

Municipality of East Ferris

Report to Council

Report No.: PLAN-2022-03

Date: March 22, 2022

Originator: Greg Kirton, Director of Community Services

Subject: Public Consultation – Short Term Rentals

BACKGROUND

On February 25, 2022, public consultation began related to short term rentals in East Ferris. The first phase of public consultation was open from February 25 to March 11, 2022, with the municipality seeking general comments related to the operation of short term rentals in the community. The intent is that these comments can be reviewed and considered by Council to help provide input towards a future Short Term Rentals By-law. All comments received during this public consultation period are included in **Appendix A** to this report. Further, there are pdf documents from one commenter that are also attached to this report.

Short term rentals were a major topic of interest during the development of the municipality's new comprehensive zoning by-law (By-law 2021-60) which was passed by Council on January 11, 2022. The first draft of By-law 2021-60 included a general prohibition on short term rentals, but through the planning process, the recommendation was made by the Planning Advisory Committee and Council that short term rentals be permitted in select areas, but subject to a Short Term Rentals By-law. The intent is that a Short Term Rentals By-law will be drafted following the March 22, 2022, Council meeting based on the direction from Council. A second phase of public consultation on the draft by-law will take place into early April with further amendments being discussed at the April 26, 2022, Council meeting. A final By-law will be ready to be passed by Council at the May 10, 2022, meeting.

Depending on location, short term rentals have the potential to be very disruptive to the neighbourhood in which they are located. When developing a Short Term Rentals By-law, one of the key considerations is weighing the potential pros of permitting short term rentals with some of the potential negatives related to their operation.

Traditionally some of the pros related to short term rentals are related to economic activity in an area. Short term rentals can bring people into an area, which will lead to money being spent in the community. On a more individual level, short term rentals allow homeowners flexibility to supplement their income if they are away from their property for periods of time, such as for seasonal cottages where they only visit in certain seasons.

Some of the negatives associated with short term rentals are primarily associated with the impacts to nearby residents. Short term rentals have the potential to be very noisy and noisy outside of normal daytime hours. Waste collection practices and adherence to other municipal by-laws can also be problematic. Occupancy related issues such as number of guests and the impacts on septic, water systems, and lake health are also often referred to.

Every municipality has a different dynamic that must be considered on a local level. East Ferris does not have anything like a core commercial area with restaurants and bars that would often benefit from the additional people in the community. Our lakefront areas, where short term rentals are common, are also comprised of mostly year round permanent residents. These factors and many others need to be weighed when drafting a Short Term Rentals By-law.

Another component of an effective Short Term Rentals By-law is an appropriate fee and fine section. If the municipality chooses to administer a licensing program, then the fees must accurately reflect the additional costs incurred by the municipality related to by-law enforcement, administrative duties, and other service programs. Likewise, fines must be adequate to ensure compliance with the provisions of the by-law and the provisions of the by-law must be able to support the issuing of fines by our By-law Enforcement Officer.

There are many other factors to consider for a Short Term Rentals By-law but these major points form the basis of what needs to be considered for this by-law. Following Council direction, staff will prepare a draft by-law for Phase 2 of the public consultation process.

Respectfully Submitted,



Greg Kirton
Director of Community Services

I concur with this report,
and recommendation



Jason H. Trottier, HBBA, CPA, CMA
CAO/Treasurer

Enc. Appendix A – Public Consultation Comments
Attachments from Beverly Christie Froud Comments

Appendix A – Public Consultation Comments

Name	Email/Contact Info	Comments
Kelly & Mike Brown	mike.kelly.brown@gmail.com	<p>It's no accident that we are permanent year-round residents in a beautiful residentially zoned neighbourhood in East Ferris. Following a life-long dream, with some long-term planning and a lot of persistent hard work, we were able to purchase our quiet little piece of paradise on the shores of Lake Nosbonsing.</p> <p>We look to this Council to have the best interest of the health of the lake and our community as its top priorities. We expect the municipality to help us protect the integrity of our properties, privacy, and security.</p> <p>We'd like to express our opposition to Council approving and promoting commercial operations in the form of short-term rentals in any residential area in East Ferris.</p> <p>It's difficult to believe that the cost of developing, administering, maintaining, and enforcing a commercial operations bylaw would be a lucrative endeavour for the municipality, but if you choose to move forward, we offer the following suggestions:</p> <ul style="list-style-type: none"> a) Develop and publish clear and concise regulations for all commercial operators to follow and for permanent residents to reference. These should include but not limited to size capacity, noise, open fire, garbage collection, parking, RVs and camping trailer restrictions on house/cottage properties. The municipality should offer a service (other than the police) that investigates and responds to all reports of bylaw infractions. b) Demand a significant annual/renewable licensing fee and implement a municipal accommodation tax on all commercial operators significant enough to cover costs in point d) below, without exploiting permanent residents to cover costs. c) Empower permanent residents by developing an up-to-date public registry that lists the names of commercial owners, their legitimate contact info, property location, and occupancy limits. d) The municipality should have resources and funds in place prior to approving commercial operations in the form of a short-term rental bylaw, that allows it to sufficiently administer, monitor, police, enforce, and mediate issues related to said bylaw. e) The municipality needs to ensure accountability in the form of annual inspections with each new license or renewal to ensure building and septic system issues are up to code and/or addressed. Annual reports regarding these inspections should be accessible to the public, and

