The Township of Oro-Medonte
Council Meeting Agenda
Electronic Hybrid Meeting

Wednesday, June 24, 2026
3:00 p.m. - Open Session
Closed Session following Item 3
3:45 p.m. - Open Session

The Township of Oro-Medonte is committed to providing and maintaining a working environment that is based on respect for the dignity and rights of everyone within the organization and for those individuals visiting our organization.

The Township of Oro-Medonte is committed to providing an environment that is safe and secure, that respects human rights, is free from violence, discrimination, threats and harassment for all residents, visitors, members of Council and staff.

Residents and business owners are encouraged to continue to utilize on line and telephone services for Township related business; and staff continue to be available to provide assistance by telephone, email and in person.

Input on agenda items are welcome and encouraged by emailing agendacomment@oro-medonte.ca or registering to provide Open Forum comments at the "Request for Participation Form" link below.

The Township of Oro-Medonte has amended its Procedural By-law to allow for electronic participation at Council meetings. In-person attendance at public meetings is also available. Protocols have been established to advise how to electronically participate in the public portions of these meetings. Please visit the following links for additional information:

- Request for Participation Form
- Protocols for Public Participation Council and DS Committee

All electronic Council meetings will be streamed live, where possible, on the Township YouTube Channel. Council Agendas will continue to be published on the Civic Web Meeting Agendas in advance of the meeting date in accordance with the Township's Procedural By-law.

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1. Call to Order - Reading of Land Acknowledgement:

The Township of Oro-Medonte acknowledges that we are situated on the traditional land of the Anishnaabek (A- nish- in- aa- beh) people, and

ancestral territory of the Huron-Wendat. The Anishnaabek include the Odawa [Oh-DAH-wah], Ojibwe [O-jib-we] and Pottawatomi [boh-tah-WAH-toh-mee] nations, collectively known as the Three Fires Confederacy. It continues today as the home for diverse Indigenous Peoples including the historic Métis Community in Penetanguishene.

The Anishnaabek people continue to have an enduring relationship with this land, specifically the Chippewas of Rama First Nation, the Chippewa Tri-Council and the Williams Treaties First Nations. The Huron-Wendat Nation also continues to pay respect and protect their ancestors and heritage on this land. We honour the Indigenous history and culture that has thrived for millennia in this territory and the Treaties that bind us together as partners in the spirit of a shared sustainable and prosperous future. We are all Treaty People. Our commitment begins with acknowledging the Truth so that we can move forward together towards Reconciliation.

2. Adoption of Agenda:

a) Motion to Adopt the Agenda.

3. Disclosure of Pecuniary Interest:

4. Closed Session Items:

a) Motion to go In Closed Session.

b) Shawn Binns, CAO re: Solicitor-client privilege; Litigation affecting the municipality (West 1/2 Lot 11, Concession 8).

c) Minutes of Closed Session Council meeting held on Wednesday, June 10, 2026.

d) Motion to Rise and Report.

5. Minutes of Council and Committees:

6 - 21 a) Minutes of Council meeting held on Wednesday, June 10, 2026.
06 10 2026 Council Minutes

22 - 30 b) Minutes of Special Council meeting held on Thursday, June 11, 2026.
06 11 2026 Special Council Minutes

6. ** 5:00 p.m. ** Recognition of Achievements and Introduction(s):

a) Ishani Sharma re: Achievement of “Paramedic for a Day”.

b) Marg Patterson, Recipient of 2026 Oro-Medonte Citizen of the Year Award.

c) Paul Crooks, Recipient of 2026 Ontario Senior of the Year Award.

7. Public Meetings:

None.

8. Deputations/Presentations:

31 - 33 a) Sarah and Robert Huter, Mount St. Louis Moonstone Ski Resort re: Request for Letter of Support, Accelerated Capital Cost Allowance (ACCA) to Canada's Ski Industry.
Deputation Form

9. Identification From the Public of an Agenda Item of Interest:

Provides an opportunity for members of the public to identify an agenda item which the public member may request be brought forward and considered earlier in the meeting.

10. Open Forum:

The Open Forum provides an opportunity for the public to provide verbal comments to Council, in Open Session, on matters scheduled on the current agenda. Refer to Procedural By-Law No. 2023-043 for additional information.

11. Reports of Municipal Officers for Action:

34 - 85 a) DS2026-064, George Vadeboncoeur, Manager, Planning Special Projects re: Short Term Rental Accommodation and Bed and Breakfast Establishments Licensing By-law Proposed Amendments.
DS2026-064
DS2026-064 - Schedule 1
DS2026-064 - Schedule 2

12. Reports of Municipal Officers for Information Only:

86 - 100 a) DS2026-079, George Vadeboncoeur, Manager, Planning Special Projects re: Craighurst Crossing Southeast, Draft Block Plan of Subdivision Application 2025-SUB-01, Commercial Block Site Plan Application 2026-SPA-02, Craighurst GP Inc., 3239 Penetanguishene Road.
DS2026-079
Craighurst Master Concept Plan
Draft Plan of Subdivision
Craighurst Waste Water Servicing Strategy
Craighurst SE Site Plan

101 - 112 b) DS2026-031, Kamil Burdyna, Manager, Development Engineering re: Security Reduction Request, Diamond Valley Estates Subdivision Phases 1, 2, 3, 4 and 5, Registered Plan 51M-957, 2008628 Ontario Ltd.
DS2026-031
DS2026-031 - Schedule 1
DS2026-031 - Schedule 2
DS2026-031 - Schedule 3

DS2026-031 - Schedule 4

113 - 330 c) DS2026-076, Brent Spagnol, Director of Development Services re: Zoning By-law Amendment Application (2026-ZBA-14), Public Meeting Comment Compilation.
DS2026-076
Schedule 2 - General Comments
Schedule 3 - Written Submissions
Schedule 4 - Written Submissions
Schedule 5 - Written Submissions

331 - 361 d) FI2026-07, Christy Scheffel, Deputy Treasurer/Manager of Accounting re: Overview of Investment Governance and Legislative Frameworks (Legal List and Prudent Investor).
FI2026-07
FI2026-07 - Appendix A

362 - 368 e) FI2026-08, Christy Scheffel, Deputy Treasurer/Manager of Accounting re: Treasurer Statement Development Charges Activity as at December 31, 2025.
FI2026-08
FI2026-08 - Schedule A
FI2026-08 - Schedule B

369 - 371 f) OCS2026-07, Jodi Grubb, Supervisor, Community Recreation & Special Events re: Oro-African Church - Oro Freedom Institute (OFI) Partnership.
OCS2026-07

13. Reports and Announcements of Members of Council:

a) Updates from Council Representatives – County of Simcoe and Township Partners and Agencies.

Provides an opportunity for the Township's representatives at the County of Simcoe, and the Council members appointed as the Township's representatives at the Township's Partners and Agencies, to deliver updates on the activities of the County of Simcoe and the Township's Partners and Agencies.

In addition, members may report on items related to events that are taking place within their ward/municipality, i.e., community events and/or Major events i.e. golf tournament, date/time, pancake breakfasts, etc. Neither updates or announcements will form part of the minutes of the meeting.

372 b) Deputy Mayor Lavoie re: Impacts of Cannabis Production.
Verbal Matters Form

14. Consent Agenda:

None.

15. Communications/Petitions:

None.

16. Notice of Motions:

None.

17. By-Laws:

373 - 376 a) 2026-066: A By-law to amend the zoning provisions which apply to lands in Part of Lot 40, Concession 1, Township of Oro-Medonte (Oro), 2025-ZBA-25 CRAIGHURST GP INC.).
2026-066
2026-066 - Attachment

18. Closed Session Items:

None.

19. Confirmation By-Law:

377 a) 2026-068: Being a By-Law to Confirm the Proceedings of the Council Meeting held on Wednesday, June 24, 2026.
2026-068

20. Adjournment:

a) Motion to Adjourn.

The Township of Oro-Medonte
Council Meeting Minutes
Electronic Hybrid Meeting

Wednesday, June 10, 2026 **3:00 p.m.**

2022-2026 Council

Present: Mayor Randy Greenlaw
Deputy Mayor Peter Lavoie
Councillor Lori Hutcheson
Councillor John Bard
Councillor David Clark
Councillor Richard Schell
Councillor Robert Young

Staff Present: Shawn Binns, Chief Administrative Officer; Yvonne Aubichon, Clerk; Donna Hewitt, Director, Corporate Services; Brent Spagnol, Director, Development Services; Michelle Jakobi, Director, Environmental Services; Dylan Flannery, Director, Operations and Community Services; Shannon Johnson, Director, Finance / Chief Financial Officer; Kelly Watson, Director, People and Culture; Roree Payment, Director, Fire and Emergency Services/Fire Chief; George Vadeboncoeur, Manager, Planning, Special Projects; Justin Metras, Manager, Infrastructure & Capital Projects; Jodi Grubb, Supervisor, Community Recreation & Special Events; Janette Teeter, Supervisor, Clerk's Services/Deputy Clerk; Jason Scharapenko, Information Technology Technician (IT)

All Council and staff participated via Zoom platform.

1. Call to Order - Reading of Land Acknowledgement:

Mayor Greenlaw assumed the Chair at the above noted time and called the meeting to order followed by the reading of the Land Acknowledgement.

The Township of Oro-Medonte acknowledges that we are situated on the traditional land of the Anishnaabek (A- nish- in- aa- beh) people, and ancestral territory of the Huron-Wendat. The Anishnaabek include the Odawa [Oh-DAH-wah], Ojibwe [O-jib-we] and Pottawatomi [boh-tah-WAH-toh-mee] nations, collectively known as the Three Fires Confederacy. It continues today as the home for diverse Indigenous Peoples including the historic Métis Community in Penetanguishene.

The Anishnaabek people continue to have an enduring relationship with this land, specifically the Chippewas of Rama First Nation, the Chippewa Tri-Council and the Williams Treaties First Nations. The Huron-Wendat Nation also continues to pay respect and protect their ancestors and heritage on this land. We honour the Indigenous history and culture that has thrived for millennia in this territory and the Treaties that bind us together as partners in the spirit of a shared sustainable and prosperous future. We are all Treaty People. Our commitment begins with acknowledging the Truth so that we can move forward together towards Reconciliation.

2. Adoption of Agenda:

a) Motion to Adopt the Agenda.

Motion No. C260610-1

Moved by Clark, Seconded by Lavoie

Be it resolved that the agenda for the Council meeting of Wednesday, June 10, 2026 be received and adopted, as amended, to add the following:

4f) Dylan Flannery, Director, Operations and Community Services re: A position, plan, procedure, criteria or instruction to be applied to any negotiations related to the Municipality (1922/1926 Warminster Sideroad);

11f) OCS2026-06, Justin Metras, Manager, Infrastructure & Capital Projects re: Expropriation of Land – 1922/1926 Warminster Sideroad Update;

17b) A By-Law to Approve an Application to Expropriate Land (Permanent Easement) for Municipal Drainage Works.

Carried.

Motion No. C260610-2

Moved by Young, Seconded by Bard

Be it resolved that Rule 14.20a), as per the Procedural By-law No. 2023-043, be suspended in order to allow the meeting to proceed past the 4 hour adjournment requirement, if necessary.

Carried.

3. Disclosure of Pecuniary Interest:

None declared.

4. Closed Session Items:

a) Motion to go In Closed Session.

Motion No. C260610-3

Moved by Lavoie, Seconded by Bard

Be it resolved that we do now go in Closed Session at 3:04 p.m. to discuss

- Education or training of members in accordance with Section 239 (3.1) of the Municipal Act, 2001, as amended (Governance),
- Security of Municipal Property; Personal matters about an identifiable individual (1645 Line 3 North),
- Acquisition/disposition of land (245 Penetanguishene Road),
- A position, plan, procedure, criteria or instruction to be applied to any negotiations related to the Municipality (1922/1926 Warminster Sideroad).

Carried.

Motion to Rise and Report.

Motion No. C260610-4

Moved by Hutcheson, Seconded by Clark

Be it resolved that we do now Rise at 4:16 p.m. and Report on the Closed Session Items 4

b) Shawn Binns, Chief Administrative Officer re: Education or training of members in accordance with Section 239 (3.1) of the Municipal Act, 2001, as amended (Governance).

c) Dylan Flannery, Director, Operations and Community Services re: Security of Municipal Property; Personal matters about an identifiable individual (1645 Line 3 North).

e) Shawn Binns, Chief Administrative Officer re: Acquisition/disposition of land (245 Penetanguishene Road).

f) Dylan Flannery, Director, Operations and Community Services re: A position, plan, procedure, criteria or instruction to be applied to any negotiations related to the Municipality (1922/1926 Warminster Sideroad).

Carried.

b) Shawn Binns, Chief Administrative Officer re: Education or training of members in accordance with Section 239 (3.1) of the Municipal Act, 2001, as amended; Solicitor-client privilege (Governance).

The following staff were present: Shawn Binns, Chief Administrative Officer; Yvonne Aubichon, Clerk; Donna Hewitt, Director, Corporate Services; Janette Teeter, Supervisor, Clerk's Services/Deputy Clerk; Terry Geddes.

Motion No. C260610-5

Moved by Clark, Seconded by Lavoie

Be it resolved that the confidential presentation provided by Shawn Binns, Chief Administrative Officer and Terry Geddes re: Education or training of members in accordance with Section 239 (3.1) of the Municipal Act, 2001, as amended, (Governance) be received.

Carried.

c) Dylan Flannery, Director, Operations and Community Services re: Security of Municipal Property; Personal matters about an identifiable individual (1645 Line 3 North).

The following staff were present: Shawn Binns, Chief Administrative Officer; Yvonne Aubichon, Clerk; Donna Hewitt, Director, Corporate Services; Dylan Flannery, Director, Operations and Community Services; Janette Teeter, Supervisor, Clerk's Services/Deputy Clerk.

Motion No. C260610-6

Moved by Lavoie, Seconded by Bard

Be it resolved that the confidential correspondence and confidential verbal information presented by Dylan Flannery, Director, Operations and Community Services re: Security of Municipal Property; Personal matters about an identifiable individual (1645 Line 3 North) be received.

Carried.

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e) Shawn Binns, Chief Administrative Officer re: Acquisition/disposition of land (245 Penetanguishene Road).

The following staff were present: Shawn Binns, Chief Administrative Officer; Yvonne Aubichon, Clerk; Donna Hewitt, Director, Corporate Services; Janette Teeter, Supervisor, Clerk's Services/Deputy Clerk.

Motion No. C260610-7

Moved by Young, Seconded by Hutcheson

Be it resolved
1. That the confidential correspondence presented by Shawn Binns, Chief Administrative Officer re: Acquisition/disposition of land (245 Penetanguishene Road) be received.
2. That staff proceed as directed by Council.

Carried.

f) Dylan Flannery, Director, Operations and Community Services re: A position, plan, procedure, criteria or instruction to be applied to any negotiations related to the municipality (1922/1926 Warminster Sideroad).

The following staff were present: Shawn Binns, Chief Administrative Officer; Yvonne Aubichon, Clerk; Donna Hewitt, Director, Corporate Services; Dylan Flannery, Director, Operations and Community Services; Janette Teeter, Supervisor, Clerk's Services/Deputy Clerk.

Motion No. C260610-8

Moved by Bard, Seconded by Hutcheson

Be it resolved
1. That the confidential verbal information presented by Dylan Flannery, Director, Operations and Community Services re: A position, plan, procedure, criteria or instruction to be applied to any negotiations related to the Municipality (1922/1926 Warminster Sideroad) be received.
2. That staff and legal counsel proceed as directed by Council.

Carried.

5. Minutes of Council and Committees:

a) Minutes of Council meeting held on Wednesday, May 13, 2026.

Motion No. C260610-9

Moved by Clark, Seconded by Young

Be it resolved that the draft minutes of the Council meeting held on Wednesday, May 13, 2026 be received and adopted as printed and circulated.

Carried.

6. Recognition of Achievements and Introduction(s):

a) Chloe Patten, Intermediate Planner, re: Achievement of Registered Professional Planner Designation and Being a Full Member of the Ontario Professional Planners Institute.

Motion No. C260610-10

Moved by Hutcheson, Seconded by Lavoie

Be it resolved that Chloe Patten, Intermediate Planner be recognized re: Achievement of Registered Professional Planner Designation and Being a Full Member of the Ontario Professional Planners Institute.

Unanimously Carried.

7. Public Meetings:

None.

8. Deputations/Presentations:

a) Deputation by Meagan Wilkinson, Orillia Public Library re: 2025 Annual Report Highlighting Successes of 2025.

Motion No. C260610-11

Moved by Bard, Seconded by Schell

Be it resolved that the deputation by Meagan Wilkinson, Orillia Public Library re: 2025 Annual Report Highlighting Successes of 2025 be received for information.

Carried.

9. Identification From the Public of an Agenda Item of Interest:

None.

10. Open Forum:

None.

12. Reports of Municipal Officers for Information Only:

c) Dylan Flannery, Director, Operations & Community Services re: Service Showcase – Road Sweeping Program.

11. Reports of Municipal Officers for Action:

a) FI2026-06, Shannon Johnson, Director, Finance / Chief Financial Officer re: Overview of Investment Governance and Strategic Direction on Investment Approach.

Motion No. C260610-12

Moved by Young, Seconded by Lavoie

Be it resolved
1. That FI2026-06, Shannon Johnson, Director, Finance / Chief Financial Officer re: Overview of Investment Governance and Strategic Direction on Investment Approach be received and adopted.
2. That Council receive the presentation by Terry Cheaney, Senior Portfolio Manager, The Madison Group of RBC Dominion Securities, for information purposes only, acknowledging that the presentation does not constitute a procurement process, comparative evaluation, or recommendation regarding the selection of investment providers or investment structures.
3. That Council acknowledge that any illustrative scenarios presented, including those involving potential future reserve funding (such as Barrie Boundary Adjustment compensation), are provided solely for information purposes and do not represent a proposed allocation, commitment, or authorization to invest such funds at this time.
4. That Council direct staff to bring forward a subsequent report on July 15, 2026, outlining, on a neutral and comparative basis, investment framework options, including Prudent Investor approaches available to Ontario municipalities, governance responsibilities, risk and liquidity considerations, and illustrative implementation models, prior to Council considering any decision regarding the investment of additional reserve funding.

Carried.

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b) DS2026-074, Brent Spagnol, Director, Development Services re: Official Plan Non-Decision Employment Lands-Section 23 Planning Act Request.

Motion No. C260610-13

Moved by Schell, Seconded by Hutcheson

Be it resolved
1. That DS2026-074, Brent Spagnol, Director, Development Services re: Official Plan Non-Decision Employment Lands-Section 23 Planning Act Request, be received and adopted.
2. That the Ministry of Municipal Affairs and Housing be requested to support a Section 23 Ministers' Order to designate lands as delineated in Schedule 1 to this report to facilitate the establishment of the Employment Area designation in the Townships Official Plan.
3. That the County of Simcoe be notified of the Township's request for a Section 23 Ministers' Order and that support from the County be requested and introduced to County Council at its June 23rd, 2026 meeting.
4. That staff be directed to collaborate with the Ministry of Municipal Affairs and Housing and the County of Simcoe to provide the necessary materials to facilitate the request for a Section 23 Ministers' Order.

Carried.

c) OCS2026-05, Jodi Grubb, Supervisor, Community Recreation & Special Events re: Hawkestone Hall – User Fee Recommendation.

Motion No. C260610-14

Moved by Clark, Seconded by Bard

Be it resolved
1. That OCS2026-05, Jodi Grubb, Supervisor, Community Recreation & Special Events re: Hawkestone Hall – User Fee Recommendation be received and adopted.
2. That Council direct Hawkestone Hall and all Community Halls to continue charging user fees in accordance with Township policy and the Township Fees and Charges bylaw, as amended.

Carried.

d) Dylan Flannery, Director, Operations and Community Services re: POL-PR-001 Municipal Alcohol Policy.

Motion No. C260610-15

Moved by Lavoie, Seconded by Clark

Be it resolved
1. That POL-PR-001 Municipal Alcohol Policy presented by Dylan Flannery, Director, Operations and Community Services be received.
2. That POL-PR-001 Municipal Alcohol Policy, amended June 2026, be adopted.

Carried.

e) CS2026-06, Janette Teeter, Supervisor, Clerk's Services/Deputy Clerk re: Oro-Medonte Citizen of the Year/Ontario Senior of the Year Advisory Committee, Establishment of Committee and Mandate [Refer to Item 17a)].

Motion No. C260610-16

Moved by Bard, Seconded by Schell

Be it resolved
1. That CS2026-06, Janette Teeter, Supervisor, Clerk's Services/Deputy Clerk re: Oro-Medonte Citizen of the Year/Ontario Senior of the Year Advisory Committee, Establishment of Committee Mandate and Guidelines be received and adopted.
2. That the Oro-Medonte Citizen of the Year/Ontario Senior of the Year Advisory Committee be approved and established as outlined in CS2026-06.
3. That the appropriate by-law be brought forward for Council's consideration.
4. That the Group members be thanked, under the Mayor's signature, for their contribution and commitment over the years.
5. That staff proceed accordingly.

Carried.

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f) OCS2026-06, Justin Metras, Manager, Infrastructure & Capital Projects re: Expropriation of Land – 1922/1926 Warminster Sideroad Update.

Motion No. C260610-17

Moved by Clark, Seconded by Young

Be it resolved
1. That OCS2026-06, Justin Metras, Manager, Infrastructure & Capital Projects re: Expropriation of Land – 1922/1926 Warminster Sideroad Update be received and adopted.
2. That Council approve By-law 2026-063 to expropriate a permanent easement for municipal drainage works and appurtenances over and upon parts of 1922 and 1926 Warminster Sideroad.
3. That the Director of Operations and Community Services be authorized to execute any additional documents pertaining to the expropriation on behalf of the Township.

Carried.

