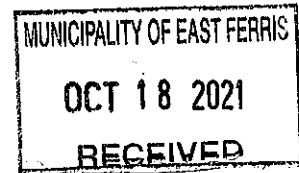


October 18, 2021



Pauline Rochefort
Mayor
Municipality of East Ferris
390 Highway 94
Corbeil ON P0H 1K0

Dear Mayor Rochefort:

Re: Short-Term Rental (STR) By-law

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.

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.

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 questimate a half dozen, whereby, just a few short years ago, there were none. Generally speaking, one 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.

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.

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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.)

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 homeowners, as well as cottage-owners, throughout our beautiful, fast-growing municipality.

Thank you for your consideration. Please feel free to contact me for further information.

A handwritten signature in black ink, appearing to read 'B. Devost' with a stylized flourish extending from the end.

Bibianne Devost
618 Nosbonsing Park Road
Corbeil
705-491-5050