		commercial operators held responsible for all associated costs.
Cheryl and Keven Archer	higginsbenji@gmail.com 653 Nosbonsing Park Road	<p>With regards to the municipality of East Ferris developing by laws for Short-Term Rentals, we are strongly opposed to any STRs being established in our neighborhoods.</p> <p>Why?</p> <p>For the same reason you wouldn't want transients vacationing at the end of YOUR driveway in the summer or half a dozen snow machines ripping up and down YOUR street in winter.</p> <p>We bought our home on Lake Nosbonsing for the idyllic lifestyle East Ferris describes on its website: "East Ferris is a wonderful place to live, it offers residents privacy and the convenience of a nearby city center." Privacy and safety go out the window when you have absent property owners renting their homes or cottages out as a business. Lake Nosbonsing has plenty of established resorts and camps available to people who want to enjoy the lake. STRs seem like an unnecessary headache for council and the neighborhoods they infiltrate. Pretty easy fix is to just say no to short-term rentals.</p>
Mike and Carolyn Lucier	lucierm@sympatico.ca 608 Nosbonsing Park Road	We are opposed to short term rentals in residential areas in East Ferris.
Barb and Bill Ramore	mymaramore@hotmail.com	We fully endorse and support opinions of Lise and Rob and Currie. Also, Rob and Joyce Effinger.
Nick Brazeau	brazeanick@hotmail.com	<p>I am just writing a few concerns, comments and/or questions regarding the Short-Term Rentals (hereby referred to as STR by me) in our Community.</p> <p>1. Registration: Is the Municipality of East Ferris going to require STR to register with the Municipality?</p> <p>2. Municipal Accommodation Tax: Hereby referred to as MAT. Is the Municipality going to require STR owners/businesses/hosts to contribute to the MAT? Or is the Municipality going to adopt the MAT system, so we can collect the tax? If yes, how will the MAT be allocated? Increased/additional by-law enforcement?</p> <p>3. Building Standards: Basically, what property/ies or dwellings qualify? I've got a big shed and a trailer that could definitely accommodate weekend guests. Is there going to be a property or building definition that qualifies or disqualifies someone from the STR? Or must be an actual dwelling? Can a vacant property be rented and have trailer places on it (example a campsite) under the STR application?</p> <p>4. Water and Septic: The use of well water maybe increased when compared to a permanent resident. The use of water though concerning it's actually the disposal of the water from the shower's, dishes and bathroom's/toilets. Essentially the tank could experience more usage, abuse and leaching in our environment (ground and waterways). I am not sure if the STR will require more pump outs or inspections? This actually is a concern I have with Long Term Rentals as well as I've seen a lack of pump outs in some around.</p>

		<p>5. Garbage and Recycling: We currently have a three-bag limit and bi-weekly recycle collection. Are STR required to buy additional garbage bag tags? Is there a limit to the recycling one can put out? Still required to stay within the three-bag weekly limit? Required to take additional waste to the landfill and pay the tipping fee? With that a STR could definitely shorten the life expectancy of our landfill. Also, are STR going to be required to use clear bags to ensure recyclables are recycled and trash is trashed? (This could actually apply to all residents/businesses).</p> <p>6. Taxes: Being STR's are essentially a business are they going to be subject to the business rate of tax? Still residential tax? Or are we going to look at creating a "combination tax" if you will.</p> <p>7. Inspections: Due to the increased traffic and visitors in the property is the Municipality going to allow for increased property inspections to ensure they are meeting property standards? Septic is in good condition? Or other bylaws, such as smoke and co detectors laws?</p> <p>8. Screening Process: Though this could also relate to number three regarding dwelling type/classification I am referring to who can qualify as a STR and will there be an approval/denial process? If one is approved as a STR is there an opportunity to deny after the fact based on breaking bylaws, complaints or not contributing to the MAT? If there is an approval/denial process who will govern this? A committee? Municipal staff? Mayor and Council?</p> <p>9. Fines/Fees: Is the Municipality going to come up with fines/fees for STR that may include failing to register with the Municipality as a STR? Renting outside the STR timeframe (more than 28 days)? Failing to provide emergency contact info to guests, including but not limited to 911 or STR owner/business/host information? A map of exits? Failing to obstructing an inspection? Ect?</p> <p>10. Insurance: Is the Municipality requiring operators to provide proof of insurance? As a regular home owner policy generally doesn't cover STR.</p> <p>I am definitely in support of STR if they are managed properly and are held to the same or higher standards as permanent residence's/businesses. I also believe that the Municipality has the opportunity to collect funds/fees for our coffers via MAT, registration/licensing fees, garbage fees and Fire Permits.</p>
Lise and Robert Currie	lr.currie@icloud.com 646 Nosbonsing Park Road	<p>As permanent year-round residents in a residentially zoned area, we are dismayed at the prospect of finding ourselves surrounded by what are essentially commercial operations with no oversight.</p> <p>Those who choose to use residential properties to generate an income stream should not be permitted to gain financially <u>at the expense of their neighbours and community</u>. Our municipality must take steps to prevent infringement of homeowners' rights to privacy, security and peaceful enjoyment of their homes and cottages.</p>