12. Reports of Municipal Officers for Information Only:

a) FI2026-04, Shannon Johnson, Director, Finance/Chief Financial Officer re: Canada-Ontario Housing Partnership – Development Charge Reduction Program [Refer to Item 14k)].

b) FI2026-05, Shannon Johnson, Director, Finance/Chief Financial Officer re: Financial Executive Summary Report - 2026 Q1 Variance Report & Strategic Projects.

c) Dylan Flannery, Director, Operations & Community Services re: Service Showcase – Road Sweeping Program.

d) PC2026-02, Kelly Watson, Director, People & Culture re: Health & Safety Annual Update.

e) CS2026-09, Yvonne Aubichon, Clerk re: 2026 Accessible Election Plan.

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Motion No. C260610-18

Moved by Lavoie, Seconded by Hutcheson

Be it resolved that the reports, as listed under Item #12, Reports of Municipal Officers for Information Only, be received with the exception of Item 12 a) to be voted on separately:

a) FI2026-04, Shannon Johnson, Director, Finance/Chief Financial Officer re: Canada-Ontario Housing Partnership – Development Charge Reduction Program [Refer to Item 14k)].

b) FI2026-05, Shannon Johnson, Director, Finance/Chief Financial Officer re: Financial Executive Summary Report - 2026 Q1 Variance Report & Strategic Projects.

c) Dylan Flannery, Director, Operations & Community Services re: Service Showcase – Road Sweeping Program.

d) PC2026-02, Kelly Watson, Director, People & Culture re: Health & Safety Annual Update.

e) CS2026-09, Yvonne Aubichon, Clerk re: 2026 Accessible Election Plan.

Carried.

Motion No. C260610-19

Moved by Young, Seconded by Bard

Be it resolved

1. That FI2026-04, Shannon Johnson, Director, Finance/Chief Financial Officer re: Canada-Ontario Housing Partnership – Development Charge Reduction Program [Refer to Item 14k)] and the correspondence regarding the Canada–Ontario Partnership to Build be received.
2. That the Township of Oro-Medonte supports the Association of Municipalities of Ontario (AMO) in its call for fair and equitable access to the Canada–Ontario Partnership to Build for rural municipalities, including the Township of Oro Medonte, recognizing the unique housing and infrastructure needs of rural communities.
3. That the Township of Oro Medonte supports and is committed to working with all levels of government to increase housing supply and reduce the cost of housing for residents; and
4. That MP Doug Shipley, MPP Doug Downey, and MPP Jill Dunlop, Federal Minister of Housing and Ontario Minister of Municipal Affairs and Housing (MMAH) be advised of Council's position under the Mayor's signature.

Carried.

13. Reports and Announcements of Members of Council:

a) Updates from Council Representatives – County of Simcoe and Township Partners and Agencies.

The following members of Council provided updates: Mayor Greenlaw, Deputy Mayor Lavoie and Councillors Bard, Hutcheson and Schell.

14. Consent Agenda:

a) Correspondence from Severn Sound Environmental Association (SSEA) re: January 29, 2026 Q4 2025 Board Meeting; Highlights of 2026 Q1 Board Meeting; Infographic of Q1 Highlights; and Highlights of April 30, 2026 Severn Sound Source Protection Authority Meeting.
Staff Recommendation: Receive for Information Only.

b) Minutes of Lake Simcoe Region Conservation Authority dated April 17, 2026.
Staff Recommendation: Receive for Information Only.

c) Minutes of Barrie Public Library Board meeting held on April 23, 2026.
Staff Recommendation: Receive for Information Only.

d) Nottawasaga Valley Conservation Authority re: Minutes of April 24, 2026 Meeting and Highlights of May 22, 2026 Meeting.
Staff Recommendation: Receive for Information Only.

e) Correspondence dated June 1, 2026 from Orillia Public Library re: Township of Oro-Medonte Statistics, May 2026.
Staff Recommendation: Receive for Information Only.

f) Correspondence from Ministry for Seniors and Accessibility re: Proclaim June, 2026 as Seniors Month.
Staff Recommendation: Receive, Proclaim and Communicate Accordingly.

g) Correspondence received May 26, 2026 from Ontario Provincial Conservation Agency re: Regional Consolidation of Ontario's Conservation Authorities Update.
Staff Recommendation: Receive for Information Only.

h) Correspondence dated May 29, 2026 from County of Simcoe re: Endangered Kirtland's Warbler spotted in Simcoe County Forest restoration site.
Staff Recommendation: Receive for Information Only.

i) Correspondence dated June 1, 2026 from Ministry of Municipal Affairs and Housing (MMAH) re: Proposed Changes to County of Simcoe Planning Responsibilities, Proposed Amendments to Ontario Regulations 525/97 and 699/98.
Staff Recommendation: Receive for Information Only.

j) Correspondence dated June 1, 2026 from Ministry of Municipal Affairs and Housing (MMAH) re: Environmental Registry of Ontario Posting 026-0558, Proposed Planning Act Changes (Schedule 7 of Bill 119 - Protecting Ontario's Streets and Communities Act, 2026), Comments to be received from May 26, 2026, to June 25, 2026.
Staff Recommendation: Receive for Information Only.

k) Correspondence dated June 1, 2026 from Ministry of Municipal Affairs and Housing (MMAH) re: Canada-Ontario Development Charge Reduction Program (DCRP), beginning June 1, 2026.
Staff Recommendation: Receive for Information Only.

Motion No. C260610-20

Moved by Hutcheson, Seconded by Young

Be it resolved that the staff recommendations with respect to the items listed under "Consent Agenda Correspondence" be adopted as printed:

a) Correspondence from Severn Sound Environmental Association (SSEA) re: January 29, 2026 Q4 2025 Board Meeting; Highlights of 2026 Q1 Board Meeting; Infographic of Q1 Highlights; and Highlights of April 30, 2026 Severn Sound Source Protection Authority Meeting.
Received for Information Only.

b) Minutes of Lake Simcoe Region Conservation Authority dated April 17, 2026.
Received for Information Only.

c) Minutes of Barrie Public Library Board meeting held on April 23, 2026.
Received for Information Only.

d) Nottawasaga Valley Conservation Authority re: Minutes of April 24, 2026 Meeting and Highlights of May 22, 2026 Meeting.
Received for Information Only.

e) Correspondence dated June 1, 2026 from Orillia Public Library re: Township of Oro-Medonte Statistics, May 2026.
Received for Information Only.

f) Correspondence from Ministry for Seniors and Accessibility re: Proclaim June, 2026 as Seniors Month.
Received, Proclaimed and Communicated Accordingly.

g) Correspondence received May 26, 2026 from Ontario Provincial Conservation Agency re: Regional Consolidation of Ontario's Conservation Authorities Update.
Received for Information Only.

h) Correspondence dated May 29, 2026 from County of Simcoe re: Endangered Kirtland's Warbler spotted in Simcoe County Forest restoration site.
Received for Information Only.

i) Correspondence dated June 1, 2026 from Ministry of Municipal Affairs and Housing (MMAH) re: Proposed Changes to County of Simcoe Planning Responsibilities, Proposed Amendments to Ontario Regulations 525/97 and 699/98.
Received for Information Only.

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Received for Information Only.

k) Correspondence dated June 1, 2026 from Ministry of Municipal Affairs and Housing (MMAH) re: Canada-Ontario Development Charge Reduction Program (DCRP), beginning June 1, 2026.
Received for Information Only.

Carried.

15. Communications/Petitions:

None.

16. Notice of Motions:

None.

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17. By-Laws:

a) 2026-023: Being a By-Law to Establish an Oro-Medonte Citizen/Ontario Senior of the Year Advisory Committee, Establish a Terms of Reference and to Repeal By-Law No. 2011-029.

b) 2026-063: A By-Law to Approve an Application to Expropriate Land (Permanent Easement) for Municipal Drainage Works.

Motion No. C260610-21

Moved by Young, Seconded by Clark

Be it resolved that By-Law Nos. 2026-023 and 2026-063

a) 2026-023: Being a By-Law to Establish an Oro-Medonte Citizen/Ontario Senior of the Year Advisory Committee, Establish a Terms of Reference and to Repeal By-Law No. 2011-029

b) 2026-063: A By-Law to Approve an Application to Expropriate Land (Permanent Easement) for Municipal Drainage Works.

be passed in open Council on the 10th day of June, 2026.

Carried.

18. Closed Session Items:

None.

19. Confirmation By-Law:

a) 2026-064: Being a by-law to confirm the proceedings of the Council meeting held on Wednesday, June 10, 2026.

Motion No. C260610-22

Moved by Hutcheson, Seconded by Lavoie

Be it resolved that By-Law No. 2026-064: Being a by-law to confirm the proceedings of the Council meeting held on Wednesday, June 10, 2026 be passed in open Council on the 10th day of June, 2026.

Carried.

20. Adjournment:

a) Motion to Adjourn.

Motion No. C260610-23

Moved by Young, Seconded by Clark

Be it resolved that we do now adjourn at 6:05 p.m.

Carried.

Mayor, Randy Greenlaw **Clerk, Yvonne Aubichon**

DRAFT

The Township of Oro-Medonte
Special Council Meeting Minutes
Electronic Hybrid Meeting

Thursday, June 11, 2026 **3:00 p.m.**

2022-2026 Council

Present: Mayor Randy Greenlaw
Deputy Mayor Peter Lavoie
Councillor Lori Hutcheson
Councillor John Bard
Councillor David Clark
Councillor Robert Young

Regrets: Councillor Richard Schell

Staff Present: Shawn Binns, Chief Administrative Officer; Yvonne Aubichon, Clerk; Donna Hewitt, Director, Corporate Services; Brent Spagnol, Director, Development Services; Michelle Jakobi, Director, Environmental Services; Dylan Flannery, Director, Operations and Community Services; Shannon Johnson, Director, Finance / Chief Financial Officer; Kelly Watson, Director, People and Culture; Roree Payment, Director, Fire and Emergency Services/Fire Chief; George Vadeboncoeur, Manager, Planning, Special Projects; Jason Scharapenko, Information Technology Technician (IT)

All Council and staff participated via Zoom platform.

1. Call to Order - Reading of Land Acknowledgement:

Mayor Greenlaw assumed the Chair at the above noted time and called the meeting to order.

The Township of Oro-Medonte acknowledges that we are situated on the traditional land of the Anishnaabek (A- nish- in- aa- beh) people, and ancestral territory of the Huron-Wendat. The Anishnaabek include the Odawa [Oh-DAH-wah], Ojibwe [O-jib-we] and Pottawatomi [boh-tah-WAH-toh-mee] nations, collectively known as the Three Fires Confederacy. It continues today as the home for diverse Indigenous Peoples including the historic Métis Community in Penetanguishene.

The Anishnaabek people continue to have an enduring relationship with this land, specifically the Chippewas of Rama First Nation, the Chippewa Tri-Council and the Williams Treaties First Nations. The Huron-Wendat Nation also continues to pay respect and protect their

ancestors and heritage on this land. We honour the Indigenous history and culture that has thrived for millennia in this territory and the Treaties that bind us together as partners in the spirit of a shared sustainable and prosperous future. We are all Treaty People. Our commitment begins with acknowledging the Truth so that we can move forward together towards Reconciliation.

2. Adoption of Agenda:

a) Motion to Adopt the Agenda.

Motion No. SC260611-1

Moved by Clark, Seconded by Lavoie

Be it resolved that the agenda for the Special Council meeting of Thursday, June 11, 2026 be received and adopted.

Carried.

Motion No. SC260611-2

Moved by Bard, Seconded by Young

Be it resolved that Rule 14.20a), as per the Procedural By-law No. 2023-043, be suspended in order to allow the meeting to proceed past the 4 hour adjournment requirement, if necessary.

Carried.

3. Disclosure of Pecuniary Interest:

None declared.

4. Reports of Municipal Officers for Information Only:

a) DS2026-075, Brent Spagnol, Director, Development Services re: Township Initiated Site-Specific Zoning By-law Amendment for Ten Properties Application No. 2026-ZBA-14.

Motion No. SC260611-3

Moved by Lavoie, Seconded by Hutcheson

Be it resolved that DS2026-075, Brent Spagnol, Director, Development Services re: Township Initiated Site-Specific Zoning By-law Amendment for Ten Properties Application No. 2026-ZBA-14 be received.

Carried.

5. Public Meetings:

a) Notice of Public Meeting for Proposed Amendment to the Zoning By-Law of the Township of Oro-Medonte, 2026-ZBA-14 (Township of Oro-Medonte).

The subject lands being considered at the 3:00 p.m. time slot are described as follows:
3:00 p.m. 2192 Town Line;
4598 Line 5 North;
4524 Line 5 North.

The subject lands being considered at the 4:45 p.m. time slot are described as follows:
4:45 p.m. 6 Cook Lane;
10 Beach Road;
68 Ward Avenue;
15 Cathedral Pines.

The subject lands being considered at the 6:30 p.m. time slot are described as follows:
6:30 p.m. 1 Pemberton Lane;
1165 Woodland Drive;
247 Moon Point Drive.

3:00 p.m.
The following correspondence was received for 2192 Town Line, 4598 Line 5 North, 4524 Line 5 North as well as any general correspondence: Township of Oro-Medonte, Building Division dated May 22, 2026; John Crawford dated May 26 and June 11, 2026; Enbridge Gas dated May 27, 2026; Nora Hoyer dated June 2 and June 11, 2026; Susan Dennis dated June 9, 2026; Bryn Pressnail dated June 10, 2026; K.D. Pressnail dated June 10, 2026; Eddy Aceti June 11, 2026; J. McMahon dated June 11, 2026; Steve Hawryluk dated June 11, 2026.

The following public provided verbal comments for 2192 Town Line:

Nora Hoyer provided opposition comments, precedent, fairness, official plan criteria, Township has fulfilled its contractual obligation and is at liberty to deny all 10 amendments, approving sets a dangerous precedent allowing anyone to request zoning amendments via settlements, properties don't meet official plan criteria - STRs generate conflicting land use and don't maintain neighbourhood character, negatively impacts, noise, garbage, parking, fire and safety risks, confrontations.

John Crawford provided opposition comments, privacy, property intrusion, past issues, direct neighbour experienced property intrusions, human waste left on property, and privacy violations, construction noise past midnight affected his family, questions owner's ability to manage guests given past issues with workers and visitors.

Senti Rasa provided opposition comments, fairness, equal treatment, process, concerned that 10 property owners received special opportunity not available to others in similar situations, questions whether process is transparent and treats all residents equally, requests clarity on status of existing STRs and total taxpayer cost of township-initiated rezoning.

Candy Wood, owner, provided comments in defense, clarification. Disputes neighbour's complaints - 2015 incident predates her STR operation, concrete pouring delay was weather-related, not STR-related, owns 41 acres, far from party house concerns, seeks fair consideration.

Barbara Foster provided opposition comments, enforcement, communication, believes many STR operators weren't informed their operations violated by-laws, complaints to Township about STRs have gone unanswered, frustrated with lack of enforcement over the years.

The following public provided verbal comments for 4598 Line 5 North:

Jeff Hunnisett, owner, provided comments in favour, family property, responsible operation, multi-generational family on Line Five since 1970s; seeking compliance with new licensing regime, property well-suited for STR - large lot, far from neighbours, primarily skier families as guests, never had complaints, strict rules, proper insurance, occasional rentals only.

The following public provided verbal comments for 4524 Line 5 North:

Margo Hunnisett, owner, provided comments of community ties, economic benefit, family has 50+ year history in area; built property as future retirement home, guests are primarily ski families who support local businesses (Foodland, restaurants, spa), carefully selects respectful guests; never had neighbour complaints in 3 years of operation.

Eva Pullet provided neutral comments, agricultural zoning, process, questioned how agricultural/rural zoned properties can have residential STR accommodations, asked about differences in treatment based on property remoteness, expressed disappointment about absent Councillor with conflict of interest.

There being no further comments or questions, the meeting adjourned.

4:45 p.m.
The following correspondence was received for 6 Cook Lane, 10 Beach Road, 68 Ward Avenue and 15 Cathedral Pines: Township of Oro-Medonte, Building Division dated May 22, 2026; Tim Taylor dated May 22, May 24, May 27 and June 3, 2026; Enbridge Gas dated May 27, 2026; Nottawasaga Valley Conservation Authority dated June 1, 2026; Linda Myles dated June 8, 2026; Stephen and Nicola Davids dated June 8, 2026; Mitchell and Jennifer Gillick dated June 8 and June 11, 2026; Bryan and Bernice Kennedy dated June 9, 2026, Larry Herr and residents dated June 9, 2026; Mike Attard, Bass Lake Ratepayers Association dated June 10, 2026.

The following public provided verbal comments for 6 Cook Lane:

Diana Wells provided opposition comments, insufficient information, process, commends Council progress on STR definition but criticizes lack of application information, no details on setbacks, parking, buffers - can't provide meaningful comments, recommends rejecting all 10 and requiring individual applications under new zoning bylaw.

The following public provided verbal comments for 10 Beach Road:

Jennifer Gillick provided opposition comments, parking, parties, primary use concerns, lives next door; experiences ongoing issues with parking on lawns, parties, and noise, property used primarily as STR, not secondary use - owner rarely present, has had to contact manager repeatedly about noise; prefers annual permit over permanent rezoning.

Mitch Gillick provided opposition comments, unanswered questions, parking/fire safety, echoes concerns about insufficient information to make informed comments, main concern is parking causing potential fire safety issues, wants answers provided before decisions are made, not after.

The following public provided verbal comments for 68 Ward Avenue:

Stacey Fields, owner, provided comments, family use, responsible practices, family properties used primarily by extended family; rentals are occasional and to cover costs, has never advertised on Airbnb/VRBO - uses other channels with better screening, 11 years without issues; detailed parking rules, security deposits, license plate records.

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Dean Blain provided opposition comments, platform concerns, residential incompatibility, submitted letter on behalf of 30 residents of 8 Mile Point opposing STRs in residential areas, notes that even STR owner avoids Airbnb/VRBO due to poor vetting - proves the problem, zoning amendment would allow advertising on any platform, which is the core issue.

The following public provided verbal comments for 15 Cathedral Pines:

Brad Skillen provided comments in support as secondary use and extra income, support owners making a little extra money to help with the cost of living.

Linda Myles provided opposition comments, rezoning permanence, future impact, neighbourhood character, rezoning is permanent - applies to property not person, future owners unlikely to rezone back, warns of 'floodgates' effect - desirable areas can become dominated by STRs, changing neighbourhood character, commercial accommodation is incompatible with residential use.

Marilyn Barry provided opposition comments, residential character, frequent turnover, opposed - inappropriate for small residential community, concern about turn over of unfamiliar people, should not occur in neighbourhoods like Cathedral Pines with a strong sense of community.

Nancy Hamilton provided opposition comments, zoning permanence, future concerns, questions what makes specific properties special enough to warrant rezoning, concerned that zoning goes with land permanently, not with owner, worried this could be stepping stone to larger resort-type developments.

Joseph Felice, owner, provided comments in favour, responsible operation, community, owner-occupied property; always on premises when guests present, welcomed by neighbours when moved in, no complaints from community, wife carefully screens all guests; security cameras installed for safety.

Tim Taylor provided opposition comments, petition support, signatory of petition with 81 names opposing the amendments, wants all 81 voices formally recognized in the record, petition represented those unable to attend meeting.

Dave Johnstone provided opposition comments, bed & breakfast alternative, questions why owner-occupied STRs don't apply as bed & breakfasts, which are legal, suggests existing legal framework may already accommodate some situations.

There being no further comments or questions, the meeting adjourned.

6:30 p.m.
The following correspondence was received for 1 Pemberton Lane, 1165 Woodland Drive and 247 Moon Point Road: Township of Oro-Medonte, Building Division dated May 22, 2026; Jerry and Marley Greenglass dated May 23, 2026; Enbridge Gas dated May 27, 2026; Eddy Aceti dated May 31 and June 4, 2026; Les Kirsh dated June 1, 2026; Margaret Burghardt dated June 1, 2026; Mark Rosati dated June 1, 2026; Steve Hawryluk dated June 2, 2026; Doreen Weill dated June 4 and June 5, 2026; Julio and Cristina Pontet dated June 5, 2026; Paul Sanderson dated June 8, 2026; Diana Wells dated June 8, 2026; Janet and Sarah Bumstead and Amanda Dame dated June 9, 2026; Craig Walters dated June 9, 2026; Gord Green dated June 9, 2026; Lee Jones dated June 9, 2026; Cynthia, Tim and Laura Ferris dated June 9, 2026; Liz Kirk dated June 10, 2026; Howard and Brenda Bloomberg dated June 10, 2026; Dean Blain and residents dated June 10, 2026; Bill Kirk dated June 10, 2026; James Maxwell dated June 11, 2026; Jeff Brockman dated June 11, 2026; Martha Hinton, Jonathan, Ben and Nev Russell dated June 11, 2026; Myrna and Thomas Beck dated June 11, 2026.

The following public provided verbal comments for 1165 Woodland Drive:

Steve Hawryluk provided opposition comments, noise, incompatibility, enforcement, notes trees don't block noise - property size matters more than vegetation, STRs not compatible with residential zones per existing zoning bylaw 97-95, experienced chaos firsthand; renters feel entitled to party at $1,200+/night, opposes STRs in residential zones, concerned about neighbourhood stability and character.

Martha Hinton provided opposition comments, quality of life, unpredictability, lives directly beside STR; constant turnover of strangers is unsettling for family with children, even well-behaved guests create late-night disturbances due to vacation exuberance, life savings invested in home; didn't sign up for hotel-like neighbour traffic.

Jan Barlas provided opposition comments, parking, road safety, witnessed 8+ cars spilling onto narrow Woodland road on recent Saturday, concerned about safety with cars blocking narrow residential street, has photos documenting the parking issues.

Darlene Huben provided opposition comments, lot size, septic, noise, lots are only 50-60 feet wide; houses right beside each other - can hear everything, concerned about septic system capacity with high guest volume, Woodland Drive already very narrow for this type of use.

The following public provided verbal comments for 247 Moon Point Drive:

Liz Kirk provided opposition comments, intimidation, law enforcement, STR operators have been operating outside the law, shouldn't be rewarded with rezoning, reports intimidation: pacing in front of driveways, removing signs, taking photos of walkers, residents elected council to address and shut down illegal STRs.

