

4/1/2022

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Madam Mayor and Council Members;

Thank you all for taking the time to review my concerns enclosed within this letter and supporting documents. Our family has owned property within the Township of East Ferris for 44 years this spring and cannot imagine spending our time any other place. Our respect for nature, the environment, preservation and members of the community who choose to live here year round could not be stronger or more evident in our actions. Many others on Lake Nosbonsing are in a similar position as ourselves. With rising taxes, increases in building materials and record setting inflation people have had to become creative to offset some expenses that have been incurred. The topic of short term rentals or STR's is one which will be a challenge to make all parties involved happy, that being said I do feel as adults we should be able to arrive at a compromise.

I recently read the proposed bylaw and as a property owner I do have some concerns. Right out of the gate I feel the document as a whole might come across as a deterrent for owners to rent their properties to help offset some of their costs incurred. Starting with the license fee itself, \$750 is quite a large amount for only 3 months of possible income especially since many other municipalities with similar scenarios are substantially less. Ottawa, a major city only charges \$130 per dwelling as well as the town of Essex just to name a few I'm familiar with. Also note that these two communities issue their licenses for 12 months of rentals. I've sat down with other members of municipal planning and they had mentioned that their licensing fees were only to offset administrative costs not as a possible deterrent to property owners.

The 3 month rental window seems a little unreasonable as it doesn't offer renters the ability to enjoy more than one season when the north is known for its 4 beautiful changes in weather. I would like to propose a 12 month rental period with a \$250 license fee as this would cover both summer and winter, both popular times in the north.

With the outdoors being major allure of the north there have been many times where myself and my family have slept outside in tents on our property as have hundreds of permanent residents on Lake Nosbonsing. According to the proposed bylaw this will be prohibited?, am I to assume that enforcement officers will issue the same eligible fines for all year round residents? All tax paying residents should be held to the same standards, correct?

After contacting legal consult clause 4.4 subsection 4.4.4 is something that should never be conformed to. Posting dates on the municipal website? This is a major liability and safety

concern as all local criminals/thieves would be handed a cheat sheet as to when the property would be empty for their convenience. It also opens the door to permanent residents who might not have the strongest morale compass to exercise anger towards a family or individual who chooses to open their door for others to enjoy this beautiful lake.

Again not to repeat myself but clause 5.1 also has me concerned. No recreational vehicles? This seems like a pretty blatant deterrent towards owners who choose STR's. Obviously the water and landscape is the major attraction to northern travel so if you take away fishing, boating ATVing etc it will become increasingly difficult to share our cottage's with others. Does that mean that every resident on Lake Nosbonsing has to sell their snow mobiles, ATV's, seadoos and boats etc. Only seems fair to me that everyone plays by the same rules. Like I said before my tax cheque is cashed like everyone else's however I'm being punished for using my property to better my financial situation? For some reason some permanent residents still think their vote is more powerful than others. If this could be explained in the next meeting I would appreciate it. The parking situation is another concern. One space per bedroom is fair but again is this something enforced with permanent residents who have trucks, tractors, cars, bikes etc. Are their parking arrangements going to be monitored? On to septic systems, are all local residents going to be held to the same requirements regarding this issue. Again why would a family of 8 be okay but if I have 4 people renting I have to have the conservation authority inspect my brand new waste system. Should I start making phone calls about all the locals that have waste water bypasses so they don't have to pay to have their tanks pumped as often? Or all the properties in the area that are eye sores without proper upkeep? I'm not that resident, we go out of our way to provide our guests with knowledge of local laws, as well as local businesses to patron. These are all things included in the extensive welcome package we provide. I'm only asking that maybe properties could be looked at with a more case by case decision in mind thus weeding out the ones who may not have the same connection with Lake Nosbonsing as those who have made it a major part of their lives. If this proposed bylaw is the direction you as a council are headed then I would like to make a request. Please consider a grace period to allow good standing properties to tie up loose ends and break the news to upcoming guests, some of whom have booked up to 2 years in advance. We invited these people to our home when there was not a bylaw in place thus forming a contract of sorts that I and many others do not wish to break.

As you have probably noticed I am very upset with the proposed bylaw as there is a trend within this letter, I and many others feel this proposed bylaw is very one sided favoring people who choose to live here year round. Please remember back to the fall when I provided you with the economic impact STR's have on the local community. I spoke to only 3 other property owners today and between the 4 of us we spent over \$50,000 at local businesses like

Perrons Freshmart, Cozy Camp, Perrons Timbermart, local lawn maintenance, house cleaners, Sanitation experts etc. (receipts can be provided if interested) This doesn't include the actual people who rented from us, just regular maintenance to keep our properties safe, enjoyable and to maintain the wonderful image of this great lake. Please contemplate the impact that most responsible renters have on the local businesses whether it is one of the few listed above or gas stations, boat rentals from Cozy Camp or a quick lunch at a chip truck in Wasi. Some good, hardworking people depend on this influx of money to simply get by, or get ahead in life.

Short term rentals are a valuable and rapidly growing part of most communities. Please consider all aspects before you come to a decision. Many of us who choose to rent do so strictly so we can continue to keep our properties for generations to come. I personally am not in this to make money, increase property values or anger local residents just to simply help pay for increasing costs which in turn allow me to spend and enjoy my time here with my family and friends. I've attached a few other examples of how other municipalities are approaching this topic with the hope we can find some good ideas that might benefit the township of East Ferris. I hope the few "bad apples" in question don't tarnish it for the responsible ones who do truly, deep down only want the best for the East Ferris community that we love being part of.

Sincerely;

Concerned East Ferris Voter