		<p>Municipalities that have introduced short term rental (STR) bylaws have encounter great difficulty in enforcing them. Has the municipality considered a far more cost-effective method of control through the enforcement of a by-law that prohibits STRs? Short Term Rentals exist but if the operation of an STR disrupts neighbours then the Municipality has the power to shut them down.</p> <p>We strongly believe that short term rentals should not be permitted within residential zones.</p> <p>If Council decides to permit short term rentals, these rentals will have to be strictly regulated. Enforcement will have to be stringent and robust.</p> <p>We offer the following comments for your consideration:</p> <ul style="list-style-type: none"> • All short-term rental properties would have to be licensed annually with the municipality. • Licensing fees would have to be significant to fund administration, inspection, monitoring, enforcement and any additional costs to the municipality. • Fines would have to be significant to provide sufficient deterrence. • The license would have to include a maximum occupancy limit based on MPAC data or inspection by a By-law Officer. • Additional units such as RVs and camping trailers would not be allowed. This is not a campground. • There would have to be sufficient parking on the property to support the occupancy limit. • Septic system capacity and condition would have to be monitored and sufficient to support the maximum occupancy during seasonal peaks. • Municipal bylaws would have to form part of mandatory rental agreements (ie. re: noise, open fires, garbage collection, etc.) • Rentals would not be permitted beyond the established occupancy limits. No rental for large gatherings. • Legal counsel should be sought regarding implementation of O.Reg. 435-17: Transient Accommodation Tax under the Municipal Act. • There would have to be transparency for all residents of East Ferris in the form of a public registry listing the location, occupancy limits, and contact information for the property owner(s) and the renter(s). A local contact would also have to be provided, someone responsible for the behaviour of guests and property maintenance if the owner was not a permanent resident of East Ferris. <p>How does the municipality intend to provide enforcement of this bylaw?</p>
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<p>Bibianne Devost</p>	<p>bibidevost@gmail.com</p> <p>618 Nosbonsing Park Road</p>	<p>I believe it is safe to say that STR are not going away anytime soon, therefore we, as a Municipality, need to figure out a way to make this work for everyone concerned. These STR are becoming more and more popular, turning close-knit areas into playgrounds for wealthy people, and for parties. To this growing concern, I'd like to add my comments for Council's consideration.</p> <p>Firstly, in my opinion, the Municipality should consider lobbying the Ontario provincial government for a uniform, province-wide law to govern STR. However, without provincial governance, there is growing support that the Municipality should be passing a by-law to have some type of control over these STR.</p> <p>From a personal perspective, being a long-time resident of Nosbonsing Park Road, we have noticed first-hand the added traffic and noise on our gravel road in recent years. Increasingly, with the real estate market at an all-time high, many family homes in our area have seen people/investors from the South scoop up these residences and turn these homes in STR. I don't have an exact number for STR on our road, but I would guesstimate a half dozen, whereby, just a few short years ago, there were none. Generally speaking, one</p>