Janet Bumstead provided opposition comments, environment, Lake Simcoe protection, 47-year resident concerned about Lake Simcoe and natural heritage protection, private sewage systems need responsible monitoring - STR guests lack this knowledge, once rezoned, it can never go back; opposes permanent change to neighbourhood.

Barry Sookman, owner, provided comments in favour, family legacy, responsible operation, bought cottage to create family memories for children and grandchildren (has 6.5 grandkids), large 3/4 acre property with considerable distance from neighbours; well-treed and shielded, rents to cover costs; wants to preserve cottage for family inheritance.

Darlene Avery provided opposition comments, safety, intimidation, community division, reports signs stolen from property, OP now conducting nightly surveillance of Moon Point Drive, first time in 30+ years calling police; documents real fear and lack of safety, STR issue has pitted neighbours against neighbours, damaging community.

Howard Wise provided opposition comments, community interest, Council must act in community interest, not individual landowner's desire, amendment won't enhance community living; multiple residents report detriment, no necessity for exemption - unlike disability accommodations, this serves only personal financial interest.

The following public provided verbal comments in general:

Larry Herr provided opposition comments, petition organizer, organized/supported petition opposing amendments, wanted voices of absent residents to be heard.

Lillian McConnell provided opposition comments, precedent, OLT Costs, setting precedent will open floodgates for more STR applications, OLT appeal costs will grow exponentially if precedent is set, Township struggled with costs before; this will make it worse.

Jim McMahon provided solution-oriented comments, compromise, permit system, suggests middle-ground approach with permit/licensing system, recommends annual review rather than permanent rezoning, advocates for clear enforcement mechanisms.

Bill Kirk (comments made by Liz Kirk on his behalf), provided opposition comments, enforcement, community impact, supports strong enforcement of existing bylaws, concerned about long-term community character changes, questions fairness of process for these 10 properties.

Stacey Fields, owner, provided comments in response, clarified she uses Airbnb for Cook Lane (40 reviews, 4.9 rating in 9 years), does not use Airbnb/VRBO for 68 Ward Avenue, low review count demonstrates infrequent rental activity.

There being no further comments or questions, the meeting adjourned.

6. Confirmation By-Law:

a) 2026-065: Being a by-law to confirm the proceedings of the Special Council meeting held on Thursday, June 11, 2026.

Motion No. SC260611-4

Moved by Young, Seconded by Clark

Be it resolved that By-Law No. 2026-065: Being a by-law to confirm the proceedings of the Special Council meeting held on Thursday, June 11, 2026 be passed in open Council the 11th day of June, 2026.

Carried.

7. Adjournment:

a) Motion to Adjourn.

Motion No. SC260611-5

Moved by Hutcheson, Seconded by Bard

Be it resolved that we do now adjourn at 8:40 p.m.

Carried.

Mayor, Randy Greenlaw **Clerk, Yvonne Aubichon**

DRAFT

From: no-reply@oro-medonte.ca <no-reply@oro-medonte.ca>
Sent: Tuesday, May 26, 2026 4:20 PM
To: Participation <participation@oro-medonte.ca>
Subject: Request for Public Participation Form

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

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1. This is a Request to

Present a Deputation (10 Minute Limit)

2. I am requesting participation to speak at the Council Meeting

3. On the Date of (DD/MM/YYYY)

24/06/2026

4. Regarding agenda item

e.g. Application Name/Address or Application Number or Agenda Item Number

SupportLtr

5. I will be participating

on behalf of a group/organization

6. Select method of attendance

Please note that all registrations received to register either via Zoom or in-person, will receive a Zoom link.

In-Person

7. please state name

By stating the application number, applicant name or group/organization named below, you confirm that you are duly authorized to act on behalf of the identified applicant or group/ organization and that the applicant or group/organization hereby gives its approval for you to act on this matter.

Mount St. Louis Moonstone Ski Resort

10. **Contact Information**

Note: It is the responsibility of the participant to ensure that they have received consent for any third party information.

Name of Requestor Sarah & Robert Huter

Email s.huter@mountstlouis.com

Phone 7058176603

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1. Have you presented a deputation/presentation previously on this matter?

No

2. **Subject of Deputation/Presentation**

Please describe below, the subject matter of the requested deputation/presentation in sufficient detail, to provide the Township a means to determine its content and to assess its relative priority to other requests for presentation. Weight will be given to those requests that provide more detailed descriptions of the content of the presentation, particularly defining how the subject matter aligns with Council's Mandate.

Support letter request for Mount St. Louis Moonstone and other alpine & nordic ski resorts in Oro-Medonte. The request is for the Township to express support to the Government of Canada to extend the accelerated capital cost allowance (ACCA) to Canada's ski industry for expenditures relating to manufactured products. Ski areas like ours are important contributors to local and rural economies - supporting jobs, tourism, and small businesses - while also providing Canadians with access to outdoor recreation that benefits both physical and mental well-being. Nationally, the ski industry contributes over $4 billion to the Canadian economy and supports more than 65,000 jobs. To remain competitive, ongoing investment in infrastructure is essential - including lifts, snowmaking and energy-efficient systems. In the United States, recent policy changes now allow for immediate expensing of these types of capital investments, accelerating reinvestment and growth. Canadian operators do not have access to similar measures, which puts our industry at a disadvantage. Supporting Economic Development through local businesses and jobs in the Township as well as the local visitor economy. Extending ACCA to include ski resort capital investment akin to the provisions made for the manufacturing industry would help unlock investment, support local jobs, and ensure our sector remains competitive and resilient for the long term.

3. I will be providing a:

Written Presentation

4. Please identify the type of action you are seeking of Council/Committee on this issue.

To Request Action

5. Please describe in detail.

A support letter from The Township to the Government of Canada requesting to extend accelerated capital cost allowance (ACCA) to include ski resort capital investment.

6. If you are requesting action, have you been in contact with a staff member to seek a resolution with regard to this matter?

Yes

7. Who were you in contact with?

Economic Development

8. Reason why this deputation/presentation is important to Council and to the municipality:

Support of Economic Development, major tourism attractions and businesses in the township providing employment, growth and tourism opportunities.

Staff Report

To: **Council**

From: **George Vadeboncoeur, Manager, Planning Special Projects**

Meeting Date: **June 24, 2026**

Report No.: **DS2026-064**

Subject: **Short Term Rental Accommodation and Bed and Breakfast Establishments Licensing By-law Proposed Amendments**

Type: **Requires Action**

Motion No.:

Recommendation

It is recommended:

1. That Report No. DS2026-064 be received and adopted.
2. That Council receive the proposed amendments to the draft Short Term Rental Accommodation and Bed and Breakfast Establishments Licensing By-law as outlined in Report No. DS2026-064.
3. That the public be provided the opportunity to comment on the draft Licensing By-law for a two-week period to conclude on July 8, 2026.
4. That the Draft STRA and B&B Establishments Licensing By-law return for consideration at the July 15, 2026 Council meeting.
5. Pending adoption of the Licensing By-law, that Council direct staff to implement the By-law immediately and enforce license requirements on legal STRA operators two months after adoption and illegal operators six months after adoption.

Background

The purpose of this report is to outline proposed changes to the draft Short Term Rental Accommodation (STRA) and Bed and Breakfast (B&B) Establishments Licensing By-law (Licensing By-law) resulting from the Ontario Land Tribunal (OLT) settlement and the need to align the by-law with established STRA Official Plan Policies.

The Licensing By-law was previously before Council on August 13, 2025 and was granted preliminary approval. Staff were directed to bring the By-law back to Council for consideration at the next available meeting. At that time staff were dealing with appeals to the STRA policies in the Official Plan (OP) and were discussing potential revisions to the OP policies with the appellants in advance of an OLT hearing. It was determined defer final approval of the Licensing By-law until a decision was rendered by the OLT to ensure alignment with Official Plan policies. In early 2026 the OLT hearing was held, and a decision was rendered on March 30, 2026. The decision approved revised STRA Official Plan policies that were agreed to by the Township and the appellants.

The Licensing By-law is one pillar in the STRA regulatory framework, with the other two being the Official Plan and Zoning By-law. The Official Plan policies and the Licensing By-law have been prepared to address the following municipal objectives:

1. Ensure safe, healthy, and peaceful neighbourhoods
2. Ensure life safety provisions are in place to manage the operation of STRAs
3. Provide effective tools for regulation and enforcement
4. Establish structured process for the establishment of STRAs
5. Establish clear land use regulations (permissions vs. prohibitions)
6. Reduce the potential for significant costs associated with litigation (Court and OLT Appeals)
7. Establish a financially sustainable program (revenue generation to cover costs)

The Licensing By-law covers the entire municipality and establishes clear parameters to regulate the impact of STRAs that advertise on residential neighbourhoods. It also regulates STRAs that operate illegally, without zoning or a license and provides penalties for non-compliance that can be applied daily. The penalties are outlined on Schedule D to the By-law and were created to deter the operation of illegal STRAs. These penalties will be reflected in an update to the Administrative Monetary Penalty (AMP) Bylaw which will be brought forward for Council's consideration on July 15, 2026.

With the new STRA OP policies in place, staff undertook a review of the proposed Licensing By-law to ensure consistency with the policies. In addition, comments were received by members of the public that have also resulted in changes to the draft by-law.

Proposed Amendments to the Licensing By-law

Two changes have been made to the proposed STRA Licensing By-law to reflect the new Official Plan policies.

First, the concept of Secondary Use of a Dwelling Unit has be added along with a provision outlining the maximum number of days a dwelling unit can be rented as an STRA and still be considered a secondary use. Second, the definition of Short Term Rental Accommodation has been amended to align with the Official Plan.

1. Secondary Use to a Residential Use

To ensure that the residential character of a property and neighbourhood is maintained, STRAs that advertise will only be permitted to operate as a secondary use to the primary residential use of the property. This concept is also included in the proposed Zoning By-law amendment that is before Council for consideration.

To ensure that a STRA remains a secondary use licensing by-laws often outline a defined number of days in a calendar year a property can be used as a STRA. The following chart provides examples:

Municipality	**Limit on Number of Rental Days Per Year**
Township of Georgian Bay	21 days (Light Rental)
Prince Edward County	45 days
Township of Tiny	92 days
City of Kawartha Lakes	180 days
City of Mississauga	180 days
City of Toronto	180 days

Recognizing there is no accepted industry standard, staff are recommending that Council approve 92 days as the maximum a dwelling unit could be used as an STRA and still be considered secondary. This represents 25% of the number of days in a calendar year and may assist in addressing seasonal labour requirements of farms and other seasonal industries. To implement this provision the following amendments to the Licensing By-law are proposed.

1. **Secondary Use Time Limit Amendments**

a. That the definition section of the Licensing By-law be amended by including a definition of “secondary use”, which reads as follows:

““secondary use" means shall be used for 92 days or less.”

b. New offence section has been created to read as follows:

“4.16 No **person** shall **rent** a **short-term rental accommodation** for more than ninety-two (92) days in a calendar year.”

c. Demerit Point System Chart is amended, to read as follows:

Section 4.16	Rent in Excess of Ninety-two (92) days in a Calendar Year	5 (points)

d. AMPS Penalty Chart is amended, to read as follows:

23	Rent Short Term Rental Accommodation - In Excess of Ninety-Two (92 days)	4.16	$1250.00 (Penalty per day)	$1750.00	$2250.00

2. Short Term Rental Accommodation Definition Amendment

The new Official Plan policies introduced a new definition of Short Term Rental Accommodation. To ensure consistency between the definition of STRA in the Licensing By-law with the Official Plan and the definition being proposed through the amendment to the Zoning By-law before Council, the following amendment is proposed:

""**short-term rental accommodation**" means any whole or part of a **dwelling-unit advertised**, used or maintained for the accommodation of the travelling or vacationing public for a period less than twenty-eight (28) consecutive days and includes a **Bed and Breakfast Establishment**, but does not include a hotel, motel, boarding lodging or rooming house, residential care home, time share establishment and Village Commercial Resort Units that are part of rental or lease management program."
~~includes Village Commercial Resort Units and vacation homes;~~

Two Additional Amendments

As a result of comments received since the proposed Licensing By-law was tabled with Council in 2025, two additional amendments are being proposed.

1. Age of Child Staying with Parent

When the draft Licensing By-law was reviewed by Council in August 2025, a paragraph was added to the STRA licensing requirements that permits ten (10) people in an STRA where two (2) persons are under the age of two (2) years. The maximum of eight (8) people remains the same and the additional number applies to anyone over the age of two (2) years.

Staff received feedback on this provision with a suggestion that the age limit should be increased. Staff researched the age provisions in other Licensing By-laws, and this chart provides the findings.

Municipality	**Number of Persons Per Bedroom**
Township of Oro-Medonte (August 2025 Draft)	Two persons per bedroom to a maximum of ten (**where a minimum of two persons are under the age of two years**) or two persons per bedroom
Township of Georgian Bay	Two persons per guest room. **Children under two are not included in the occupancy calculation**
Town of Huntsville	Two persons per guest room, maximum of ten persons, **children under four years of age are not included in occupancy count**
Prince Edward County	Two persons per sleeping area, **one child under the age of ten per room**

Town of Blue Mountain	Two persons per bedroom, plus four additional persons, maximum nine persons
Town of Collingwood	Two persons per quest room, not to exceed eight persons, **children under thirteen are not included in occupancy count**
Township of Springwater	Maximum ten persons, **children twelve years of age and under are not included in the maximum occupancy calculation**
Township of Tiny	Two renters per bedroom, maximum ten persons
City of Kawartha Lakes	Two renters per bedroom, plus two additional renters overall, **children under fifteen shall not be considered in the total number of renters**
City of Orillia	Two persons per bedroom
Town of South Bruce Peninsula	Two persons per bedroom, third person allowed if person is under the age of twelve
Municipality of North Bruce Peninsula	Two persons per bedroom based on OBC, **two extra children aged twelve and under are permitted if sufficient parking and beds are available**, no more than two young children can stay in addition to the two persons per bedroom maximum.
Municipality of Lambton Shores	Two persons per bedroom, plus two extra to a maximum of ten persons, **children twelve and under are not included in the occupancy calculation.**

Based on staff's review, it is recommended that the age of a child staying in a parent's bedroom not included in the occupancy calculation be increased to twelve (12) years of age. This seems to be reasonable based on the review of other Licensing By-laws.

Increasing the age limit requires an amendment to Schedule A (Requirements for a STRA License) and Schedule B (Requirements for a B&B Establishment License) to the Licensing By-law as follows:

"5. Notwithstanding Section 4 (f), the maximum occupancy stated on a licence may be increased by an additional two (2) persons where a minimum of two (2) persons are under the age of twelve (12) years."

2. Fire Access Route

In reviewing the draft STRA Licensing By-law, the Fire and Emergency Services Department requested that the location of the road access and driveway access to the

property be shown on the site plan submitted with the License application so that the Department could review and approve the accesses as part of the License review process.

To address this request, provisions under Schedule A and B, Section 1 (b), outlining the information to be provided on the submitted site plan have been amended to include a requirement that the road access and driveway access be shown.

Further, under Section 2 (d) on both Schedules, a statement has been inserted that indicates suitable accesses are to be provided to the property to the satisfaction of the Fire Department.

All the changes noted above are shown on the attached “red-line” version of the STRA/B&B Establishment Licensing By-law.

Implementation and Enforcement

Once a new Licensing By-law is in place, it is suggested that Council provide staff direction on the timing of implementation and enforcement of the by-law.

Implementation of the by-law involves processing applications to license STRAs and B&Bs. As a first step, staff plan to send notices out to those that currently advertise STRAs and B&Bs advising:

a) If the property is legal – it is now required to be licensed and outlining the process to apply for a license along with deadlines, etc.
b) If the property is illegal (not properly zoned) - they are required to stop advertising by the deadline (see below). If they wish to continue to use their property as an STRA or B&B, they must apply for a rezoning.

Granicus is ready to start sending notices to those in its database outlining the requirements and Municipal Law Enforcement will be prepared to start receiving applications on Cloudpermit.

Enforcement involves sending out warning notices to all those that are advertising without a license and providing deadlines to either:

1. Apply for a license because their property is legal.
2. Apply for re-zoning because their property is illegal.

Staff considered four options related to enforcement:

1. Implementation (start taking applications) and enforcement immediately
2. Implementation immediately and enforcement one month after adoption
3. Implementation immediately and enforcement two months after adoption
4. Implementation immediately and enforcement two months (legal) and six months (illegal) after adoption

There are advantages and disadvantages to each option as outlined below.

Option 1 – Implementation and Enforcement Immediately (Not Recommended by Staff)

Advantages

- Municipal Law starts receiving applications immediately
- Enforcement commences immediately through Granicus notifying property owners that are advertising that they must stop advertising and:
  - Legal - need a license and must apply immediately and receive a license to be legal.
  - Illegal - must stop operating immediately or will be subject to enforcement under the Licensing By-law (AMPS penalty) or apply for a rezoning.
- Reduction in the number of illegal operators through enforcement
- Revenue from License applications will start to be realized ~ 4.5 months of revenue
- Revenue from AMPS will start to be realized
- Some neighbours to STRA properties will be pleased that the new Licensing By-law is in place and there are deterrents to operating illegally

Disadvantages

- Criticism by operators that no time has been provided to obtain a license
  1. Legal operators – will be operating illegally as soon as the by-law is enacted. Must apply for a license immediately and obtain a license to continue to operate.
  2. Illegal operators:
     a. Have no time to bring properties into compliance - apply for a rezoning of their property and then license.
     b. Will be critical of the Township as they will be subject to enforcement under the Licensing By-law (AMPS penalty) immediately
     c. Operators may be impacted financially through cancelled bookings and/or AMPS penalties.
- Township could be challenged due to lack of procedural fairness
- Staff have no time to prepare, receive and process applications – customer service, municipal law, building, GIS and fire.
- No time to educate operators and the public on the new rules, regulations and consequences of not adhering to the rules.

Option 2 – Implementation Immediately and Enforcement One Month After Adoption (Not Recommended by Staff)

Advantages

- Implementation commences immediately through Granicus notifying property owners that are advertising STRAs and B&Bs that they:
    1. Legal - need a license and must apply immediately and receive a license prior to enforcement date to be legal.
    2. Illegal - must stop operating by the enforcement date or will be subject to enforcement under the Licensing By-law (AMPS penalty) or apply for a rezoning.
- Reduction in the number of illegal operators through enforcement
- Revenue from License applications will start to be realized ~ 4.5 months of revenue collected
- Revenue from AMPS will start to be realized one month after adoption
- Some neighbours to STRA properties will be pleased that the new Licensing By-law is in place and there are deterrents to operating illegally
- Gives some time for legal operators to gain compliance

Disadvantages

- Criticism by operators that there is only one month grace period provided to obtain a license
    1. Legal operators – will be operating illegally within one month. Must apply and obtain a license to continue to operate immediately
    2. Illegal operators:
        a. Have no time to bring properties into compliance - apply for a rezoning of their property and then license.
        b. Will be critical of the Township as they will be subject to enforcement under the Licensing By-law (AMPS penalty) immediately
        c. Potentially will be impacted financially through cancelled bookings and/or AMPS penalties.
- Could be challenged due to lack of procedural fairness
- Staff have no time to prepare, receive and process applications – customer service, municipal law, building, GIS and fire.
- No time to educate operators and the public on the new rules, regulations and consequences of not adhering to the rules.

Option 3 – Implementation Immediately and Enforcement Two Months After Adoption (Not Recommended by Staff)

Advantages

- Implementation commences immediately through Granicus notifying property owners that are advertising STRAs and B&Bs that they:
    1. Legal Operators - need a license and must apply by the beginning of the second month to receive a license by the enforcement date to be legal.
    2. Illegal Operators – Within two months must stop advertising/operating or will be subject to enforcement under the Licensing By-law (AMPS penalty) or apply for a rezoning
- Reduction in the number of illegal operators through enforcement
- Revenue from License applications will start to be realized
- Revenue from AMPS will start to be realized two months after implementation
- Gives Staff time to prepare, receive and process applications – customer service, municipal law, building and fire

Disadvantages

- Criticism by some members of the public that the Licensing By-law is not being enforced immediately
- Criticism by operators that there is only two months provided to:
    1. Legal operators – apply and obtain a license to continue to operate
    2. Illegal operators:
        a. Only have two months to bring properties into compliance - apply for a rezoning of their property and then license
        b. Will be critical of the Township as they will be subject to enforcement under the Licensing By-law (AMPS penalty)
        c. Potentially will be impacted financially through cancelled bookings and/or AMPS penalties
- Could still be challenged due to a lack of procedural fairness
- Staff have limited time to prepare (could start receiving applications immediately), receive and process applications – customer service, municipal law, building and fire
- Only one month to educate operators and the public on new requirements, rules and consequences of not following the rules.

Option 4 – Implementation Immediately - Legal Operators Must be Licensed Within Two Months After Adoption; Illegal Operators Must Become Legal and Licensed Six Months After Adoption. Enforcement After Six Months (Staff Recommendation)

Advantages

- Implementation commences immediately through Granicus notifying property owners that are advertising that they:
  1. Legal Operators - need a license and must apply at least one month before enforcement date and receive a license by the enforcement date to be legal.
  2. Illegal Operators – Within two months must stop advertising/operating or will be subject to enforcement under the Licensing By-law (AMPS penalty) or apply for a rezoning.
- Reduction in the number of illegal operators through enforcement
- Revenue from License applications will start to be realized
- Revenue from AMPS will start to be realized
- Gives staff time to prepare, receive and process applications – customer service, municipal law, building, GIS and fire
- Gives staff two months to educate operators and the public on requirements, rules and regulations prior to enforcement commencing
- Gets through the busy enforcement season before enforcement of the Licensing By-law commences
- Gives illegal operators time to prepare and submit a rezoning application
- Procedural fairness can be demonstrated

Disadvantages

- Criticism by some members of the public that the Licensing By-law is not being enforced immediately and illegal operators and being given too much time to comply.
- Criticism by legal operators that only two months are provided to:
  1. To apply and obtain a license to continue to operate by a certain date
- Criticism by illegal operators that only six months are provided:
  a. To bring properties into compliance - apply for a rezoning of their property and then license
  b. Will be critical of the Township as they will be subject to enforcement under the Licensing By-law (AMPS penalty)
  c. Potentially will be impacted financially through cancelled bookings and/or AMPS penalties

Implementation Steps

If Council approves Option 4 and adopts the Licensing By-law on July 15th, staff proposed the following implementation steps:

1. July 17th – Education Letter/Notice sent out by Granicus to all listed legal and illegal STRA and B&B operators and posted on the Township Website.

