A Coach House may be permitted as part of an accessory structure and may be located on the second storey of an accessory structure

Duration of Rental

Current short-term bylaw:

- 4.4 Within the calendar year that the License is issued for, a Short Term Rental shall only operate for up to 3 or 5 calendar months within that year, depending on which type of License is granted.
- 4.4.1 The chosen 3 or 5 months must be selected at the time of the application for License and shall not be altered, with the exception of applying for a new License.
- 4.4.2 A Short-Term Rental shall not be used for more than 3 or 5 months within a calendar year regardless of changes in ownership of a property or any other factors.

Duration of Rental Cont'd

- 4.4.3 The chosen 3 or 5 months must be full calendar months and cannot be custom date ranges. However, these months do not need to be consecutive months (e.g., May, July, and September may be the chosen 3 months)
- 4.4.4 The operating months shall be posted on the public registry on the municipality's website.
- 4.4.5 A license shall only be granted for a 3 or 5 month period and will not be issued on a monthly basis.

❖ **Amendment Request**: Allow operation of a short-term rental from 90 to a maximum of 150 days/calendar year (equivalent to 3-5 months/year).

What are other nearby municipalities doing?

	North Bay	East Ferris	West Nipissing	Bonfield	Chisholm	Callander/ Powassan
Year bylaw was implemented	2023	2022	2024	2024	Draft only	No Bylaw
Number of licenses issued	7	2	10	N/A	N/A	
Cost of license	600\$-initial 275\$-annual renewal fee	700-900\$- initial/annual renewal fee	750\$-initial 250\$-renewal	750\$-2024 1500\$-2025+ Annual license fee	500\$ annual license fee	
Number of days/year permitted	365	3-5 months/year	365	150 days/year		
Use of second units/Accessory building	?	Not permitted	Permitted	Permitted (if legal second unit)	?	



Next steps



- Given our passion and desire to continue to share our property and treehouse with others, if our request to amend the short-term rental bylaw is denied, our goal is to pursue a request for rezoning in order to operate as a campground/resort.
- As a campground, we would look to possibly add another treehouse, canvas/prospector tent and tent platform for camping.
 - We are located on a 13 acre property with a business across the street (industrial cladding), a neighbor to the RT (1 acre property) and a vacant lot to the LT, which we own.