		<p>such STR near our home, has seen a parade of guests in recent times. Some weekends have seen up to 3 large RV trailers, up to 6 cars/trucks, tents, seadoos, boats. And this, during Covid 19 pandemic! This cottage is not a party house every night, but there are people there on most days/nights. Rumour has it that the OPP have been dispatched on more than one occasion at this particular address.</p> <p>There are many thoughts to consider when drafting a by-law, additional garbage, additional recycling, extra traffic on our roads requiring more maintenance of same, adequately-sized septic systems at the STR, the environmental impact of the extra people using of our beautiful Lake Nosbonsing.</p> <p>A STR by-law should consider setting a maximum number of overnight visitors based on the number of bedrooms, floor plan, septic capabilities and cap the number to prevent parties. Another consideration should be to set an age requirement to book rentals, conceivably 25 years of age. I support the idea that property owners should only be allowed to rent out one home at a time (either their personal home, or their cottage). Some Ontario municipalities limit the number of days, per year, that a property can be occupied by renters. The municipality's STR by-law, should also consider asking hosts to 1) yearly register their primary residence or cottage with the township and, 2) pay a yearly fee to obtain a short-term permit. Penalties should be handed out to host and to anyone found at that address for non-compliance. (As an aside, the city of Galveston TX, gets to take a 9% tax right off the top of every STR. Additionally, another 6% tax goes to the state.)</p> <p>I'd like to conclude by saying that I have hopes that our Council will approach this important matter with due diligence, and that your actions would be acceptable to home-owners, as well as cottage-owners, throughout our beautiful, fast-growing municipality.</p>
Elisha Sloan-Keats	e.sloankeats@gmail.com	<p>1. Ability to Enforce. It is common knowledge that our municipality does not currently have the resources to enforce existing by-laws adequately. Council should ensure that more and suitable resources are allocated to the task of by-law enforcement. These resources should be available on weekends and holidays when infractions to the Short-Term Rental By-Law are likely to occur.</p> <p>The Short-Term By-law should:</p> <ul style="list-style-type: none"> • include mechanisms for the new regulations to be easily enforceable such as details about specific and scaled consequences for those who do not comply as well as the

		<p>process to appeal</p> <ul style="list-style-type: none"> • ensure that adequate resources are allocated to receive and act on complaints of non-compliance in a timely manner including on weekends and holidays • require annual registration or licencing of secondary residences used for short term rentals <p><u>2. Excess of Short-Term Rental Properties.</u> We are fortunate to live in a community that has an active pool of talented and skilled volunteers, not to mention a strong sense of loyalty to support local businesses. Short-term visitors to secondary residences do not invest their time and expertise in our community and they do not spend a significant amount of money here. Private Short-Term rentals do not add value to our community and should only be permitted in moderation. I am worried about the negative impact that the recent and seemingly exponential increase of properties being purchased to be used as short-term rentals will have on my neighbourhood and the municipality. I do not want to live in a neighbourhood that is overtaken with commercial properties. I do not want to live in a place where short-term visitors and secondary residents are so numerous that they do not respect the local community. This is the case in many communities to our South and it is preventable. An excess of secondary residences being used as short-term rentals also hurts our local businesses who offer similar services.</p> <p>The Short-Term By-law should:</p> <ul style="list-style-type: none"> • restrict the number of Short-Term Rentals permitted per neighbourhood/street as well as in the overall municipality. <p><u>3. Costs Incurred by the Municipality.</u> Increased use of Secondary Residences incurs increased use of municipal resources including by-law enforcement, road maintenance, park maintenance, emergency services, landfill and recycling usage and resolution of complaints. A simple google search shows that there are many mechanisms to allow the municipality to gain revenue from these commercial activities such as charging registration/licencing fees, charging short-term rental companies to operate in our area, and collecting a Municipal Accommodation Tax.</p> <p>The Short-Term By-law should:</p> <ul style="list-style-type: none"> • include a mechanism to generate revenue for the municipality. This revenue should, at a minimum, cover the costs for by-law advertising, implementation and enforcement and also the increased cost to municipal services. <p><u>4. Inappropriate Use of Properties.</u> Short-term Rental properties are found in neighbourhoods zoned for residential use – not commercial. A residence is not used for parties or large gatherings on a regular basis and a short-term rental should not be allowed to do so either. Overuse of short-term properties</p>
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		<p>is not only an irritant to neighbours but also overburdens the parking, structural and septic capacity of the property.</p> <p>The Short-Term By-law should:</p> <ul style="list-style-type: none"> • Require a comprehensive inspection of the property as part of the registration/licencing process to include verification of septic maintenance and compliance with fire and structural regulations • Clearly set occupation and parking limits based on size of the structure and septic system. Occupation limits should also include temporary accommodations such as campers and tents. Parking limits should include trailers and recreational vehicles <p>5. Conflict Resolution. Most Short-Term visitors likely do not have the intention to disrupt the primary residents. In fact, based on a positive experience, some of them may decide to move here to raise their family - as I did. As a preventive measure, it is important that visitors be made aware of local regulations and customs. I have encountered several people who make strange assumptions about their right to explore/trespass in the woods and on the shoreline. I believe education could prevent most of the potential conflict between visitors and primary residents.</p> <p>The Short-Term By-law should:</p> <ul style="list-style-type: none"> • Require short term renters to provide basic information to their visitors to include <ul style="list-style-type: none"> ▪ a synopsis of the pertinent by-laws (noise, waste management, open fires etc) and environmental guidelines (don't dump waste or use soap in the lake...) ▪ the rental property limits and a reminder not to trespass on other properties ▪ information about local parks and hiking trails • the contact information for the property owner and municipal by-law office • Require the property owner to be available to by-law enforcement while hosting visitors in order to resolve complaints prior to escalation • Require short term renters to be responsible for the behaviour of their visitors by incurring fines/consequences for infractions in addition to anything that may be charged to the offending visitor • Require municipal by-law enforcement to be available to address complaints including on weekends and holidays • Include clear steps to file a complaint and the steps that will be taken to resolve complaints <p>6. Transparency. All property owners should have access to the detailed list of registered or licenced Short-Term Rental Properties in the Municipality as is</p>
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		<p>available in Huntsville.</p> <p>The Short-Term By-law should:</p> <ul style="list-style-type: none"> • Require publication of all licenced or registered properties in the municipality to include occupation limits and contact information for property owner
Raymond Lefebvre	rlefe032@gmail.com	<p>With regards to the short term rental public consultation, I believe short term rentals (under 28 days) at otherwise residential properties should be banned. I believe that when local residents purchase their homes, they are aware at that time of commercial properties, hotels, camps, stores, etc. in the vicinity of their homes. This can completely change if someone starts renting their home or cottage as a hotel room next door. This is akin to living next to a commercial property where you can run into problems of traffic increases, noise disturbances, public disturbances, safety issues, etc.</p> <p>Furthermore, I disagree with arguments about it being good for our local economy. Other than our single grocery store in Astorville which would benefit some, I don't believe there is much more economic impact than that. The owners of these short term rental can certainly profit from the rentals but will in turn spend their earnings in North Bay, online, or in whichever town they are from if they aren't local residents.</p> <p>Lastly, I believe we live in a primarily residential town, which we all love due to its relatively quiet nature. There are several rental camps in place already for tourists. Having short term renters staying in otherwise residential properties makes it hard to control problems in our community and can completely change the dynamics of our neighbourhoods.</p>
Allan and Marsha Herauf	nosbonsing@hotmail.ca	<p>I am submitting in writing my main concerns for Short Term Rentals in our municipality. My experience with such renters next door in the past had been very frustrating, emotional and at times disturbing in many ways! So, I do bring personal experience to the table!</p> <p>These are my concerns that need to be addressed for any existing and future Short Term Rentals.</p> <ol style="list-style-type: none"> 1) Existing and any future short term rentals must be licensed. A fee which would be sufficient and supportive of the increase in ALL our services in our municipality. A Commercial business tax is a must. 2) A registry of all Short term rentals. A place where our municipality leaders can respond to the Owners regarding by-laws, fines, concerns from residents and making sure their business adheres to all business protocols. 3) Notification to All existing and future Short term rental businesses with regard to the new by-law once it is passed. 4) Our By-law Officer Must address any concerns raised by residents about Short Term Renters. Residents Must have confidence that their voices will be heard and concerns addressed appropriately. This includes Fines. We know Warnings do not work. Money Talks! 5) Septic beds may not be satisfactory for the number of occupants that the