    - Legal Operators – must apply for a License and be legal by September 15, 2026 or cease advertising. Details provided on application process under Cloud Permit.
    - Illegal Operators – must apply for a re-zoning by September 15, 2026 or cease advertising. Property must be rezoned by January 14, 2027 to permit an STRA.
      Note: Staff will advise of Zoning Review intended to take place in early 2027.

    Note: All notices will also be posted on the Township Website and through social channels to provide notification of those that did not receive a direct notice and to the public.

2. Staff to process license and re-zoning applications as they are received.

3. Website to be updated with information on address of Licensed STRAs and B&B and name and contact information of licensed person.

4. On August 15th,2026,Granicus to send out reminder Education Letters/Notices to those legal operators not licensed, requesting that they apply for a license by September 1st or stop advertising.

    (Note: If property owners (legal) have applied for a license or (illegal) have applied for a rezoning application and are proceeding through the review process, they will be permitted to continue to advertise while the application is being processed.

5. On September 15th, 2026, Granicus and Municipal Law to send out reminder Education Letters/Notices to those illegal operators that have not applied for a re-zoning advising that they need to apply for a re-zoning by September 30th or there will not be sufficient time for Council to consider their application by the January 14, 2027 deadline.

6. On September 15th, 2026,Granicus and Municipal Law to start issuing AMPS notices for Illegal operators advertising and not being licensed.

Financial/Legal Implications/Risk Management

There will be costs incurred by the municipality to implement a STRA and B&B licensing program. Fees have been established on a cost recovery basis and will be reviewed annually to achieve this objective as the program is implemented. The main variable is

the amount of revenue from penalties levied, which is unknown at this time, and therefore has not been included in projected revenues.

There is a possibility that the Licensing By-law could be challenged in Court. If this occurs, costs will be incurred to defend the By-law. Funds needed for legal services will depend on the specific challenge and costs are an unknown at this point and have not been considered in the cost recovery model.

Background Reports

Report DS2025-004, Options Report to Address Illegal Short-Term Rental Accommodations In Oro-Medonte.
Report DS2025-023, Tabling of Draft Licensing By-law for Council and Public Comment
Report DS2025-050 & Schedule A, Summary of Public Comments Received
Report DS2025-062, Proposed Short Term Rental Accommodation and B&B Licensing By-law

Policies/Legislation

- Municipal Act
- Township of Oro-Medonte Zoning By-law
- Township of Oro-Medonte Administrative Monetary Penalty System By-law

Consultations

- Chief Administrative Officer
- Director, Development Services
- Chief Municipal Law Enforcement Officer

Attachments

- Schedule 1: Chart of Advantages/Disadvantages
- Schedule 2: Track Changes Version of Proposed Licensing By-law

Conclusion

Council granted preliminary approval to an STRA and B&B Licensing By-law at its August 13, 2025 meeting and requested that the By-law be introduced to Council for consideration at the next available meeting. Staff continued to review the by-law while the appeals to the STRA Official Plan policies were being resolved by the OLT. On March 30, 2026, the OLT approved revised STRA Official Plan policies, including a new definition of STRA. The new policies provide the framework for regulating STRAs in the Township through the Zoning By-law and new Licensing By-law.

The Licensing By-law has been prepared under the provisions of the Ontario Municipal Act and regulates how property is used. The objective of the By-law is to ensure the health and safety of the travelling public is protected and that nuisances are controlled.

The new Licensing By-law applies to the whole Township. It covers properties that are zoned to permit a STRAs that advertise and B&B Establishments and those that are operating illegally without proper zoning in place. A robust Administrative Monetary Penalty System (AMPS) penalty regime is also being proposed with significant fines that address legal and illegal STRAs and B&Bs.

It is proposed that the latest draft of the Licensing By-law be tabled for public input until July 8, 2026. Barring any major changes, staff recommend that the new STRA and B&B Establishments Licensing By-law be considered by Council at its July 15, 2026 meeting.

Pending adoption by Council, it is recommended that the Licensing By-law come into effect immediately with enforcement commencing on September 15th, 2026for legal STRA and B&B operators. This will provide ample time to notify STRA owners that advertise, B&B operators, and the public of the new By-law coming into force. It will also provide time for staff to educate the public on licensing requirements, update the dedicated web site, and to implement the administrative procedures necessary to process applications.

Enforcement for illegal operators would commence September 30, 2026 unless a rezoning application has been submitted to permit an STRA or B&B as such applications would be considered as co-operative efforts to obtain compliance

Only owners of properties that are currently zoned to permit STRAs and B&Bs are eligible to submit license applications. Staff could start receiving applications as early as July 16, 2026 for review. It is proposed that fees be prorated to the end of this licensing period which concludes November 30, 2026. Staff will review the Licensing By-law in early 2027 to see if any adjustments need to be made.

Third party services are in place to assist with enforcement and a complementary report dealing with amendments to the Administrative Monetary Penalty System (AMPS) By-law to implement penalties for violations of the Licensing By-law is to be considered by Council.

Staff are confident based on the experiences in other municipalities that the adoption of a Licensing By-law to regulate STRAs and B&Bs will ensure that the health and safety of the travelling public is maintained, neighborhood nuisances minimized and will be a strong deterrent to problem Short Term Rental Accommodations operating in the municipality.

Respectfully submitted,

George Vadeboncoeur, RPP,
Manager, Planning Special Projects — June 17, 2026

Approvals:	**Date:**
Curtis Shelswell, Chief Municipal Law Enforcement Officer	June 17, 2026
Brent Spagnol, Director, Development Services	June 17, 2026
Shawn Binns, CAO	June 19, 2026

Option 1 – Implementation and Enforcement Immediately (Not Recommended by Staff)

Advantages

- Municipal Law starts receiving applications immediately
- Enforcement commences immediately through Granicus notifying property owners that are advertising that they must stop advertising and:
    - Legal - need a license and must apply immediately and receive a license to be legal.
    - Illegal - must stop operating immediately or will be subject to enforcement under the Licensing By-law (AMPS penalty) or apply for a rezoning.
- Reduction in the number of illegal operators through enforcement
- Revenue from License applications will start to be realized ~ 4.5 months of revenue
- Revenue from AMPS will start to be realized
- Some neighbours to STRA properties will be pleased that the new Licensing By-law is in place and there are deterrents to operating illegally

Disadvantages

- Criticism by operators that no time has been provided to obtain a license
    1. Legal operators – will be operating illegally as soon as the by-law is enacted. Must apply for a license immediately and obtain a license to continue to operate.
    2. Illegal operators:
        a. Have no time to bring properties into compliance - apply for a rezoning of their property and then license.
        b. Will be critical of the Township as they will be subject to enforcement under the Licensing By-law (AMPS penalty) immediately
        c. Operators may be impacted financially through cancelled bookings and/or AMPS penalties.
- Township could be challenged due to lack of procedural fairness
- Staff have no time to prepare, receive and process applications – customer service, municipal law, building, GIS and fire.
- No time to educate operators and the public on the new rules, regulations and consequences of not adhering to the rules.

Option 2 – Implementation Immediately and Enforcement One Month After Adoption (Not Recommended by Staff)

Advantages

- Implementation commences immediately through Granicus notifying property owners that are advertising STRAs and B&Bs that they:
    1. Legal - need a license and must apply immediately and receive a license prior to enforcement date to be legal.
    2. Illegal - must stop operating by the enforcement date or will be subject to enforcement under the Licensing By-law (AMPS penalty) or apply for a rezoning.
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- Gives some time for legal operators to gain compliance

Disadvantages

- Criticism by operators that there is only one month grace period provided to obtain a license
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        b. Will be critical of the Township as they will be subject to enforcement under the Licensing By-law (AMPS penalty) immediately
        c. Potentially will be impacted financially through cancelled bookings and/or AMPS penalties.
- Could be challenged due to lack of procedural fairness
- Staff have no time to prepare, receive and process applications – customer service, municipal law, building, GIS and fire.
- No time to educate operators and the public on the new rules, regulations and consequences of not adhering to the rules.

Option 3 – Implementation Immediately and Enforcement Two Months After Adoption (Not Recommended by Staff)

Advantages

- Implementation commences immediately through Granicus notifying property owners that are advertising STRAs and B&Bs that they:
    1. Legal Operators - need a license and must apply by the beginning of the second month to receive a license by the enforcement date to be legal.
    2. Illegal Operators – Within two months must stop advertising/operating or will be subject to enforcement under the Licensing By-law (AMPS penalty) or apply for a rezoning
- Reduction in the number of illegal operators through enforcement
- Revenue from License applications will start to be realized
- Revenue from AMPS will start to be realized two months after implementation
- Gives Staff time to prepare, receive and process applications – customer service, municipal law, building and fire

Disadvantages

- Criticism by some members of the public that the Licensing By-law is not being enforced immediately
- Criticism by operators that there is only two months provided to:
    1. Legal operators – apply and obtain a license to continue to operate
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        a. Only have two months to bring properties into compliance - apply for a rezoning of their property and then license
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- Could still be challenged due to a lack of procedural fairness
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- Only one month to educate operators and the public on new requirements, rules and consequences of not following the rules.

Option 4 – Implementation Immediately - Legal Operators Must be Licensed Within Two Months After Adoption; Illegal Operators Must Become Legal and Licensed Six Months After Adoption. Enforcement After Six Months (Staff Recommendation)

Advantages

- Implementation commences immediately through Granicus notifying property owners that are advertising that they:
    1. Legal Operators - need a license and must apply at least one month before enforcement date and receive a license by the enforcement date to be legal.
    2. Illegal Operators – Within two months must stop advertising/operating or will be subject to enforcement under the Licensing By-law (AMPS penalty) or apply for a rezoning.
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- Gives staff time to prepare, receive and process applications – customer service, municipal law, building, GIS and fire
- Gives staff two months to educate operators and the public on requirements, rules and regulations prior to enforcement commencing
- Gets through the busy enforcement season before enforcement of the Licensing By-law commences
- Gives illegal operators time to prepare and submit a rezoning application
- Procedural fairness can be demonstrated

Disadvantages

- Criticism by some members of the public that the Licensing By-law is not being enforced immediately and illegal operators and being given too much time to comply.
- Criticism by legal operators that only two months are provided to:
    1. To apply and obtain a license to continue to operate by a certain date
- Criticism by illegal operators that only six months are provided:
    a. To bring properties into compliance - apply for a rezoning of their property and then license
    b. Will be critical of the Township as they will be subject to enforcement under the Licensing By-law (AMPS penalty)
    c. Potentially will be impacted financially through cancelled bookings and/or AMPS penalties

The Corporation of the Township of Oro-Medonte

By-law No. 2026 – XXX

A By-law to Regulate and Licence
Short-Term Rental Accommodations and Bed and Breakfast Establishments

Whereas Section 8 (3) of the *Municipal Act, 2001, S.O. 2001, c.25,* as amended, hereinafter referred to as "*the Act*", authorizes a municipality to provide for a system of licences;

And Whereas Subsection 8(4) of *the Act* authorizes a municipality to pass by-laws or take any other action that differentiates in any way and on any basis a municipality considers appropriate;

And Whereas Section 9 *the Act* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising the authority under *the Act*;

And Whereas Section 9 of *the Act*, provides that Section 8 and Section 11 shall be interpreted broadly so as to confer broad authority on municipalities to:

(a) enable municipalities to govern their affairs as they consider appropriate; and
(b) enhance their ability to respond to municipal issues;

And Whereas Section 11 (2), paragraph 6 of *the Act,* authorizes a municipality to pass a by-law respecting the health, safety and well-being of persons;

And Whereas Section 23.1 of *the Act* authorizes a municipality to delegate its powers and duties under *the Act* and to delegate legislative and quasi-judicial powers where the Council of the municipality is of the opinion that the power being delegated is of a minor nature;

And Whereas Part IV of *the Act,* provides that a municipality may provide for a system of licences, which includes the power to suspend a licence and may:

(a) prohibit the carrying on or engaging in the business without a licence;
(b) refuse to grant a licence or to revoke or suspend a licence;
(c) impose conditions as a requirement of obtaining, continuing to hold or renewing a licence;
(d) impose special conditions on a business in a class that have not been imposed on all the businesses in that class in order to obtain, continue to hold or renew a licence;
(e) impose conditions, including special conditions, as a requirement of continuing to hold a licence at any time during the term of the licence; and
(f) licence, regulate or govern real and personal property used for the business

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and the persons carrying it on or engaged in it;

And Whereas Section 391(1) of *the Act* provides that a municipality may impose fees and charges on persons for services or activities provided or done by or on behalf of it;

And Whereas Section 425 of *the Act* authorizes a municipality to pass by-laws providing that a person who contravenes a by-law of a municipality passed under *the Act* is guilty of an offence;

And Whereas Section 429 of *the Act* provides that a municipality may establish a system of fines for a by-law passed under *the Act*;

And Whereas Section 431 of *the Act* authorizes that where any by-law of a municipality under *the Act* is contravened and a conviction entered, in addition to any other remedy and to any penalty imposed by the by-law, the court in which the conviction has been entered and any court of competent jurisdiction thereafter may make an order prohibiting the continuation or repetition of the offence by the person convicted and requiring the person convicted to correct the contravention in a manner and within a period of time that the court considers appropriate;

And Whereas Section 434.1 of *the Act* authorizes a municipality to require a person, subject to such conditions as the municipality considers appropriate to pay an administrative penalty if the municipality is satisfied that the person has failed to comply with a by-law of the municipality passed under *the Act,* in order to assist the municipality in promoting compliance with its by-laws;

And Whereas Section 436 of *the Act* provides that a municipality has power to pass by-laws providing that the municipality may enter on land at any reasonable time for the purpose of carrying out an inspection to determine compliance with a by-law;

And Whereas Section 438 of *the Act* permits municipalities to undertake inspections pursuant to orders issued under that section;

And Whereas Section 440 of *the Act* provides that a municipality has the right in addition to any other remedy and to any penalty imposed by the by-law to make application to restrain the contravention;

And Whereas Sections 444 and 445 of *the Act* authorizes a municipality to make orders to discontinue, or to correct, the contravention of a by-law;

And Whereas Section 446 of *the Act* provides that a municipality may proceed to do a matter or thing at a person's expense which that person is otherwise required to do under a by-law, but has failed to do and the costs incurred by a municipality may be recovered by adding the costs to the tax roll and collecting them in the same manner as taxes;

And Whereas Section 447 of *the Act* provides that if a municipality has the authority to

direct or require a person to do a matter or thing, the municipality may also provide that in default of it being done by the person directed or required to do it, the matter or thing shall be done at the person's expense and costs recovered by adding them to the tax roll and collecting them in the same manner as property taxes;

And Whereas the Council of the Corporation of the Township of Oro-Medonte deems it necessary and expedient to regulate and license Short-term Rental Accommodations and Bed and Breakfast Establishments in the Township of Oro-Medonte;

Now Therefore the Council of the Corporation of the Township of Oro-Medonte enacts as follows:

1. Definitions

1.1 In this By-law:

"**administrative monetary penalty**" means a monetary penalty imposed and as set out in By-law 2024-128, as amended, for a contravention of this By-law;

"**advertise**" or "**advertised**" or "**advertisement**" includes promote, broker, market, facilitate or offer for **rent,** directly or indirectly, in any medium including a **platform**;

"**agent**" means a **person** authorized in writing to act on another **person's** behalf;

"**applicant**" means a **person** who files an application for a **licence** or renewal of a **licence** and includes a **licensee** as the context requires;

"**bed and breakfast establishment**" means a **dwelling-unit**, which is owner occupied and the **primary residence** of the owner, in which **bedrooms** are offered, used or maintained for the accommodation of the travelling or vacationing public, for a period less than twenty-eight (28) consecutive days, with or without meals;

"**bedroom**" means a room or area used, designed, equipped or intended for sleeping;

"**building**" means a building as defined by the **Building Code Act**, or a structure used or intended to be used for supporting or sheltering any use or occupancy;

"**Building Code Act**" means the *Building Code Act, 1992, S.O. 1992, c. 23,* as amended, and its regulations;

"**Building Inspector**" means an inspector appointed by the **Township** under section 3 of the **Building Code Act**;

"**Chief Building Official**" means a Chief Building Official appointed by the **Township** or constituted under section 3 or 4 of the **Building Code Act**;

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"**Clerk**" means the Clerk for the **Township** or any **person** designated by the Clerk;

"**conviction**" means a conviction for an offence under the *Provincial Offences Act, R.S.O. 1990, c. P. 33,* as amended, or the affirmation of a Penalty Notice issued in accordance with the **Township's** Administrative Monetary Penalty System By-law;

"**Corporation**" means a separate legal entity incorporated pursuant to provincial or federal law;

"**Council**" means Council for the **Township**;

"**date of service**" means the date service is deemed in effect in accordance with the provisions of this By-law;

"**dwelling – single detached**" means a **building** containing only one **dwelling unit**;

"**dwelling unit**" means one or more rooms in a **building**, designed as, or intended as, or capable of being used or occupied as a single independent housekeeping unit and containing living, sleeping, sanitary and food preparation facilities or facilities for the installation of kitchen equipment and has an independent entrance;

"**electronic hearing**" means a hearing held by conference telephone or some other form of electronic technology allowing **persons** to hear one another;

"**fails to appear**" means failure to appear or participate by conference telephone, or some other form of electronic technology allowing **persons** to hear one another, or in person, on the scheduled date as the case may be within ten (10) minutes of the start time of a hearing;

"**Fire Chief**" means the Fire Chief for the **Township** or a Fire Prevention Officer;

"**Fire Protection and Prevention Act**" means the *Fire Protection and Prevention Act, 1997, S.O. 1997, c. 4,* as amended, and its regulations;

"**licence**" means a licence issued by the **Licence Issuer** pursuant to this By-law;

"**Licence Issuer**" means a **Township** employee who is responsible for issuing a **licence**;

"**licence number**" means a number assigned to a **licence** by the **Licence Issuer**;

"**licensee**" means a **person** issued a **licence** pursuant to this By-law and includes as the context requires:

(a) the officers, directors, employees, contractors and **agents** of the **licensee**;
(b) the trustee, executors, administrators or other legal representative of the **licensee**;
(c) a **responsible person**;

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(d) an **owner**;

"**Licensing Appeal Tribunal**" means the **Township's** Property Standards Committee or any other Committee established by **Council** to hear appeals under this By-law;

"**maximum occupancy**" means the maximum number of **person(s)** permitted on the **property**;

"**Officer**" means a police officer, municipal law enforcement officer, **Fire Chief**, **Chief Building Official**, **Building Inspector** or any other **person** appointed by by-law to enforce the provisions of this By-law;

"**oral hearing**" means a hearing at which the parties or their representatives attend before the **Licensing Appeal Tribunal** in person;

"**owner**" means the registered owner of **property**;

"**person**" includes an individual, sole proprietorship, partnership, limited partnership, trust, corporation, and an individual in his or her capacity as a trustee, executor, administrator, or other legal representative and includes an **applicant**;

"**platform**" means to market or broker the booking, reservation, **rental** or listing of a **short-term rental accommodation** or **bed and breakfast establishment** on behalf of a host by means of a website or digital application;

"**primary residence**" means a **person's** permanent lodging place to which, whenever absent he or she intends to return;

"**property**" means a parcel of land which is capable of being legally conveyed or any part thereof, inclusive of **buildings**;

"**rent**" or "**rental**" includes concession, permit, lease, licence, agreement or other similar arrangement;

"**renter**" means any **person** who **rents** a **short-term rental accommodation** or a **bed and breakfast establishment**;

"**Renter's Code of Conduct**" means a document prepared by the **Licence Issuer** that includes:

(a) the roles and responsibilities of a **renter** including behavior expectations as they relate to causing a disturbance;
(b) a written warning related to the making of a disturbance;
(c) information on **Township** by-laws and the provisions of the **Township** by-laws to be complied with.

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"**responsible person**" means a **person** over the age of eighteen (18) years designated by an **owner** and includes an **owner**, as the context requires;

"**secondary use**" means shall be used for 92 days or less.

"**short-term rental accommodation**" means any whole or part of a **dwelling-unit advertised,** used or maintained for the accommodation of the travelling or vacationing public for a period less than twenty-eight (28) consecutive days and does not include a hotel, motel, boarding lodging or rooming house, residential care home, time share establishment and Village Commercial Resort Units that are part of rental or lease management program~~. units that form part of a Hotel or Resort lease management program;~~

"**tax roll address**" means the mailing address and contact information for the **owner(s)** of **property** that appears in the **Township's** municipal tax assessment records;

"**Township**" means the Corporation of the Township of Oro-Medonte or the land within the geographic limits of the Corporation of the Township of Oro-Medonte as the context requires;

"**Zoning By-law**" means any by-law administered by the **Township** passed pursuant to Section 34 of the *Planning Act, R.S.O. 1990, c. P. 13*, as amended.

2. Short Title

2.1 This by-law may be referred to as the "Short-Term Rental Accommodation and Bed and Breakfast Establishment Licensing By-law".

3. Application

3.1 This By-law shall apply throughout the whole of the **Township**.

3.2 Any reference to legislation, regulations, by-laws or policies in this By-law shall be interpreted to include all amendments and any successor legislation, regulation, by-law or policy thereof.

3.3 This By-law does not apply to a group home or a hotel, motel, boarding lodging or rooming house, residential care home, time-share establishment as defined in the **Township's Zoning By-law**.