		<p>rental actually has in any given week. The number increases during the summertime and are much higher including additional RV parking which adds to all concerns and where are they dumping dishwater or worse!</p> <p>6) Nosbonsing Park Road is a Resident area not a campground! In the summer months we have seen an increase of renters arriving weekly, each wanting a place to party, large gatherings, bonfires, loud music ETC that they cannot have in their own back yards!</p> <p>The Law is the law, Enforcement has to mean something.</p>
Christine Joly	christinejoly@hotmail.com	<p>Thank you for asking for input from the residents of East Ferris regarding the new bylaws proposed that will allow short term rentals in East Ferris.</p> <p>We have lived in East Ferris for 42 years and on Lake Nosbonsing for 32 years. For many years there has been a pile of garbage deposited at the end of Gauthier Road, (summer months mostly) and often left for a week at a time until picked up by neighbors or the township. If a rental owner does not live nearby to take care of garbage, how and where do the renters leave their garbage? Our pickup day is Monday and we have often had people deposit their black bags at the corner on Mondays but also many drop off their garbage as they head home any other day of the week. The garbage truck does not go down the private roads in the area, so we take our garbage to the corner on Monday morning and await pick up.</p> <p>Needless to say, it would be of utmost importance to have a bi law in effect that the property owners must abide by when renting out their properties.</p> <p>Another question that comes to mind is, if a home rental has a septic capacity for 2 or 4 people but more than this number rents a property, what happens regarding septic pump out???? I believe the seasonal homes have different rules than residential homes. Perhaps septic system requirement pump outs could be looked at too?</p> <p>I think that having short term rentals in East Ferris can be managed but only if the owners take the responsibility to follow the rules that you set up for renting property for short periods of time.</p>