4. General Prohibitions

4.1 No **person** shall own or operate, or permit the operation of a **short-term rental accommodation** without a current valid **licence**.

4.2 No **person** shall own or operate, or permit the operation of a **bed and breakfast**

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establishment without a current valid **licence**.

4.3 No **person** shall own or operate a **short-term rental accommodation** or a **bed and breakfast establishment** other than in accordance with the terms and conditions of a **licence**, and this By-law.

4.4 No **person** shall **advertise** or cause to be **advertised** a **short-term rental accommodation** without a current valid **licence**.

4.5 No **person** shall **advertise** or cause to be **advertised** a **bed and breakfast establishment** without a current valid **licence**.

4.6 No **person** shall alter or modify or permit the alteration or modification of a **licence**.

4.7 No **person** shall use or attempt to use a **licence** issued to another **person**.

4.8 No **person** shall own, operate or carry on any business in any other name other than in the name that appears on the **licence**.

4.9 No **person** shall make a false statement in an application, declaration, affidavit or documents required by this By-law or the **Township**.

4.10 No **person** who is issued a **licence** pursuant to this By-law shall contravene any provision set out in this by-law, any other **Township** by-law, County of Simcoe By-law, federal or provincial Act, Statute, or any other legislation applicable to the licensed **property**.

4.11 No **person** shall fail to comply, cause or permit failure to comply with a **Renter's Code of Conduct**.

4.12 No **person** shall remove an order posted on the **property** under this By-law, except an **Officer**.

4.13 No **person** shall fail to comply with an Order issued pursuant to this By-law or a court order made under Section 440 *Municipal Act, 2001, S.O. 2001, c.25,* as amended.

4.14 No **person** shall **rent** a **short-term rental accommodation** that does not have a current valid **licence**.

4.15 No **person** shall **rent** a **bed and breakfast establishment** that does not have a current valid **licence**.

4.16 No **person** shall **rent** a **short-term rental accommodation** for more than ninety-two (92) days in a calendar year.

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5. Application for a Licence

5.1 An **applicant** making an application for a **licence** shall submit to the satisfaction of the **Licence Issuer**:

(a) a complete application form as provided by the **Licence Issuer**;

(b) when applicable, the Business Name Registration and/or Articles of Incorporation obtained from the applicable provincial or federal Ministry;

(c) documentation demonstrating ownership of the **property**;

(d) all required documents, and obtain all required approvals and inspections as outlined in the applicable Schedule to this By-law from the appropriate authority having jurisdiction;

(e) any other documents as may be required by the **Licence Issuer**;

(f) the fee as outlined on Schedule E to this By-law.

5.2 Acceptance of an application for a **licence** and a **licence** application fee does not constitute approval or oblige the **Township** to issue a **licence**.

6. Application for a Licence – Incomplete

6.1 An application for a **licence** shall be deemed incomplete where:

(a) an **applicant** fails to submit insurance and any other documents as required by this By-law;

(b) an **applicant** fails to provide any other documents as required by the **License Issuer** within the time specified by the **Licence Issuer**;

(c) an **Applicant** fails to pay any fees as required by this By-law.

7. Licences

7.1 The **Licence Issuer** is hereby delegated authority to issue a **licence** in accordance with the provisions of this By-law and the applicable Schedule(s) to this By-law.

7.2 The **Licence Issuer** shall administer this By-law and establish all forms and notices, necessary to implement this By-law and may amend such forms and notices from time to time, as the **Licence Issuer** deems necessary, provided that the contents of such forms and notices are not in conflict, or inconsistent with this By-law.

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7.3 The **Licence Issuer** is hereby delegated authority to impose additional terms and conditions on a **licence** that in the opinion of the **Licence Issuer** are reasonable and taking into consideration:

(a) the health, safety and well-being of **persons**;

(b) the impact on a neighbouring **property** or a neighbouring **property owner**;

(c) the past conduct of an **applicant**.

7.4 The **Licence Issuer** is hereby delegated authority to revoke, suspend, refuse to issue a l**icence**, where the **applicant** would not be entitled to a **licence**, on any grounds set out in this By-law.

7.5 A **licence** issued by the **Township** is non-refundable is not transferable.

7.6 A **licence** issued pursuant to this By-law is valid for the current year and shall expire on the 1st day of December the following year unless otherwise suspended or revoked in accordance with the provisions of this By-law.

7.7 Every **licence** shall remain at all times the property of the **Township** and no **person** shall enjoy a vested right in any **licence** or the continuance of any **licence**.

7.8 A **licence** shall be issued by the **Licence Issuer**:

(a) upon the requirements of this By-law being met;

(b) upon submission of the documents to the **Licence Issuer's** satisfaction as required by this By-law and as outlined on the applicable Schedule(s) to this By-law;

(c) upon obtaining the required approvals and inspections to the **Licence Issuer's** satisfaction as required by this By-law and as outlined on the applicable Schedule(s) to this By-law.

7.9 The **Licence Issuer** shall not issue a **licence** if the **applicant(s)** have any outstanding fines, penalties, legal costs, disbursements, property taxes and late payment charges owing to the **Township** for the **property** subject to the **licence** application.

7.10 A **Licence Issuer** shall not issue a **licence**:

(a) for a **maximum occupancy** greater than eight (8) **persons** or two (2) **persons** per **bedroom** whichever is less. The **maximum occupancy** stated on the **licence** may be increased by an additional two (2) **persons** where a minimum of two (2) **persons** are under the age of twelve (12) years;

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(b) for a **bed and breakfast establishment** that has more than three (3) **bedrooms** available for **rent**;

(c) for a **bed and breakfast establishment** unless the **bed and breakfast establishment** is operated in a **dwelling – single detached**;

(d) for a detached accessory unit as defined in the **Township's Zoning By-law** unless a site specific Zoning By-law Amendment has been granted for a **short-term rental accommodation** or a **bed and breakfast establishment**;

(e) to a **Corporation** for a **bed and breakfast establishment**;

(f) for a **short-term rental accommodation** unless the **short-term rental accommodation** is a **secondary use** of the **property**.

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7.11 A **licence** shall only be issued by the **Licence Issuer** in the name(s) of the **owner(s)** of the **property**.

7.12 A **licence** issued under this By-law shall include following:

(a) The municipal address;

(b) **licence number**;

(c) Date of issue and expiry date of the **licence**;

(d) Number of **bedrooms** available for **rent** and **maximum occupancy**;

(e) **licensee** name and contact information;

(f) In the case of a **short-term rental accommodation**, the **responsible person's** name and contact information.

8. Licence – Terms and Conditions

8.1 A **licence** is subject to the terms and conditions of this By-law and the terms and conditions as set out in the applicable Schedule(s) to this By-law.

8.2 A **licensee** shall notify the **Licence Issuer** within seven (7) days of any changes regarding an approved application for a **licence**, and such changes shall be subject to submission of the necessary documentation to the **Licence Issuer**.

8.3 A **licensee** shall be responsible for the act(s) and omission(s) of its employees, representatives, and the **responsible person** in the carrying on of the business in the same manner and to the same extent as though the **licensee** did the act(s) or

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omission(s).

8.4 Any record required by this By-law shall be produced by the **licensee** upon request of an **Officer** or the **Licence Issuer**.

8.5 A **licensee** acknowledges that a **licence** is not transferable and where the **owner(s)** transfer ownership of the **property**, the **licence** shall be deemed expired as of the date of the transfer of the **property**.

9. Licences – Administrative Suspensions

9.1 Where the **licensee's** policy of liability insurance expires, is cancelled, or is otherwise terminated, then the applicable **licence** shall be automatically suspended effective on the date of such expiration, cancellation, or termination and shall remain so until such insurance has been reinstated.

9.2 An administrative suspension of a **licence** without a hearing shall be imposed for up to fourteen (14) days if the **Licence Issuer** is satisfied that the continuation of the business poses an immediate danger to health and safety of any **person** or to any **property** or in accordance with Section 10. Before any suspension is imposed, the **Licence Issuer** shall provide the **licensee** with the reasons for the suspension, either orally or in writing, and an opportunity to respond to them.

9.3 An administrative suspension imposed under Section 9.2 may be imposed on such conditions as the **Licence Issuer** considers appropriate.

10. Licences – Grounds – Additional Terms and Conditions, Refusal, Revocation or Suspension

10.1 An **applicant** is entitled to a **licence** upon meeting the requirements of this By-law except where:

(a) the past or present conduct of any **person**, including any partner, the officers, directors, employees or **agents** of a corporation affords reasonable cause to believe that the **person** will not carry on or engage in the business in respect of which the application is made in accordance with the law or with honesty or integrity;

(b) the **applicant** has past breaches or contraventions of any law or any provision of this By-law or any other municipal by-law or Provincial or Federal Statute associated with the carrying on of such business;

(c) the **applicant** has failed to pay an **administrative monetary penalty** imposed by the **Township** or a fine or fines imposed by a Court for convictions for breach of this or any other **Township** by-law or provincial offence related to the **property**;

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(d) the **applicant** has failed to comply with any term, condition or direction of the **Licence Issuer** or **Officer** or has failed to permit any investigation by the **Licence Issuer** or **Officer**;

(e) the **applicant** has failed to comply with this By-law, an Order issued in accordance with this By-law, an Order pursuant to Section 431 of the *Municipal Act, 2001, S.O. 2001, c. 25*, as amended, a **licence**, or the terms and conditions of a **licence**,

(f) the issuing of a **licence** would be contrary to the public interest with respect to health and safety, consumer protection, or nuisance control;

(g) the **applicant** has submitted an application or other documents to the **Township** containing false statements, incorrect, incomplete, or misleading information;

(h) the **applicant** is carrying on or engaging in activities that are, or will be, if the **applicant** is licensed, in contravention of this By-law, or a decision of the court as a result of an application made under Section 440 or the *Municipal Act, 2001, S.O. 2001, c. 25*, as amended, or any other applicable law;

(i) the **applicant** has outstanding legal costs, disbursements, property taxes and late payment charges owing to the **Township** for the subject **property**;

(j) the **applicant** has accumulated seven (7) or more demerit points in a six (6) month period;

(k) the **licence** was issued in error; or

(l) the **applicant** requests in writing that the **licence** be revoked;

10.2 The **Licence Issuer** may revoke, suspend or refuse to issue a **licence**, where the **applicant** would not be entitled to a **licence**, on any grounds set out in this By-law.

10.3 Where a **licence** has been revoked, suspended or refused, the fees paid by the **applicant,** in respect of the **licence,** shall not be refunded.

10.4 Where an application for a **licence** is withdrawn by an **applicant**, or is deemed incomplete by the **Licence Issuer** in accordance with the provisions of this By-law, the fees paid by the **applicant**, in respect of the **licence**, shall not be refunded.

10.5 Where a **licence** has been revoked or suspended, the **licensee** shall return the **licence** to the **Licence Issuer** within two (2) days of the **date of service** of the notice of the decision.

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10.6 When a revoked or suspended **licence** has not been returned, an **Officer** may enter upon the **property**, for the purpose of receiving, taking or removing the said **licence**.

10.7 Where a **licence** has been revoked or suspended, no **person** shall operate or permit the operation of a **short-term rental accommodation** or a **bed and breakfast establishment**.

10.8 Where a **licence** has been refused or revoked in accordance with this By-law, no **person** shall be entitled to apply for a **licence** for the subject **property** for a period of one (1) year from the date of refusal or revocation of the **licence**.

11. Licence – Notice – Right to a Hearing – Additional Terms and Conditions – Refusal, Revocation or Suspension

11.1 With the exception of Section 9, before a **licence** is refused, revoked or suspended, or issued with terms or conditions, written notice shall be given by the **Licence Issuer** to the **applicant**.

11.2 Notice shall be served on the **applicant** in accordance with Section 17 of this By-law and shall:

(a) contain sufficient information to specify the nature of, or reason for, any recommendation;

(b) inform the **applicant** of their entitlement to a hearing before the **Licensing Appeal Tribunal**, if a request in writing for a hearing is submitted to the **Clerk** within fifteen (15) days after the **date of service** of the notice; and

(c) inform the **applicant** that if no written request for a hearing is received within the prescribed time, the decision of the **Licence Issuer** is confirmed.

12. Establishment of Licensing Appeal Tribunal

12.1 The **Licensing Appeal Tribunal** is delegated authority by **Council** to hear and render decisions regarding:

(a) the refusal, revocation or suspension of a **licence**, and the imposing of terms and conditions on a **licence**;

(b) an appeal of an Order.

12.2 The decision of the **Licensing Appeal Tribunal** shall be final and binding.

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13. Request for Hearing

13.1 A **person** who has been issued an Order, or an **applicant** for a **licence** may request a hearing before the **Licensing Appeal Tribunal** provided a request for a hearing is:

(a) made in writing;

(b) submitted to the **Clerk** together with the applicable appeal fee as set out in Schedule E of this By-law within seven (7) days after the **date of service** of the Order or the Notice to Revoke, Suspend, Refusal to Issue or Issue a **licence** subject to terms and conditions has been served.

13.2 On receipt of a written request for a hearing, the **Clerk** shall:

(a) schedule a hearing; and

(b) give the **person** who has been issued an Order or an **applicant**, Notice of Appointment for a Hearing in accordance with this By-law at least twenty (20) days prior to the hearing date.

13.3 Prior to an **oral hearing**, the **Clerk** shall deliver in accordance with Section 17 of this By-law, a Notice of an Appointment for a Hearing, to the **person** that requested a hearing, that contains:

(a) a reference to the statutory authority under which the hearing will be held and the purpose of the hearing;

(b) the date, time and place of the hearing;

(c) the date, time and method for submitting any relevant documents, photographs or videos;

(d) information on how to obtain disclosure; and

(e) a statement that if the **person fails to appear** that the **person** shall be deemed to have abandoned the request for a hearing and:

(i) the decision of the **Licence Issuer** is final; or
(ii) the Order issued by the **Officer** is confirmed.

13.4 Prior to an **electronic hearing**, the **Clerk** shall deliver in accordance with Section 17 of this By-law, a Notice of an Appointment for a Hearing to the **person** that requested a hearing, that contains:

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(a) a reference to the statutory authority under which the hearing will be held and the purpose of the hearing;

(b) the date, time and details about the manner in which the hearing will be held;

(c) the date, time and method for submitting any relevant documents, photographs and videos;

(d) information on how to obtain disclosure;

(e) a statement that the **person** may, by satisfying the **Licensing Appeal Tribunal** that holding the hearing as an **electronic hearing** is likely to cause the **person** significant prejudice, require the **Licensing Appeal Tribunal** to hold the hearing as an **oral hearing**, and the procedure to be followed for that purpose;

(f) a statement that if the **person fails to appear** that the **person** shall be deemed to have abandoned the request for a hearing and:

(i) the decision of the **Licence Issuer** is final; or
(ii) the Order issued by the **Officer** is confirmed.

14. Hearing Process

14.1 The provisions of the *Statutory Powers Procedure Act, R.S.O. 1990, c. S. 22,* as amended, shall apply to all hearings conducted under this By-law.

14.2 A hearing shall be conducted as an **electronic hearing** unless there is a requirement on a case-by-case basis, as determined by the **Licensing Appeal Tribunal**, to provide the hearing through other means.

14.3 A hearing shall be held in public, unless determined otherwise in accordance with the *Statutory Powers Procedure Act, R.S.O. 1990, c. S. 22,* as amended, and the **Licensing Appeal Tribunal**, shall hear the **applicant** and every other **person** who desires to be heard, and the **Licensing Appeal Tribunal** may give its decision orally or adjourn the hearing and reserve its decision, but in any case the decision shall be provided in writing.

14.4 No decision of the **Licensing Appeal Tribunal** is valid unless it is concurred with by a majority of the members of the **Licensing Appeal Tribunal** that heard the matter, and the decision of the **Licensing Appeal Tribunal**, shall be in writing and shall set out the reasons for the decision, and shall be signed by the members who concur with the decision. The decision of the **Licensing Appeal Tribunal** shall be made within ten (10) days of conclusion of the hearing.

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14.5 Any authority or permission granted by the **Licensing Appeal Tribunal** may be for such time and subject to such terms and conditions as the **Licensing Appeal Tribunal** considers advisable and as are set out in the decision.

14.6 When a **person** or authorized representative **fails to appear** for a hearing, the **Licensing Appeal Tribunal** may without a hearing affirm that:

(a) the **person** is deemed to have abandoned the request for a hearing;

(b) the decision of the **Licensing Issuer** is final; or

(c) the Order issued by the **Officer** is confirmed;

and the matters are not subject to any further review, including a review by any court.

14.7 The **Clerk** shall no later than ten (10) days from the date of the **Licensing Appeal Tribunal's** decision send a notice of the decision to:

(a) the **applicant**;

(b) each **person** who appeared in **person** or by Counsel or by **agent** at the hearing and who filed with the **Clerk** a written request for notice of the decision.

14.8 An **agent** is permitted to appear on behalf of an **applicant** or a **person** who has been issued an Order upon producing written authority.

14.9 A **Licensing Appeal Tribunal** conducting a hearing under this By-law does not have jurisdiction to consider any question relating to the validity of a statute, regulation or By-law including but not limited to the constitutional applicability or operability of any statute, regulation, or By-law.

15. Demerit Point System

15.1 The demerit point system established on Schedule C to this By-law shall be used in the consideration of the issuing, issuing with conditions, suspension, refusal to issue and revocation of a **licence**.

15.2 A **licensee** shall accumulate demerit points as outlined in Column 3 of Schedule C for a violation as outlined in Columns 1 and 2 of Schedule C as a result of a **conviction.**

15.3 Demerit points accumulated by a **licensee** shall remain in place against the **licensee** for a period of two (2) years from the date the demerit points were imposed.

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16. Orders

16.1 If an **Officer** has reasonable grounds to believe that a contravention of this By-law has occurred, the **licence**, or the terms and conditions of a **licence** have not been complied with, the **Officer** may make an Order requiring the **person**, to:

(a) discontinue the contravening activity,

(b) do or take any action to correct the contravention.

16.2 An Order under Section 16.1 shall set out:

(a) reasonable particulars of the contravention adequate to identify the contravention;

(b) the location of the **property** on which the contravention occurred; and

(c) either:

(i) in the case of an Order under Section 16.1 (a), the date by which there must be compliance with the Order; or
(ii) in the case of an Order under Section 16.1 (b), the action to be done and the date by which the action must be done.

16.3 An Order made under this By-law shall be served to:

(a) the **person** the **Officer** believes contravened this By-law, a **licence**, or the terms and conditions of a **licence**; and

(b) such other **persons** affected by the Order as the **Officer** making the Order determines.

16.4 An Order under Section 16.1 (b) may require work to be done even though the facts which constitute the contravention of this By-law were present before this By-law came into effect.

16.5 An Order under this By-law that is not appealed within the time referred to in Section 13.1 (b) shall be final and not subject to further review.

16.6 In default of any work required by an Order under Section 16.1 (b) being done by the **person** directed or required to do it, the work may be done by the **Township** at the **person's** expense. For the purposes of this section, the **Township** and its employees, contractors, suppliers of goods and services, **agents** and representatives may enter upon **property** at any reasonable time.

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17. Service

17.1 A document, notice, decision or Order issued in accordance with this By-law, shall be served using one or more of the following methods of service noted in Column A below and is deemed served on the date noted in Column B below:

COLUMN A Method of Service	COLUMN B Deemed Date of Service
Personal	Date personally delivered to **person** to whom it is addressed
Posted in a conspicuous place on the **property**	Date posted on the **property**
Email	Date email is sent to the **person's** last known email address
Regular/Registered Mail	Seven (7) days after the date of mailing to the **person's** last known mailing address

17.2 For the purposes of this By-law, a **person's** last known address and electronic mail address includes an address and electronic mail address provided by the **person** to the **Township** as may be required by a form, practice or policy under this By-law and includes a **tax roll address**.

17.3 Where service is affected by multiple methods, the **date of service** shall be on the earliest applicable date.

18. Enforcement and Penalty Provisions

18.1 The enforcement of this By-law shall be conducted by an **Officer**.

18.2 An **Officer** may enter on the **property** at any reasonable time for the purpose of carrying out an inspection to determine whether or not:

(a) the By-law is complied with;

(b) a **licence**, or the terms and conditions of a **licence** are complied with;

(c) a direction or Order of the **Township** pursuant to the *Municipal Act, 2001, S.O. 2001, c.25,* as amended, or made under this By-law is complied with; or

(d) an Order pursuant to Section 431 of the *Municipal Act, 2001, S.O. 2001, c.25,* as amended, is complied with.

18.3 For the purposes of an inspection under this By-law, an **Officer** may:

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(a) require the production for inspection of documents or things relevant to the inspection;

(b) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;

(c) require information from any **person** concerning a matter related to the inspection; and

(d) alone or in conjunction with a **person** possessing special or expert knowledge, make examinations or take tests, samples or photographs necessary for the purposes of the inspection.

18.4 All documents and records shall be kept in a good and business-like manner for review by an **Officer** at their request.

18.5 A sample taken under this By-law shall be divided into two parts, and one part shall be delivered to the **person** from whom the sample is taken, if the **person** so requests at the time the sample is taken and provides the necessary facilities.

18.6 If a sample is taken under this By-law and the sample has not been divided into two parts, a copy of any report on the sample shall be given to the **person** from whom the sample was taken.

18.7 A receipt shall be provided for any document or thing removed under this By-law and the document or thing shall be promptly returned after the copies or extracts are made.

18.8 Every **person** who contravenes any provision of this By-law, including failing to comply with an Order issued pursuant to this By-law, or an Order issued pursuant to Section 431 of the *Municipal Act, 2001, S.O. 2001*, as amended, is guilty of an offence and is liable to a fine, and such other penalties, as provided for in the *Provincial Offences Act, R.S.O. 1990, c. P.33*, as amended, and the *Municipal Act, 2001, S.O. 2001,* as amended.

18.9 Any **person** who is charged with an offence under this By-law or an Order issued pursuant to this By-law, or an Order issued pursuant to Section 431 of the *Municipal Act, 2001, S.O. 2001*, as amended, or every director or officer of a corporation, who knowingly concurs in the contravention by the laying of an information under Part III of the *Provincial Offences Act, R.S.O. 1990, c. P. 33,* as amended, is guilty of an offence and if found guilty of the offence is liable pursuant to the *Municipal Act, 2001*, *S.O. 2001*, as amended, to the following:

(a) on a first offence, to a fine not more than $50,000.00; and

(b) on a second offence and each subsequent offence, to a fine of not more than

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$100,000.00

18.10 Every **person** who is issued a Part 1 offence notice or summons and is convicted of an offence under this By-law shall be subject to a fine, to a maximum as provided for in the *Provincial Offences Act, R.S.O. 1990, c. P. 33*, as amended.

18.11 No **person** shall hinder or obstruct, or attempt to hinder or obstruct, any **Officer** exercising a power or performing a duty under this By-law.

18.12 Every **person** who is alleged to have contravened any of the provisions of this By-law, shall identify themselves to an **Officer** upon request, failure to do so shall be deemed to have hindered or obstructed an **Officer** in the execution of his or her duties.

18.13 Upon conviction any penalty imposed under this By-law may be collected under the authority of the *Provincial Offences Act, R.S.O. 1990, c. P. 33*, as amended.

18.14 If a **person** convicted of an offence for contravening a provision of this by-law or an Order made under this by-law, the court in which the conviction has been entered, and any court of competent jurisdiction thereafter, may order the **person**, to correct the contravention in such manner and within such period as the court considers appropriate including prohibiting the continuation or repetition of the contravention.

18.15 A court or hearing officer may, in the absence of evidence to the contrary, infer that a listing on a **platform** or a public **advertisement** to the effect, and by any means, is proof that the **property** is being **rented** or offered for **rent** as a **short-term rental accommodation** or a **bed and breakfast establishment**. For greater certainty, a witness need not possess special or expert knowledge for the court or hearing officer to make any such inference.

18.16 The rights of entry onto a **property** under this By-law, does not include entry into a **dwelling unit** unless consent of the **owner(s)** of the **property** has been obtained or a warrant has been issued.

19. Administrative Monetary Penalties

19.1 The Administrative Monetary Penalty System By-law 2024-128, as amended, applies to this By-law. Every **person** who contravenes a provision of this By-law designated in Schedule A-18 of By-law 2024-128, as amended, shall upon the issuing of a penalty notice be and is liable to pay to the **Township** an **administrative monetary penalty** in the amount set out in By-law 2024-128, as amended.

19.2 That Schedule A to By-law 2024-128, be amended by adding:

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By-law Title	By-law Number	Schedule
Short-Term Rental Accommodation and Bed Breakfast	2026—XXX	A-18

19.3 That Schedule D to this By-law be added as Schedule A-18 to By-law 2024-128.

20. Severability

20.1 If a court of competent jurisdiction declares any section or part of this By-law invalid, it is the intention of **Council** that the remainder of this By-law shall continue in force unless the court makes an order to the contrary.

21. Singular and Plural Use

21.1 In this By-law, unless the context otherwise requires words importing the singular shall include the plural, where applicable.

22. **Schedules**

22.1 The Schedules attached to this By-law form part of this By-law.

That this By-law shall take effect on the final passing thereof.

By-law read a first, second and third time, and passed this day of 2026.

The Corporation of the
Township of Oro-Medonte

_____
Mayor, Randy Greenlaw

_____
Clerk, Yvonne Aubichon

By signing this by-law on _____ , 2026, Mayor Greenlaw will not exercise the power to veto this by-law.

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Schedule A to By-law 2026-XXX for
The Corporation of the Township of Oro-Medonte

1. In addition to the licensing requirements set out in Section 5.1 of this By-law an **applicant** for a **short-term rental accommodation licence** shall submit to the satisfaction of the **Licence Issuer** the following:

(a) Sewage system use approval issued by the appropriate authority that aligns with the use of the **building** it serves and **maximum occupancy** requested as part of the application. Where the applicant is unable to produce such a record, the **Licence Issuer** may require the **applicant** to obtain the services of a qualified individual to provide a record of the existing sewage system.

(b) A site plan of the **property** that includes:

i) the location of all **buildings** on the **property** and setbacks of **buildings** from the **property** lines;
ii) the location and dimensions of the parking area:
    a. illustrating each parking space with minimum dimensions of three (3) metres by six (6) metres;
    b. a minimum of 1 parking space per **bedroom,** or the minimum number of parking spaces as required by the **Township's Zoning By-law** whichever is greater;
    c. identifying the type of hard surface (gravel, pavement, concrete, interlock or other similar type of hard surface) used for the parking area;
iii) the location of the road access to the **property**
iv) the location of the driveway access to the parking area;
v) the location and dimensions of the outdoor amenity area(s);
vi) the location of fencing, landscaping or other buffering, if required;
vii) waste container storage area;
vii) the civic address and legal description of the **property**;
ix) a photograph of the front of the **dwelling unit**;
x) the location of the sewage system and any of its components;

(c) A floor plan of the **dwelling unit** with dimensions illustrating an emergency evacuation plan (fire escape route) inclusive of each **bedroom** that conforms to the standards of the Ontario Building Code, and illustrates the location of a smoke alarm/carbon monoxide alarm outside each **bedroom**, fire extinguishers in the kitchen and laundry room, exit/egress doors and windows;

(e) Evidence of insurance:
i) showing a minimum liability limit of no less than two million dollars ($2,000,000) per occurrence for property damage and bodily injury (or

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similar coverage approved by the **Township**) with an endorsement that covers a short-term rental being operated on the property;

ii) the insurance coverage referenced in this paragraph shall be maintained by the **licensee** at all times while the **property** is licensed under this section;

(f) Responsible Person Acknowledgement and Consent Form;

(g) Acknowledgement of **Renter's Code of Conduct**.

2. In addition to the licensing requirements set out in Section 5.1 of this By-law the issuing of a **short-term rental accommodation licence** is subject to the satisfaction of the **Licence Issuer** of the following:

(a) Compliance with **Township** By-laws, applicable provincial and federal legislation, as may be amended, including but not limited to:

i) **Township's**:
   a. **Zoning By-law**;
   b. Property Standards By-law;

ii) **Fire Protection and Prevention Act**;

iii) **Building Code Act**.

(b) Posting of an emergency evacuation plan (fire escape route) that is plaqued or framed, inclusive of each **bedroom**, and illustrates the location of a smoke alarm/carbon monoxide alarm outside each **bedroom**, fire extinguishers in the kitchen and laundry room, exit/egress doors and windows.

(c) an inspection being conducted by an **Officer** and the **Fire Chief**.

(d) suitable access to the **property** as determined by the Fire Department

3. Where the **Township** is required to conduct an additional inspection(s) subsequent to the initial inspection, the **applicant** shall pay the **Township** a re-inspection fee as outlined on Schedule E of this By-law.

Terms and Conditions

4. A **licensee** of a **short-term rental accommodation** shall:

(a) display the **licence** in a conspicuous place on the licensed **property** in close proximity to the entrance of the **property** and visible to the public at all times;

(b) display the **licence** in a prominent place on the interior of the **dwelling unit**;

(c) be responsible for the operation of the **property**, the conduct of the **renter** of

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the **property.**

(d) maintain the posting of the emergency evacuation plan (fire escape route) and ensure each smoke alarm/carbon monoxide alarm and fire extinguisher is in good working order and installed and maintained in accordance with the Fire Code;

(e) comply with the **maximum occupancy** limit stated on the **licence**;

(f) not rent a **bedroom** that was not included and approved through the issuing of a **licence**;

(g) not because of race, colour, creed, gender or sexual orientation, discriminate against any **person** in the carrying on, conducting or operating of a **short-term rental accommodation**;

(h) have a **responsible person** available twenty-four (24) hours a day, seven (7) days a week to:

i) respond within thirty (30) minutes of being contacted or notified by the **Township,** or an **agent** or representative of the **Township**, or an **Officer**; and
ii) attend the **property** within twenty-four (24) hours of being contacted or notified by the **Township**, or an **agent** or representative of the **Township**, or an **Officer**, where the initial complaint has not been resolved or a second complaint is received.

(i) maintain the **property**, and operate in accordance with this By-law and:

i) any **Township** By-laws including the:

a. **Zoning By-law**;
b. Property Standards By-law;
c. Fireworks By-law;
d. Open Air Burning By-law;
e. Dog Licensing and Control By-law;
f. Noise By-law;
g. Municipal Numbering By-law;
h. Parking By-law;

ii) the County of Simcoe Solid Waste Management By-law 6256;
iii) the **Fire Protection and Prevention Act**;
iv) the **Building Code Act;**
v) all other applicable federal and provincial legislation.

(j) obtain and retain an executed copy of the **Renter's Code of Conduct** from each **renter**;

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(k) maintain a register that keeps record of the following:

i) the date of entry;
ii) name and home address of the **renter**;
iii) the length of stay of a **renter**;
iv) confirmation including the date of receipt of the **Renter's Code of Conduct** by the **renter**;

(l) maintain the records required by subsection (j) and (k) for a minimum of two (2) years;

(m) include the current **licence number** on all:

i) **advertisement** materials;
ii) website;
iii) **rental** agreements entered into with a **renter**.

5. Notwithstanding Section 4 (e), the **maximum occupancy** stated on a **licence** may be increased by an additional two (2) **persons** where a minimum of two (2) **persons** are under the age of twelve (12) years.

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Schedule B to By-law 2025-XX for
The Corporation of the Township of Oro-Medonte

1. In addition to the licensing requirements set out in Section 5.1 of this By-law an **applicant** for a **bed and breakfast establishment licence** shall submit to the satisfaction of the **Licence Issuer** the following:

   (a) Sewage system use approval issued by the appropriate authority that aligns with the use of the **building** it serves and **maximum occupancy** requested as part of the application. Where the applicant is unable to produce such a record, the **Licence Issuer** may require the **applicant** to obtain the services of a qualified individual to provide a record of the existing sewage system.

   (b) A site plan of the **property** that includes:

      i) the location of all **buildings** on the **property** and setbacks of **buildings** from the **property** lines;
      ii) the location and dimensions of the parking area:
         a. illustrating each parking space with minimum dimensions of three (3) metres by six (6) metres;
         b. with a minimum number of parking spaces as required by the **Township's Zoning By-law** and an additional parking space for each **bedroom** that is subject to the application;
         c. identifying the type of hard surface (gravel, pavement, concrete, interlock or other similar type of hard surface) used for the parking area;
      iii) the location of the road access to the **property**
      iv) the location of the driveway access to the parking area;
      v) the location and dimensions of the outdoor amenity area(s);
      vi) the location of fencing, landscaping or other buffering, if required;
      vii) waste container storage area;
      viii) the civic address and legal description of the **property**;
      ix) a photograph of the front of the **dwelling – single detached**;
      x) the location of the sewage system and any of its components;

   (c) A floor plan of the **dwelling-single detached** with dimensions illustrating an emergency evacuation plan (fire escape route) inclusive of each **bedroom** that conforms to the standards of the Ontario Building Code, and illustrates the location of a smoke alarm/carbon monoxide alarm outside each **bedroom**, fire extinguishers in the kitchen and laundry room, exit/egress doors and windows;

   (d) Documentation that the **owner** uses the **property** as its **primary residence**;

   (e) Evidence of insurance:

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i) showing a minimum liability limit of no less than two million dollars ($2,000,000) per occurrence for property damage and bodily injury (or similar coverage approved by the **Township**) with an endorsement that covers a short-term rental being operated on the property;
ii) the insurance coverage referenced in this paragraph shall be maintained by the **licensee** at all times while the **property** is licensed under this section;

2. In addition to the licensing requirements set out in Section 5.1 of this By-law the issuing of a **bed and breakfast establishment licence** is subject to the satisfaction of the **Licence Issuer** of the following:

(a) Compliance with **Township** By-laws, applicable provincial and federal legislation, as may be amended, including but not limited to:

i) **Township's**:
a. **Zoning By-law**;
b. Property Standards By-law;
ii) **Fire Protection and Prevention Act**;
iii) **Building Code Act**.

(b) Posting of an emergency evacuation plan (fire escape route) that is plaqued or framed, inclusive of each **bedroom**, and illustrates the location of a smoke alarm/carbon monoxide alarm outside each **bedroom**, fire extinguishers in the kitchen and laundry room, exit/egress doors and windows.

(c) an inspection being conducted by an **Officer** and the **Fire Chief**.

(d) suitable access to the **property** as determined by the Fire Department

3. Where the **Township** is required to conduct an additional inspection(s) subsequent to the initial inspection, the **applicant** shall pay the **Township** a re-inspection fee as outlined on Schedule E of this By-law.

Terms and Conditions

4. A **licensee** of a **bed and breakfast establishment** shall:

(a) display the **licence** in a conspicuous place on the licensed **property** in close proximity to the entrance of the **property** and visible to the public at all times;

(b) display the **licence** in a prominent place on the interior of the **dwelling – single detached**;

(c) be responsible for the operation of the **property**, the conduct of the **renter**;

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(d) maintain the posting of the emergency evacuation plan (fire escape route) and ensure each smoke alarm/carbon monoxide alarm and fire extinguisher is in good working order and installed and maintained in accordance with the Fire Code;

(e) be on site at the **property** during the stay of a **renter**;

(f) comply with the **maximum occupancy** limit stated on the **licence**;

(g) not **rent** a **bedroom** that was not included and approved through the issuing of a **licence**;

(h) not because of race, colour, creed, gender or sexual orientation, discriminate against any **person** in the carrying on, conducting or operating of a **bed and breakfast establishment**;

(i) maintain the **property**, and operate in accordance with this By-law and:

i) any **Township** By-laws including the:

a. **Zoning By-law**;
b. Property Standards By-law;
c. Fireworks By-law;
d. Open Air Burning By-law;
e. Dog Licensing and Control By-law;
f. Noise By-law;
g. Municipal Numbering By-law;
h. Parking By-law;

ii) the County of Simcoe Solid Waste Management By-law 6256,
iii) the **Fire Protection and Prevention Act**;
iv) the **Building Code Act;**
v) all other applicable federal and provincial legislation.

(j) maintain a register that keeps record of the following:

i) the date of entry;
ii) name and home address of the **renter**;
iii) the length of stay of a **renter**;

(k) maintain the records required by subsection (j) for a minimum of two (2) years;

(l) include the current **licence number** on all:

i) **advertisement** materials;

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ii) website;
iii) **rental** agreements entered into with a **renter**.

5. Notwithstanding Section 4 (f), the **maximum occupancy** stated on a **licence** may be increased by an additional two (2) **persons** where a minimum of two (2) **persons** are under the age of twelve (12) years.

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Schedule C to By-law 2026-XXX for
The Corporation of the Township of Oro-Medonte

Demerit Point System

1. For the purposes of Section 15 of this By-law:
   (a) Column 1 in the following table lists the provisions of this By-law that are hereby designated as being subject to the demerit point system;

   (b) Column 2 in the following table sets out the nature of the violation;

   (c) Column 3 in the following table sets out the demerit points imposed for a **conviction**.

Column 1 Designated Provision	Column 2 Nature of Violation	Column 3 Demerit Points
Section 4.1 or 4.2	Operate without a Licence	6
Section 4.3	Terms and Conditions of Licence – Fail to Display Licence	3
Section 4.3	Terms and Conditions of Licence – Fail to Maintain Posting of Fire Safety Instructions	4
Section 4.3	Terms and Conditions of Licence – Exceed Maximum Occupancy	5
Section 4.3	Terms and Conditions of Licence - -Responsible Person fail to respond within required time	4
Section 4.3	Terms and Conditions of Licence – Responsible Person fail to attend within required time	5
Section 4.3	Terms and Conditions of Licence – Fail to be on site of property	5
Section 4.3	Terms and Conditions of Licence – Zoning By-law Violation	6
Section 4.3	Terms and Conditions of Licence - Property Standards By-law Violation	4
Section 4.3	Terms and Conditions of Licence – Fireworks By-law Violation	4
Section 4.3	Terms and Conditions of Licence – Open Air Burning By-law Violation	4
Section 4.3	Terms and Conditions of Licence – Dog Licensing and Control By-law Violation	2
Section 4.3	Terms and Conditions of Licence – Noise By-law Violation	5
Section 4.3	Terms and Conditions of Licence - Waste Collection By-law Violation	2
Section 4.3	Terms and Conditions of Licence - Fire Protection and Prevention Act/Fire Code Violation	6
Section 4.3	Terms and Conditions of Licence - Building Code Act Violation	6
Section 4.3	Terms and Conditions of Licence – Other Township By-law Violation, Federal or Provincial legislation Violation	3
Section 4.3	Terms and Conditions of Licence – Failure to obtain or retain	3

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	records	
Column 1 Designated Provision	**Column 2 Nature of Violation**	**Column 3 Demerit Points**
Section 4.3	Terms and Conditions of Licence – Failure to include Licence Number on advertisement, website or on rental agreements	3
Section 4.3	Terms and Conditions of Licence - Discriminate against a Person	4
Section 4.3	Terms and Conditions – Fail to Comply	4
Section 4.4 or 4.5	Advertise without a Licence	6
Section 4.6	Alter or Modify Licence	3
Section 4.7	Use or Attempt Use Licence Issued to another Person	4
Section 4.8	Own, Operate or Carry on Business in name other than name on Licence	3
Section 4.9	Make false statement in documents required by By-law	6
Section 4.10	Township By-law, County By-law or Federal or Provincial legislation violation applicable to the property	3
Section 4.11	Fail to comply with Renter's Code of Conduct	5
Section 4.12	Remove an Order posted on the property	3
Section 4.13	Fail to Comply with an Order	5
Section 4.16	Rent in Excess of Ninety-two (92) days in a Calendar Year	5
Section 18.11	Hinder or Obstruct Officer	5

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Schedule D to By-law 2026-XXX for
The Corporation of the Township of Oro-Medonte

1. That the following be added as Schedule “A-18” to By-law 2024-128:

Administrative Monetary Penalty System By-law
Schedule A-18

1. Column 1 in the following table sets out the short form wording to be used in a Penalty Notice for the contravention of the designated provisions listed in Column

2. For the purposes of Section 2 of this By-law, Column 2 in the following table lists the provisions in the Designated By-law identified in the Schedule.

3. Column 3 in the following table set out the Administrative Penalty amount that is payable for the contraventions of the designated provision listed in Column 1.

4. Columns 4 and 5 in the following table sets out the Administrative Penalty amount that is payable for the subsequent contraventions of designated provision listed in Column 1.

Item	Column 1 Short Form Wording	Column 2 Designated Provision	Column 3 Administrative Penalty	Column 4 2nd Offence Administrative Penalty	Column 5 Subsequent Offence (3rd and beyond)
1	Operate Short-Term Rental Accommodation without a Licence	4.1	$1250.00	$1750.00	$2250.00
2	Operate a Bed and Breakfast Establishment without a Licence	4.2	$1250.00	$1750.00	$2250.00
3	Terms and Conditions – Fail to Display Licence	4.3	$500.00	$750.00	$1000.00
4	Terms and Conditions – Fail to Maintain Fire Posting	4.3	$500.00	$750.00	$1000.00

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Item	Column 1 Short Form Wording	Column 2 Designated Provision	Column 3 Administrative Penalty	Column 4 2nd Offence Administrative Penalty	Column 5 Subsequent Offence (3rd and beyond)
5	Terms and Conditions – Exceed Maximum Occupancy	4.3	$1000.00	$1250.00	$1750.00
6	Terms and Conditions – Fail to respond within required time	4.3	$750.00	$1000.00	$1500.00
7	Terms and Conditions – Fail to attend within required time	4.3	$750.00	$1000.00	$1500.00
8	Terms and Conditions – Fail to be on site of property	4.3	$750.00	$1000.00	$1500.00
9	Terms and Conditions – Fail to obtain or retain records	4.3	$500.00	$750.00	$1000.00
10	Terms and Conditions – Fail to include Licence Number	4.3	$500.00	$750.00	$1000.00
11	Terms and Conditions – Discriminate against a person	4.3	$750.00	$1000.00	$1250.00
12	Advertise Short-Term Rental Accommodation without a Licence	4.4	$1250.00	$1750.00	$2250.00
13	Advertise Bed and Breakfast Establishment without a Licence	4.5	$1250.00	$1750.00	$2250.00
14	Alter or Modify Licence	4.6	$500.00	$750.00	$1000.00

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Item	Column 1 Short Form Wording	Column 2 Designated Provision	Column 3 Administrative Penalty	Column 4 2nd Offence Administrative Penalty	Column 5 Subsequent Offence (3rd and beyond)
15	Use or attempt use of Licence issued to another person	4.7	$500.00	$750.00	$1000.00
16	Own, Operate or Carry on Business other than name on Licence	4.8	$500.00	$750.00	$1000.00
17	Make false statement in documents	4.9	$750.00	$1000.00	$1250.00
18	Terms and Conditions – Fail to comply	4.3	$500.00	$750.00	$1000.00
19	Fail to Comply with Renter's Code of Conduct	4.11	$500.00	$750.00	$1000.00
20	Fail to Comply with Order	4.13	$750.00	$1000.00	$1250.00
21	Rent Short Term Rental Accommodation – No Licence	4.14	$500.00	$750.00	$1000.00
22	Rent Bed and Breakfast Establishment – No Licence	4.15	$500.00	$750.00	$1000.00
23	Rent Short Term Rental Accommodation - In Excess of Ninety-Two (92 days)	4.16	$1250.00	$1750.00	$2250.00
24	Hinder and Obstruct – Officer	18.11	$500.00	$750.00	$1000.00

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Schedule E to By-law 2026-XXX for
The Corporation of the Township of Oro-Medonte

1. The following fees shall be paid by an **applicant**:

Bed and Breakfast Licence	$500.00
Bed and Breakfast Licence Renewal	$200.00
Short-Term Rental Accommodation Licence – not located in an apartment building or condominium type development or on a property zoned Agricultural/Rural (A/RU) or Mineral Aggregate Resource 2 (MAR2)	$1,500.00
Short-Term Rental Accommodation Licence Renewal - not located in an apartment building or condominium type development or on a property zoned Agricultural/Rural (A/RU) or Mineral Aggregate Resource 2 (MAR2)	$1,250.00
Short-Term Rental Accommodation Licence – located in an apartment building or condominium type development or on a property zoned Agricultural/Rural (A/RU) or Mineral Aggregate Resource 2 (MAR2)	$600.00
Short-Term Rental Accommodation Licence Renewal – located in an apartment building or condominium type development or on a property zoned Agricultural/Rural (A/RU) or Mineral Aggregate Resource 2 (MAR2)	$250.00
Appeal	$500.00
Re-inspection	$150.00
Re-submission of Plans	$150.00

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Staff Report

To:	**Council**
From:	**George Vadeboncoeur, Manager, Planning Special Projects**
Meeting Date:	**June 24, 2026**
Report No:	**DS2026-079**
Subject:	**Craighurst Crossing Southeast** **Draft Block Plan of Subdivision Application 2025-SUB-01** **Commercial Block Site Plan Application 2026-SPA-02** **Craighurst GP Inc.** **3239 Penetanguishene Road**
Type:	**For Information Only**
Motion No.:	

Recommendation

It is recommended:

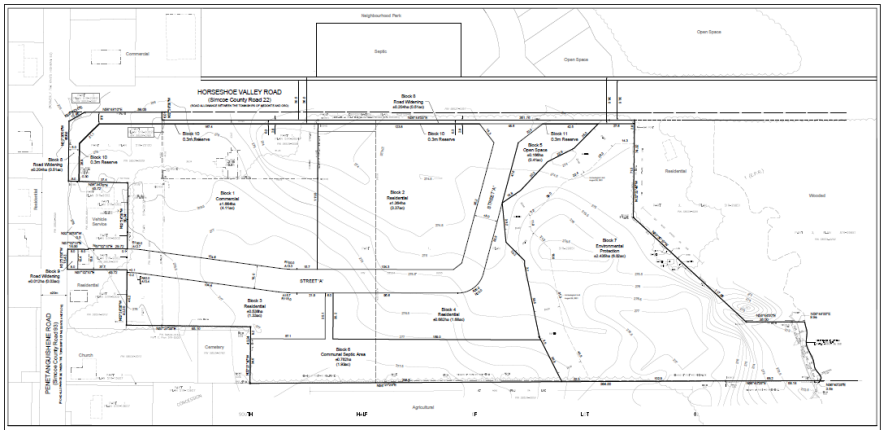
1. That Report DS2026-079 regarding an update on Plan of Subdivision Application 2025-SUB-01 and Commercial Site Plan Application 2026-SPA-01 submitted by Craighurst GP Inc. applying to lands located at 3239 Penetanguishene Road, be received and adopted.