		
Joyce and Rob Effinger	effingerjoyce@gmail.com	<p>Short term rentals are with us to stay. However, there are many issues to consider, and the majority of them are negative. Our suggestion is that we implement a licensing fee of at least \$5000 a year on each property used for short term rentals. At the very least, we exercise the Township's ability to levy a tax on them per Transient Accommodation Regulation 435/17.</p> <p>There are many possible rental location on our lake. A quick search on the Airbnb website, entering the dates of August 16th to August 20th shows 5 hosts on Lake Nosbonsing. By September 14th, this number was up to 13. Two new short term rentals have been started on our road alone, bringing the total number up to at least six – with more rumoured to be in process with the new builds. A stay per one night ranges from \$129 to \$650 a night, per the Airbnb website. On the site called RentByOwner.com shows 53 vacation rentals and cottages on our lake. A site called VacationRentalCanada.com shows 92 possible rental sites on Lake Nosbonsing. There is some duplicates between these 3 sites.</p> <p>Below are the thoughts I have considered, having observed the operation of a few short term rental sites on Nosbonsing Park Rd, having spoken with concerned neighbours and performed some research.</p> <p>Concerns:</p> <ol style="list-style-type: none"> 1) Septic System Overload. Properties that have septic systems for 4 or 6 people often have more people living on that site for weekends or weeks at a time - from personal experience and observation of units operating on our road. Are septic systems designed for this load? We have seen one site that had 3 RV trailers installed on it all summer long, and that is where an algae bloom started later in the summer. Camps have to have their septic systems inspected more often than homes, perhaps this is a good idea for short term rentals. 2) Increased Road Use. Traffic is increased as multiple vehicles arrive and depart. Speeding is an issue. Road traffic is definitely up. People from other places may not be aware of wildlife hazards. Yet short term