Background

On May 1, 2025 Craighurst GP Inc. submitted Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision applications for the southeast portion of the Craighurst Settlement Area at the intersection of Horseshoe Valley Road and Penetanguishene Road. The property comprises of 8.6 hectares (21.3 acres) and is shown here. A larger air photo is attached as Schedule 1.

The Official Plan Amendment and Zoning By-law Amendment proposed to change the land use policies for the subject property to permit a mixed-use development with low rise apartments and a commercial plaza. The Official Plan Amendment was approved by Council on December 3, 2025 and by the County of Simcoe on April 27, 2026.

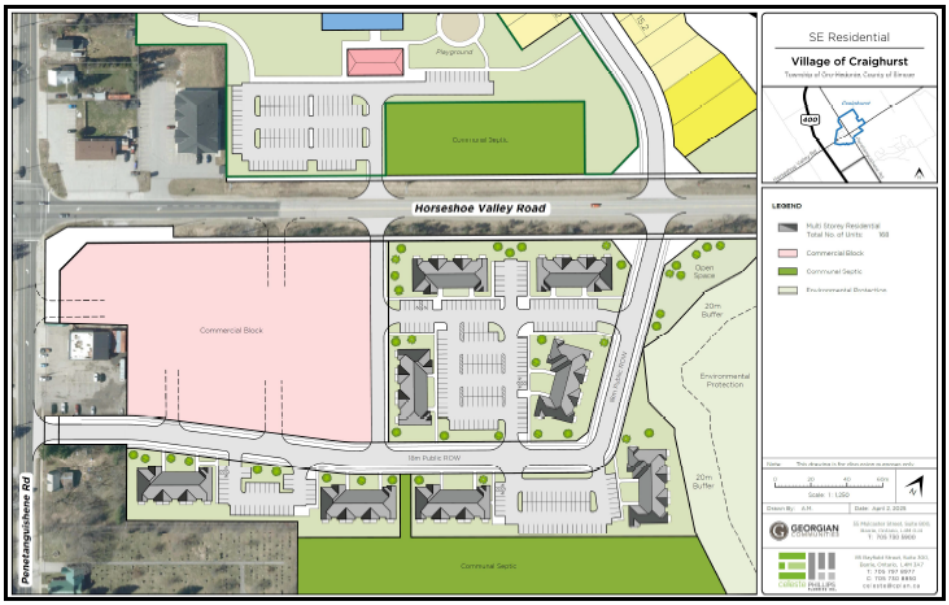
Shortly after Council approved the amendment to the Official Plan, implementing the land use policies for the property, staff circulated the draft block subdivision plan to external agencies and Township Departments for comments.



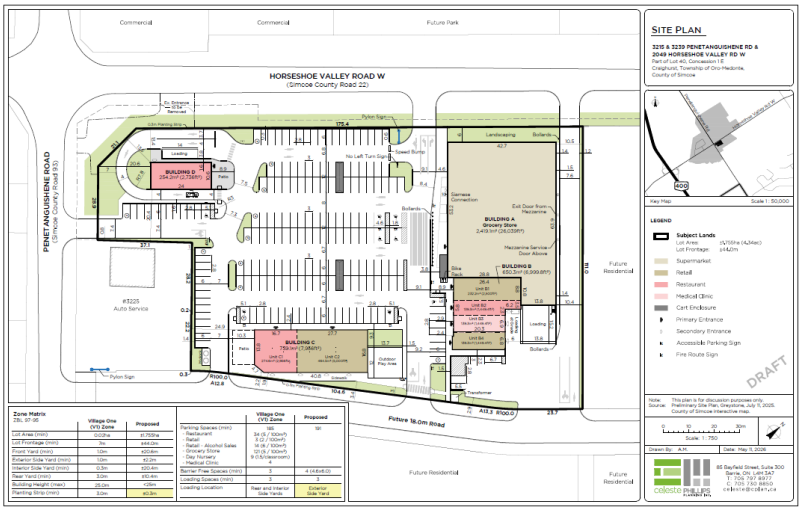
The proposed subdivision consists of one block for a commercial plaza, three blocks for medium density residential, one block for open space, one block for communal septic, one block for environmental

protection, and a new municipal street. A larger copy of the draft subdivision plan is provided on Schedule 4.

The concept plan for the subject lands at full build out is shown here with the area in pink being the commercial block. A larger copy of the concept plan and artist renderings are provided on Schedule 3.



On March 30, 2026, Craighurst GP Inc. submitted a Site Plan Application for the commercial block consisting of four buildings with eight units totaling 4,062.4 square metres (43,727.3 square feet) of floor area with access off Penetanguishene Road, Horseshoe Valley Road and the proposed new internal street. The site plan was circulated to external agencies and Township Departments for comments. The following is the proposed site plan. A larger version is provided on Schedule 3.



Current Status

Plan of Subdivision

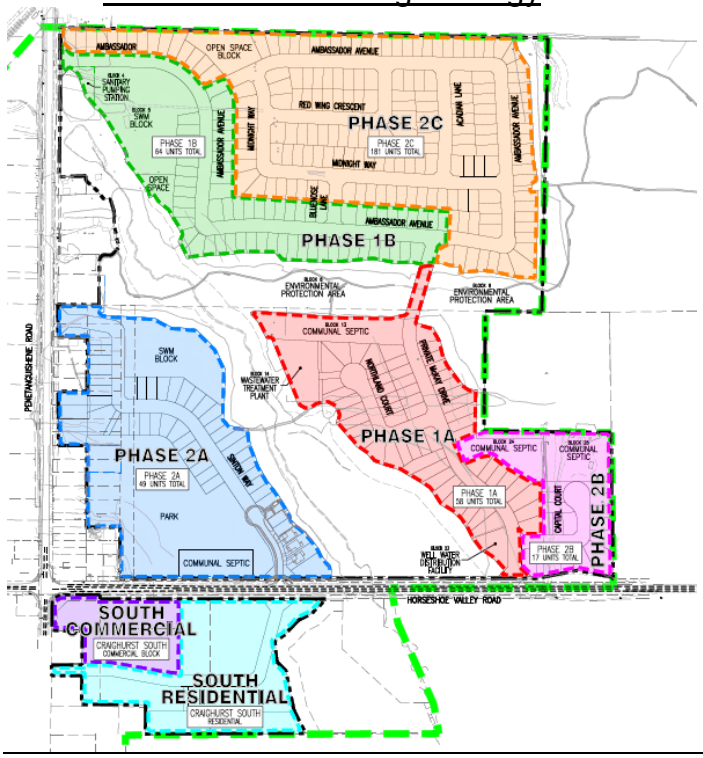
Draft Plan of Subdivision approval conditions have been prepared and circulated to the applicant's agents. Comments have been received and will be addressed in the final conditions of approval. There are two issues that staff and the applicant are working through.

1. Width of the Proposed Internal Street

The Township has Development Engineering Policies, Process and Design Standards (Design Standards) approved by Council that guide developers in the submission of engineering drawings. In the draft plan approval conditions, there is a condition that the street be designed in accordance with the Design Standards. The right of way (ROW) width standard for a local street is 20 meters (full width including boulevards). The applicant is proposing an 18-meter ROW in the draft plan of subdivision

In support of the reduced ROW the applicant has provided detailed justification through their engineering consultants for review by Township staff. Since early March staff have been in discussions with the applicant on the proposed reduced width, exploring options and reviewing proposals from the applicant's engineer to address the Township's concerns. A number of concerns have been raised by staff that are proving difficult to overcome..

2. Wastewater Servicing Strategy



The Craighurst North and Southeast developments are intended to be serviced by a wastewater system including a treatment plant and related septic fields. The Township is the Operating Authority of this system and upon assumption, will become the owner. Currently, the treatment plant in Craighurst North Phase 1A remains under the ownership of the applicant and is currently in the initial stages of commissioning. The treatment plant was designed and constructed to treat 400 m^3/day of flow to service approximately 1,300 persons at full build-out. This is calculated based on population density, flow per capita, and size of

proposed commercial and institutional development.

As development continues in Craighurst North and commences in Craighurst Southeast, and the planning commences for Craighurst Southwest, the applicant and the Township intend to monitor flows and treatment process at the wastewater treatment plant to determine actualized capacity and confirm there is sufficient capacity to accommodate the Craighurst Southwest area. At this point the plans for the southwest area are conceptual and will be further refined as detailed planning commences. This area is shown on Schedule 4.

Township staff and the applicant continue to discuss the optimum wastewater servicing strategy for development within the Craighurst Settlement Area. To ensure there is sufficient wastewater treatment capacity, the developer has agreed not to proceed with Phase 2C with 181 proposed units until such time as capacity has been confirmed. Phase 2C is zoned with a Hold (H) which will not be lifted until the municipality is satisfied that there is sufficient treatment capacity. The Township, as the Operating Authority of the wastewater system, and the developer, as the owner, have been working very well together in the commissioning of the system, plant and related monitoring, and determining the best servicing strategy for the Craighurst development area.

It is anticipated that the plan of subdivision and draft plan conditions of approval will be finalized by the end of June. Approval of the draft plan and draft plan of subdivision approval conditions have been delegated to the Director of Development Services. The next step involves the applicant addressing the conditions of approval before the plan of subdivision and subdivision agreement can receive final approval and registered on title.

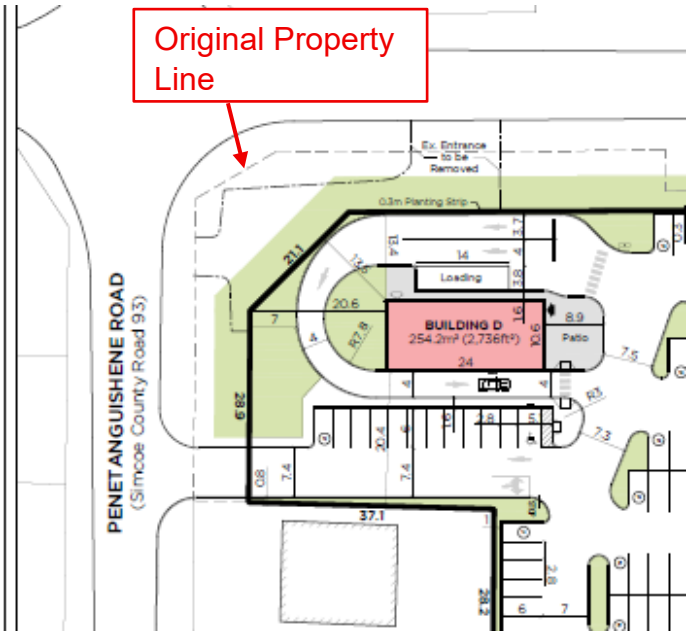
Commercial Block Site Plan

The Commercial Block Site Plan application was submitted on March 30, 2026 and was circulated to external agencies and Township Departments for comments. Minor modifications were made to the Site Plan, and it was draft approved subject to conditions on June 12, 2026, under the authority delegated to the Director of Development Services.

The draft approval conditions are standard with two exceptions.

1. The applicant is required to satisfy the County of Simcoe with respect to the setback of proposed Building D to Horseshoe Valley Road.

The County requested and the applicant agreed to provide a significant road widening along the frontage of the property adjacent Horseshoe Valley Road. The hatched line was the original property boundary, and the black line is the new boundary. This brings the building closer to lot line which doesn't meet County setback requirements that the applicant must satisfy through the County's minor variance process. County staff have indicated that this should not be an issue.



2.Currently there is an excavation taking place in the parking lot of the former HQ restaurant at the corner of Penetanguishene Road and Horseshoe Valley Road. The purpose of the excavation is to complete the archeological assessment of the property. This area was not completed when the balance of the property was assessed due to the disruption of an active business.

Archaeological fieldwork is actively underway, and in accordance with provincial requirements the consulting archaeologists are preparing the appropriate Archaeological Assessment Report. Once completed, the report will be submitted to the Ministry of Tourism, Culture and Gaming for review and filing. A condition has been included in the draft approval conditions requiring confirmation from the Ministry that the appropriate Report has been filed. In the proposed Zoning By-law Amendment, a Hold (H) has been added requiring Ministry confirmation the report has been filed before it is lifted.

Zoning By-law Amendment

Staff deferred bringing forward the proposed Zoning By-law Amendment for the proposed plan of subdivision until the site plan for the commercial plaza was draft approved. This enabled staff and the applicant to ensure that the amendment captured all the zoning nuances for the proposed plaza. With draft approval issued, the amendment has been finalized and is on the June 24, 2026 Council agenda for consideration.

Financial/Legal Implications/ Risk Management

There are potential financial and legal implications should the applicant appeal any of the conditions of Draft Plan Approval to the Ontario Land Tribunal and Council chooses to defend the imposition of the condition.

.Policies/Legislation

Planning Act
Provincial Planning Statement, 2024
County of Simcoe Official Plan
Township of Oro-Medonte Official Plan
Township of Oro-Medonte Zoning By-law 97-95, as amended

Corporate Strategic Goals

Planning Staff is of the opinion that these applications are consistent with the following Strategic Goal of the Township:

- Well Planned Development – to ensure the development of complete communities, creation of jobs, and the protection of our cultural heritage.

Attachments

Schedule 1: Aerial Photo
Schedule 2: Proposed Concept Plan and Development Rendering
Schedule 3: Draft Plan of Subdivision and Draft Commercial Block Site Plan
Schedule 4: Craighurst Preliminary Concept Plan

Conclusion

The applicant is close to obtaining all their planning approvals for their Craighurst Southeast property. The new Official Plan policies are in place; staff continue to work to finalize the draft plan conditions of approval for the proposed subdivision; the applicant is clearing conditions for the commercial block site plan; and the Zoning By-law Amendment is being considered by Council. The applicant is anxious to proceed with their mixed use commercial and residential development on the subject land.

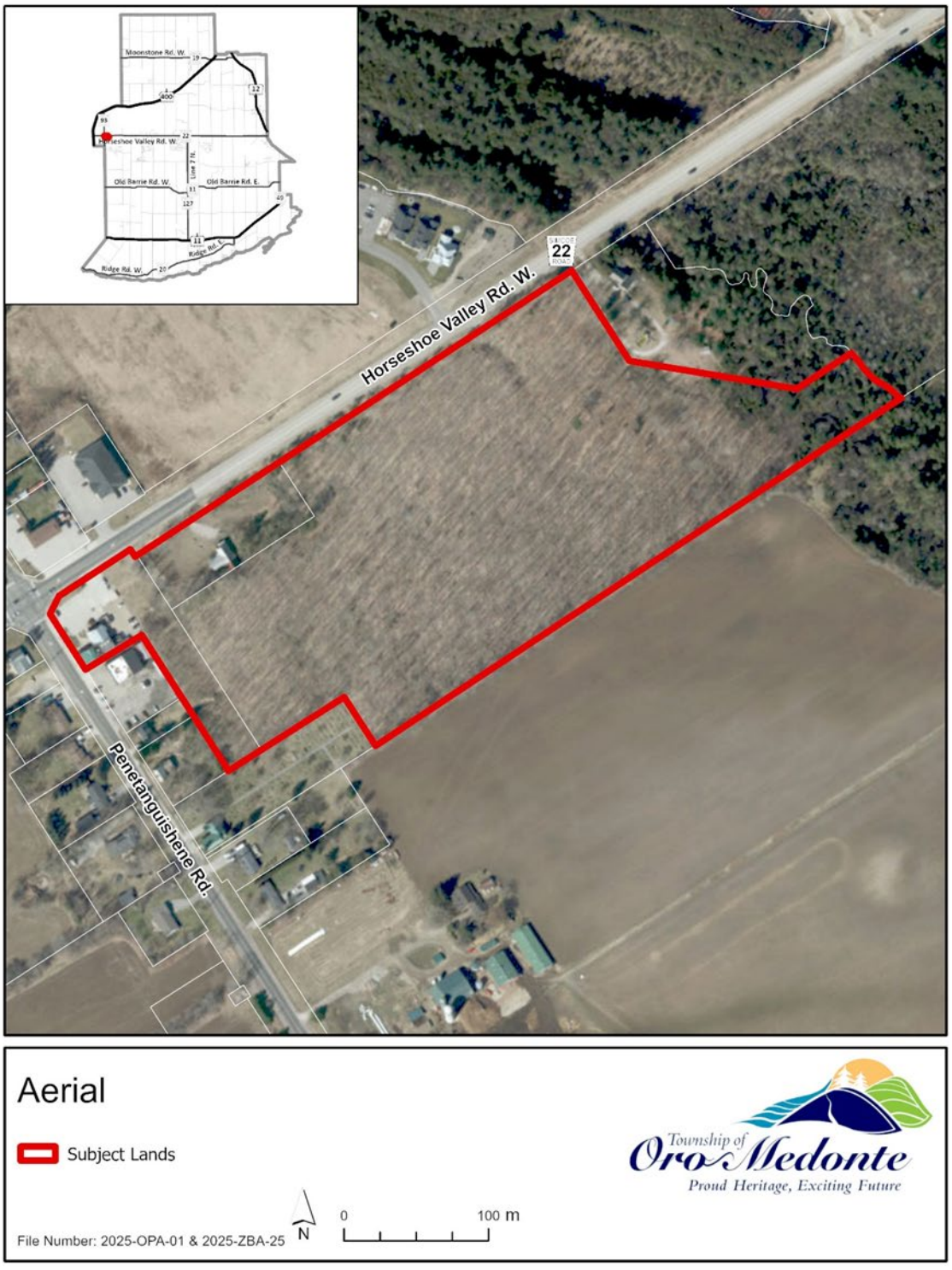
As the plan for Craighurst Southwest become more refined, staff and the developer will update Council on the features of this area.