		<p>rental owners pay no extra tax for road maintenance.</p> <ol style="list-style-type: none"> 3) Fire Department. Short term renters sometimes are not aware of fire bans, or restrictions on the size of fires. We have heard of and seen “bonfires” that were definitely larger than 1 meter by 1 meter. It seems many renters think that fireworks are a great idea, even if there is a fire ban in effect. 4) Taxation Negative Impact on local businesses, such as the rental camps on the lake. Every short term renter is one less customer for a camp. Not every short term renter would have gone to a camp, however, do the business owners of the camps pay more than an individual house that is being rented out? Are we taxing the short term rental businesses in proportion to the tax levied on businesses? If so, are we encouraging a reduction in our taxes (assuming camps fail) in order to allow short term rental owners to have an advantage over their competitors? 5) Quality of Life The behaviour of a full time resident is tempered by the fact they will need to live with their neighbours. Unfortunately, these constraints do not apply to those people visiting short term. There are times when you can hear the commotion and party noise from many houses away. Our road is very social.. but the people who visit these places do not contribute to the friendly feeling. In fact, there is worry that theft and property damage has risen with the visitors. 6) Respecting Private Property. We have had to point out to short term rental users that our property (shore line) was in fact private property, and we did not want them to land their canoes and start wandering around – or worse, starting fires. Yes, we posted No Trespassing signs Our neighbours have also posted numerous signs. 7) Cost to the township to Enforce Bylaws Complaints cost the taxpayer money and take time from our township staff doing other jobs. 8) No Real Business Benefit. Renters are not net positive for local businesses. Studies show most visitors (96%) would have come to the area in any case and stayed in alternate accommodation. Short term rental owners may spend more money on their properties performing upgrades and may buy some supplies locally – or they may not do upkeep. One property on our road is a total eyesore as the owner allows degraded temporary structure and junk to pile up on the roadside. <p>See this link for further reading</p> <p>https://www.epi.org/publication/the-economic-costs-and-benefits-of-airbnb-no-reason-for-local-policymakers-to-let-airbnb-bypass-tax-or-</p>
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		<p>regulatory-obligations/</p> <p>9) Criminal access - If I were that way inclined, I would rent a short term place to case the opportunity for theft.</p> <p>10) Occupancy Tax Opportunity A tax is being charged in many locales in Ontario. There is currently an “Occupancy Tax” of 4% levied against the listing price including any cleaning fees. These taxes are in effect in Barrie, Brockville, Greater Sudbury, Mississauga, Ottawa, Toronto, North Bay and Sault Ste Marie, Waterloo Region and Windsor. This tax applies for reservations 30 days in length or shorter. The provincial government has authorized that municipalities can levy this tax. The relevant act is called the Transient Accommodation Regulation 435/17 which came into force December 1st, 2017. Given our need for income, why is this tax not in effect in East Ferris?</p> <p>11) Impact on Housing Supply. Short term rental owners run their houses as a business, so, they are willing to pay more for their “house”. This inflates the prices of houses in the area. A house on Nosbonsing Park Rd just sold for \$950,000 and the new owners are using it as a short term rental. This means less housing supply available for full time residents who may start businesses and support the local economy and cultural events.</p> <p>12) Reduced Job Opportunities. Short term rental businesses can result in reduced job opportunities for locals. Many short term rental owners perform their own maintenance, to keep costs low. Even if they hire statistics show their wages are lower than paid in other hospitality sectors. They are not local to the area, so, effectively they are reducing the potential jobs available to local contractors.</p> <p>13) Extra Load on Services. Short term renters impose extra loads on local services such as garbage collection, recycling and water quality. We could show pictures of the amount of garbage and recycling at some local properties. Accordingly, the owners should pay more to support these services.</p> <p>Right now, we are dealing with more individual owners of short term rentals, but things are already changing, and larger businesses are running rentals of this type. Look up Re-Alpha for instance. They have spent 1.5 billion buying short term rentals. How responsive will they be to the concerns of neighbours and the township? I suggest that the bylaw we draft include the following.</p> <p>1) A licensing fee that must be renewed yearly. It needs to be a large enough sum to cover the costs of administration of the law. 5000 dollars might be a start, we can increase it if needed. No person shall use or operate a short term rental unless they hold a current license.</p>
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		<p>requested.</p> <p>13) There needs to be an enforcement person available 24 hours a day, and this person must be willing to impose fines. Residents must be able to find out how to get help easily.</p> <p>14) We need a clear schedule for when a license is revoked, and what will trigger this revocation.</p> <p>15) If the property is sold, the new owner must reapply to get a license. It is not transferred with the property, and the new owner must pay the yearly fee.</p> <p>16) We might consider how many short term rentals will be allowed in a certain area.</p> <p>17) We may wish to have some ineligible or prohibited areas.</p> <p>18) People running a short term rental should be asked to comply with our Accessibility for Ontarians with disabilities act. Other business must follow these rules, and we are putting our camps etc at a disadvantage if we do not ask the short term rentals to follow them.</p> <p>19) No short term rental shall be used to host weddings and receptions or other similar commercial activity. If the license holder wishes to hold a family wedding or not for profit event, they will notify the township ahead of time and fill out some form.</p> <p>20) The bylaw would need to set out how complaints are communicated to the owner, and how licenses can be suspended or revoked. It should also show how to appeal. Fines need to be set for operating without a license, as well as violating the conditions of the license.</p> <p>Other areas such as the Blue Mountains, Niagara on the Lake and Toronto already have bylaws in place, I am sure some will provide a great model for our township to follow. For example.. Niagara on the lake says that only buildings that have been occupied as a single detached dwelling for 4 years should be eligible for a license.</p>
Nancy & Geoff Dobson	nancycoltas@me.com	<p>We would like to suggest a license fee which could be used to enforce bylaws regarding these short term rentals. Everyone who owns one of these properties should make things like fire permits, speed limits and noise levels available for all who rent their properties. One of the current rentals has posted on their site that parking on the road is allowed (Deer Crossing Rentals) Unfortunately, they parked 2 large trailers on the road and 2 more on the property. I'm quite sure the septic system is not sufficient to handle this amount plus it left barely enough room to get by with one car and it's on a corner which is quite dangerous. Should parking on the road be allowed unless it is for a few hours only for unpacking or deliveries.</p> <p>Fireworks were set off nightly even in the fire ban period and past 11 pm. When noise levels are a concern.</p> <p>We are aware of at least 3 more people who have said they plan on having</p>

		<p>rentals on our road, that would bring the number on our road to 6. Should there not be a limit on how many can be licensed?</p> <p>We are on Nosbonsing Park Road.</p>
Michael Grand	mike.grand@icloud.com	<p>I live at 29 perennial lane. A nice, quiet 5 house laneway on lake nosbonsing..we bought the house for the nature and tranquility. We had lovely elderly neighbors when we bought 9 years ago. They sold to a family from Ottawa who were also very nice and respectful. They decided to take advantage of the market and sold. The new owners paid \$100,000 over asking. Making it an Airbnb..</p> <p>Now we have a steady stream of people coming in and out of our laneway. Nightly bonfires. Many people occupying a small 2 bedroom house..</p> <p>We feel our privacy is compromised now. Our safety is threatened by the volume of people driving and staying next to us. I'm worried about potentially being robbed as there are many more prying eyes. Noise has dramatically increased. Our property value is greatly affected by having an Airbnb next door. Worried about potential septic issues with the lake. This is nothing we could have foreseen and should be regulated. Not the intended zoning for this area. It is now a commercial operation.</p>
John Stephens	atwitsendglass@hotmail.com 958 Nosbonsing Park	<p>This letter is to oppose all short term rentals in East Ferris regardless of the name being used to rent the property.</p> <p>East Ferris council stated in the media that there is a housing crisis in this township. I live on a dead end road, Nosbonsing Park Rd. Of the last seven residential homes that have been sold recently on our road, six of them were sold to non-permanent residential owners. At least three are now or in the process of being short term rental properties.</p> <p>We have lost six family homes to cottages and rentals. The rentals do not add a better quality of life to the people of East Ferris unless you are the one renting them out to strangers. These rentals are a detriment to the community.</p> <p>Any rental property should be zoned for short term rentals and taxed as a business. We have many concerns about these rentals.</p> <ul style="list-style-type: none"> • Using rental properties designed for 2-6 people and overloading the septic system. • Complaints from local residents from excessive noise • Rental property advertising lots of free parking on the roadway that has already created problems with boats and trailers parked on the road when the property cannot accommodate the number of vehicles at the rental unit. • Safety on the road from speeding vehicles • Renters assuming that the laws do not apply here by letting young people drive atvs on the road without helmets <p>None of us want to be driving on the road and encounter reckless behaviour that can or could cause an accident.</p> <p>Nosbonsing Park Rd over the last 35 years has had numerous vehicle rollovers, cars in the ditches from excessive speed and loss of control, a head</p>

		<p>on crash with severe injuries and a death in one of the other accidents.</p> <p>Please listen to the people of our township and ban all types of short term rentals operating on residential properties as did the municipalities of Seguin, Oro-Medonte and Wasaga. These municipalities were listed in the Toronto star newspaper.</p>
Viviane Giroux	vivianegiroux3@gmail.com	<p>If we are talking 28 days or less I think some points are rather mute</p> <p>1- traffic...the visitor/tourist will most likely stay put more so than the 2 🚗 family that travels to work each day</p> <p>2- unruly peoples and party...the damage deposit is usually so high that it deters from it. They have to follow rules including those for pets.</p> <p>However, I do believe they should be registered with the municipality and taxes as a business.</p>
Beverly Christie-Froud	northernshores760@gmail.com 760 Nosbonsing Park Road	Please see attached comments.
Philippa S. Arbiter	philippa.arbiter@gmail.com 52 Ouellette Rd	<p>Whereas, I have never had a negative experience with short term renters in our area regarding noise and my personal property impacted. I have noted, throughout my years living close to rental camp properties, that guests of the area tend to ignore local guidelines for safe driving, caution in child at play area. I would hope this bylaw would extend to those businesses as well, as they too host short term renters. Whereas single property owners may only have a single vehicle impact their neighbourhood, those camps host a wide range of external visitors.</p> <p>Lacking oversight and concern for those already operating businesses, we can now see other areas of Corbeil experiencing some of the same concerns I have witnessed living near those properties.</p> <p>I do support a bylaw however, the bylaw would not be to restrict the use of properties as short term rentals, rather, let us treat and tax those operations as full businesses, such as big moose camp and cozy cottages etc. Let us use the revenue from those exploits to help proper support developments in our area. Garbage, road conditions, municipal facilities have all been earmarked as concerns from many local community members. Funding those concerns -</p>

		<p>well, that's difficult as they are expensive.</p> <p>Business licences that need to be applied for through the municipality could restrict the number of short term rentals and allow the council to properly vet the use of the properties, the number of properties in the area used for short term rentals (aka Nosbonsing road has too many, licencing could have prevented more than 5% of those houses being used for rentals).</p> <p>Additionally, we know historically, that supply and demand will drive housing prices higher. Coupled with the causation of COVID 19 and the work from home movement, we know many individuals have been actively seeking to move to our beautiful neck of the woods. Again, increasing the demand and decreasing supplies. While both factors would naturally drive housing prices higher, we know in large cities that Short term rentals can increase values from -8% up to 3% (the range could be higher, I only reviewed a few journal articles). Higher housing prices could mean more tax income but also means, younger families with positive attributions to the communities may decrease. While we do not plan on moving in the area (we love love our house and location) others will feel that compression. I do not believe this is unique to our area however and should be only viscerally considered as a contributing factor to the bylaw development.</p> <p>Recommend bylaw to restrict number of businesses in that field through proper licencing (monitoring where and who the applications are with) and hefty fines if found violating, as well as proper taxation on all short term rentals (not just one house, but all lodgings, as transparency and fairness needs to be across the board). Also imposing a maximum short term rental number in any certain street/ 5km radius will help curb the appetite for purchasing properties to short term rentals.</p> <p>Tourism has wonderful benefits in our area. I grew up in Prince Edward County and watched as the county boomed with local businesses for tourists to visit, watched as the community facilities were finally looked after properly and watched as new families, that were once tourists, joined our friend group. There definitely are benefits, but progress needs to be controlled and</p>
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		<p>monitored properly.</p> <p>Sorry for my late jump in the pin, but I do hope that I have helped to create a balanced solution focused approach for small business owners, the community, and progress.</p> <p>Thank you,</p>
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