Respectfully submitted,

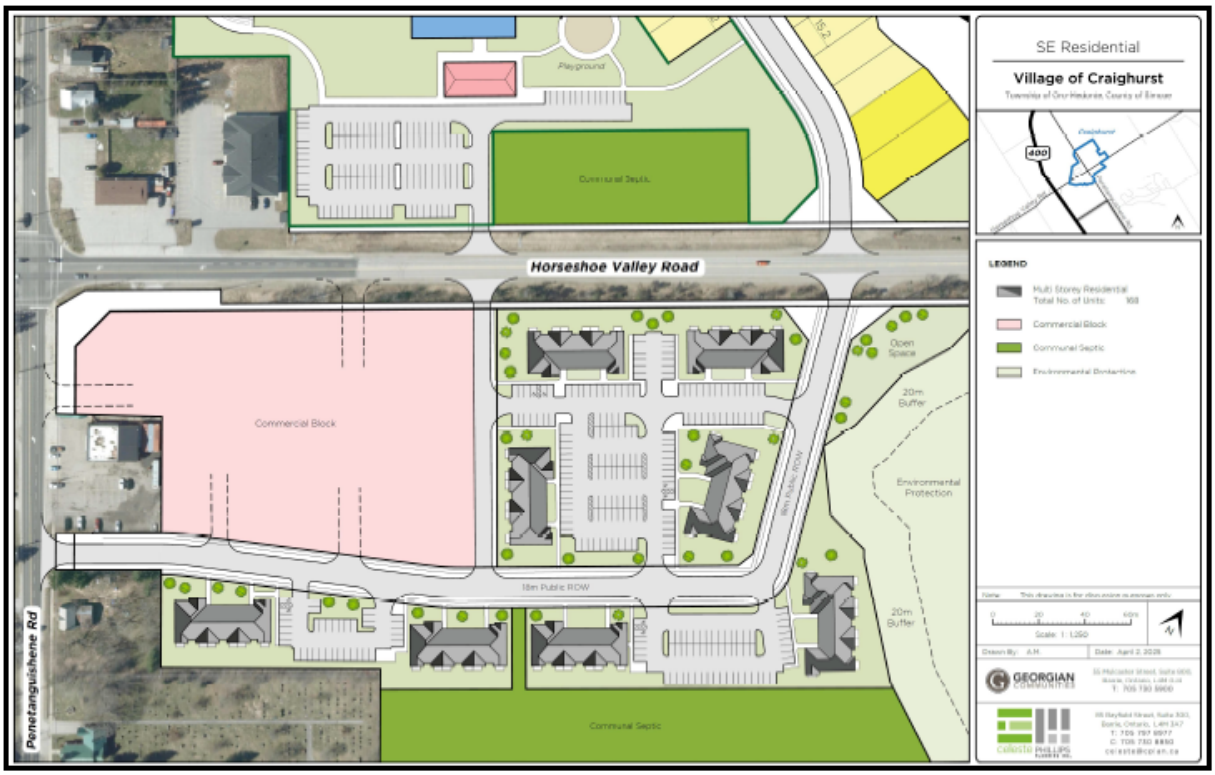
George Vadeboncoeur, RPP
Manager, Planning Special Projects — June 17, 2026

Approvals:	**Date of Approval**
Michelle Jakobi, Director, Environmental Services	June 17, 2026
Brent Spagnol, RPP, Director, Development Services	June 18, 2026
Shawn Binns, CAO	June 18, 2026

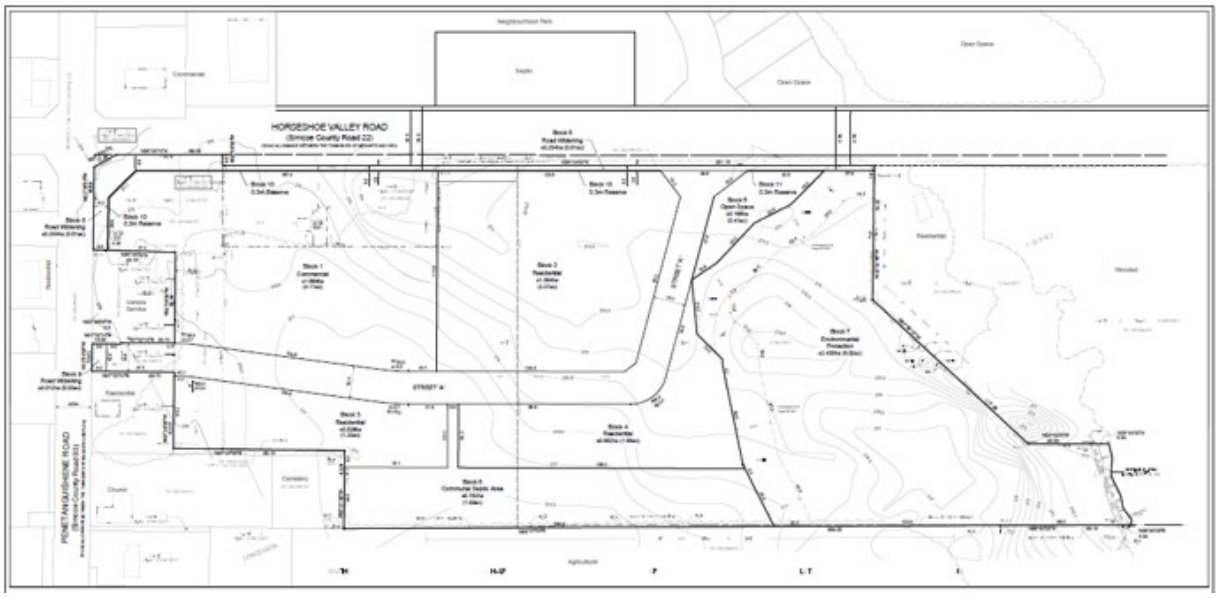
Schedule 1: Aerial Photo



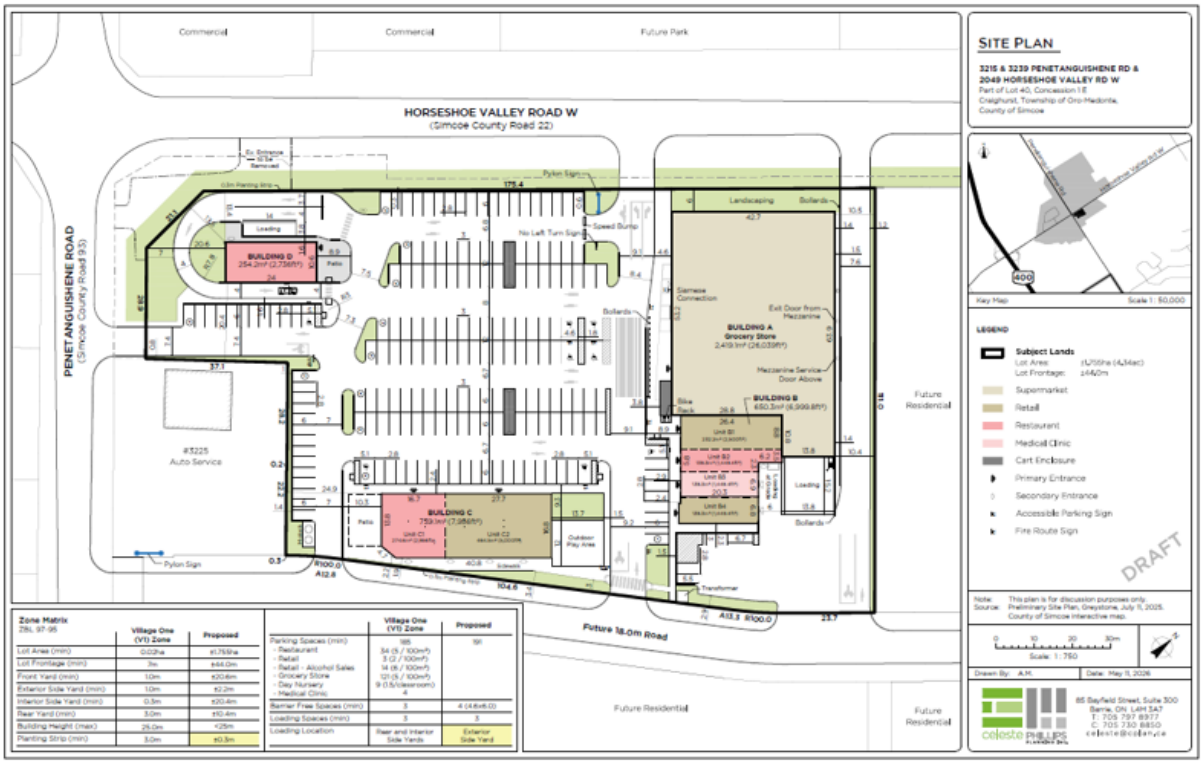
Schedule 2: Concept Plan and Rendering



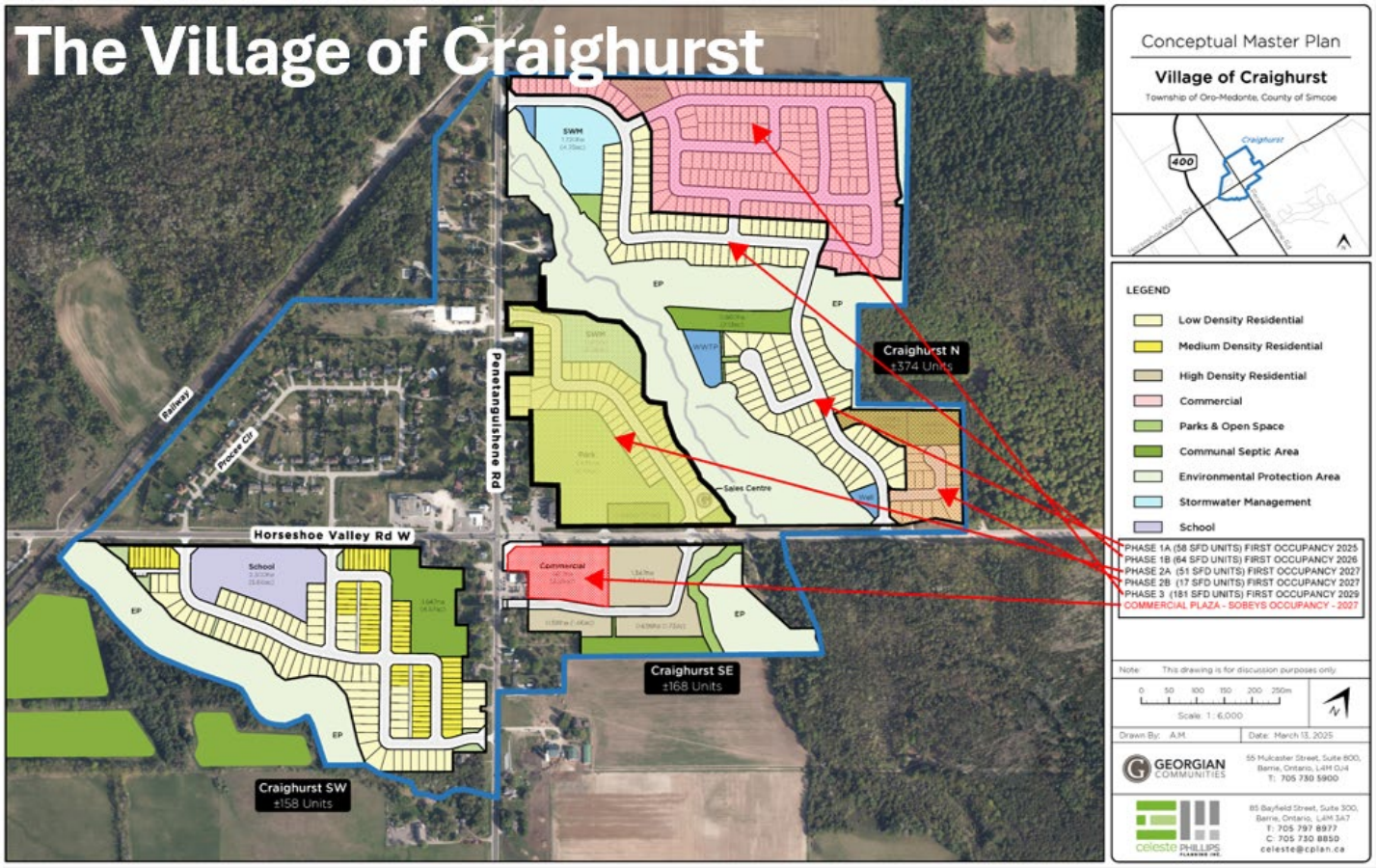
Schedule 3: Draft Plan of Subdivision and Draft Site Plan

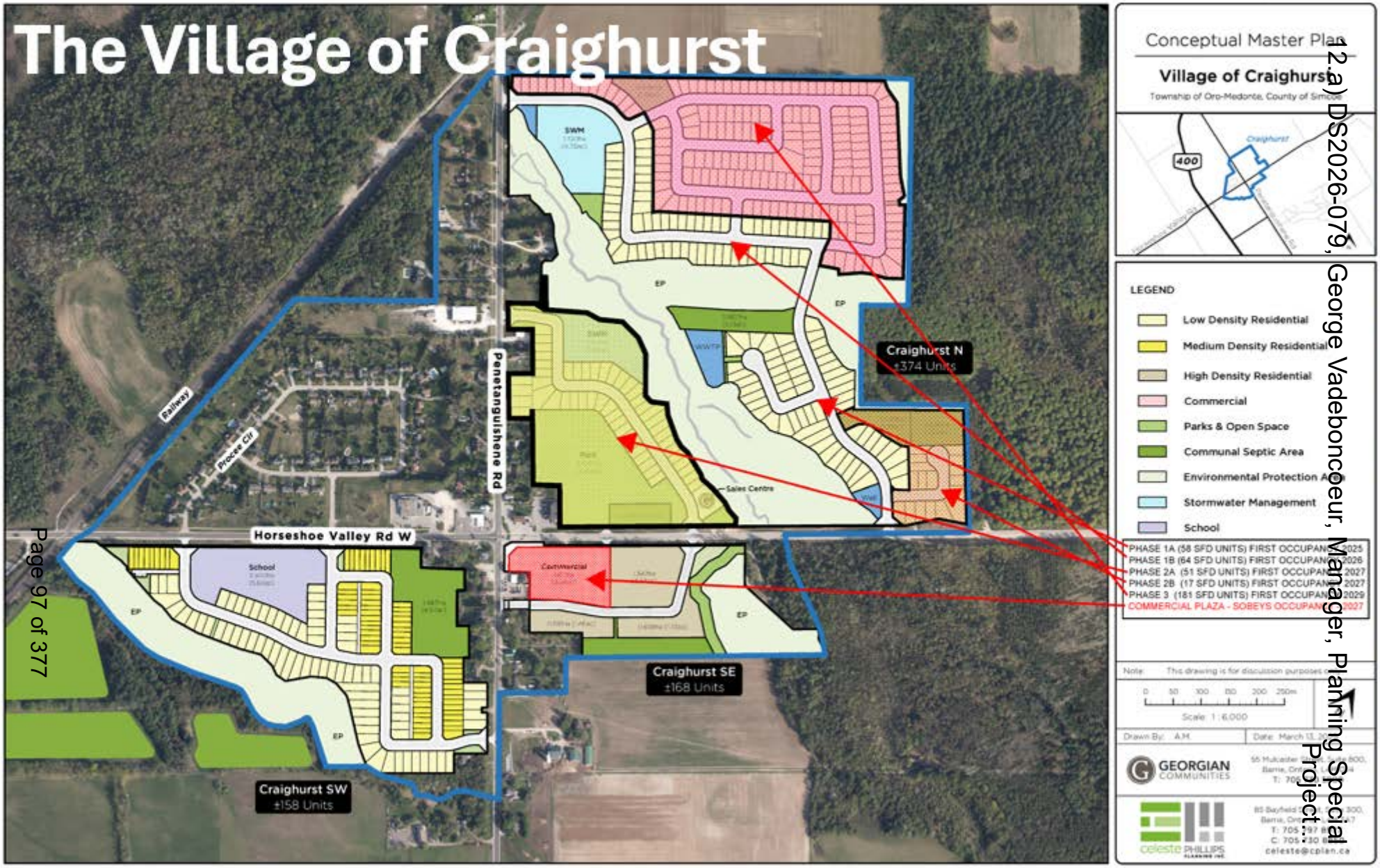


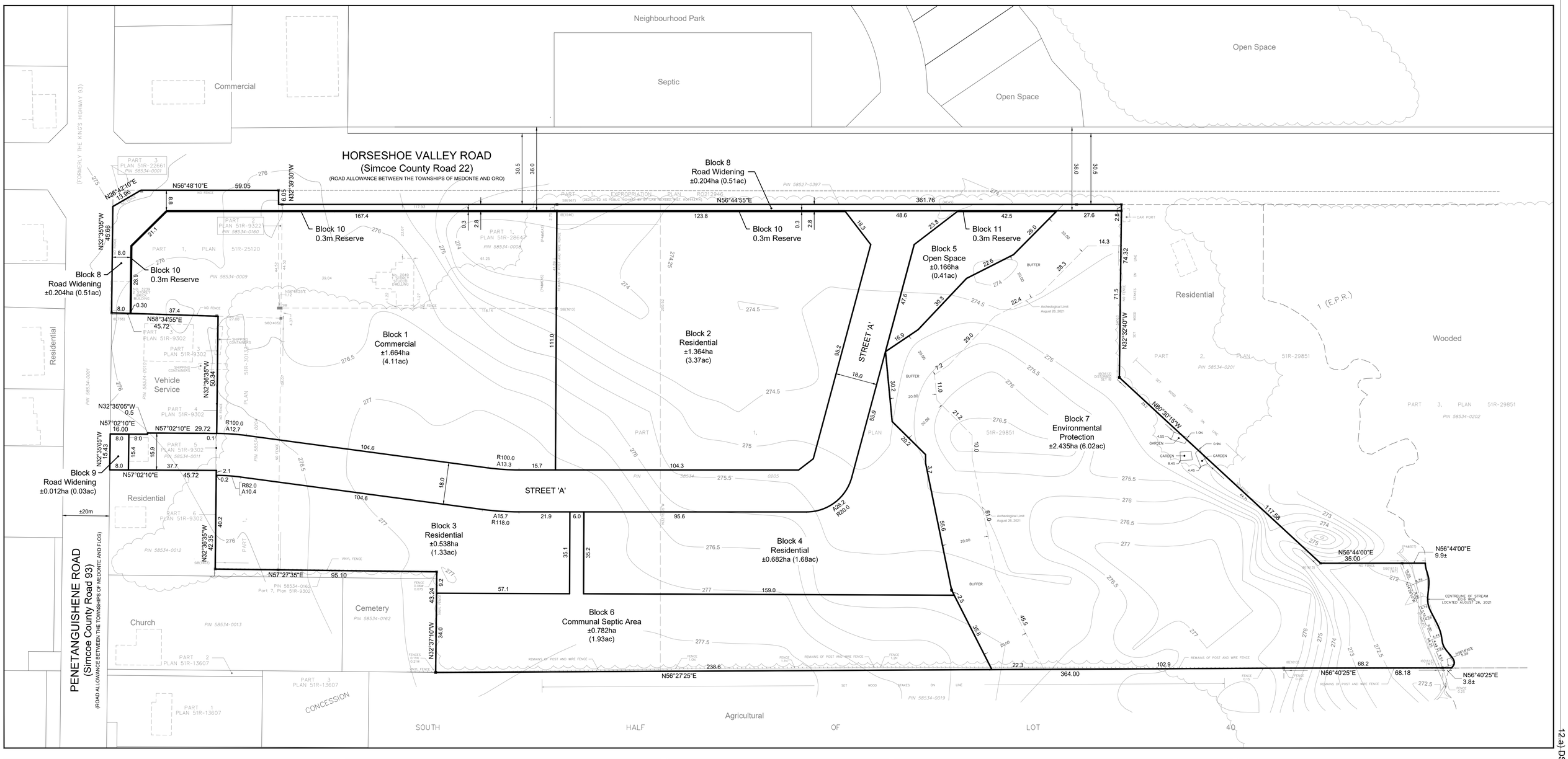
Draft Commercial Block Site Plan



Schedule 4: Craighurst Preliminary Concept Plan (Conceptual)




The Village of Craighurst
Conceptual Master Plan
Village of Craighurst
Township of Oro-Medonte, County of Simcoe
Craighurst
400
LEGEND
Low Density Residential
Medium Density Residential
High Density Residential
Commercial
Parks & Open Space
Communal Septic Area
Environmental Protection Area
Stormwater Management
School
PHASE 1A (58 SFD UNITS) FIRST OCCUPANCY 2025
PHASE 1B (64 SFD UNITS) FIRST OCCUPANCY 2026
PHASE 2A (51 SFD UNITS) FIRST OCCUPANCY 2027
PHASE 2B (17 SFD UNITS) FIRST OCCUPANCY 2027
PHASE 3 (181 SFD UNITS) FIRST OCCUPANCY 2029
COMMERCIAL PLAZA - SOBEYS OCCUPANCY 2027
Note: This drawing is for discussion purposes
Scale: 1:6,000
Drawn By: A.M.
GEORGIAN COMMUNITIES
celeste PHILLIPS PLANNING INC.
celeste@cplan.ca
Craighurst N
±374 Units
Craighurst SE
±168 Units
Craighurst SW
±158 Units
Horseshoe Valley Rd W
Penetanguishene Rd
Railway
Procee Cir
Sales Centre
SWM
School
Commercial
EP

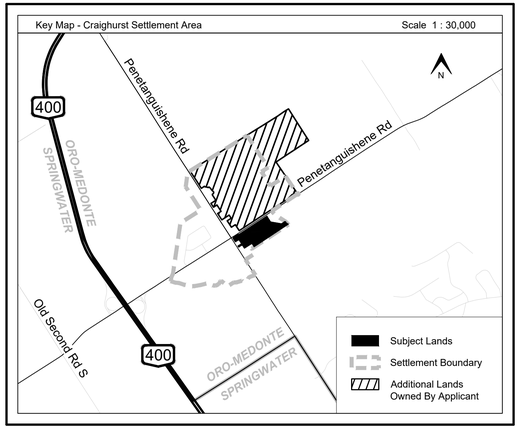


DRAFT PLAN OF SUBDIVISION

PART OF LOT 40, CONCESSION 1 (EAST OF PENETANGUISHENE ROAD)
(GEOGRAPHIC TOWNSHIP OF ORO)
TOWNSHIP OF ORO-MEDONTE, COUNTY OF SIMCOE

LAND USE SCHEDULE

LAND USE	LOTS/ BLOCKS	AREA ha	AREA ac	AREA %
Commercial	Block 1	1.664	4.11	19.3
Residential	Blocks 2-4	2.584	6.38	29.9
Open Space	Block 5	0.166	0.41	1.9
Communal Septic	Block 6	0.782	1.93	9.1
Environmental Protection	Block 7	2.435	6.02	28.2
Road Widening	Blocks 8 & 9	0.217	0.54	2.5
0.3m Reserve	Blocks 10 & 11	0.012	0.03	0.1
Street	Street 'A'	0.775	1.91	9.0
TOTAL		**8.635**	**21.34**	**100**



LEGEND

- Blocks
- 272 0.5m Contours
- Wooded Area

COUNTY OF SIMCOE APPROVAL

APPROVED IN ACCORDANCE WITH SECTION 51(31) OF THE *PLANNING ACT*, RSO, 1990, CHAPTER P.13, AS AMENDED,

THIS _____ DAY OF _____, 20_____.

OWNER'S CERTIFICATE

PENETANG SOUTH INC., BEING THE REGISTERED OWNER OF PIN 58534-0011 (3215 PENETANGUISHENE ROAD), HEREBY AUTHORIZE CELESTE PHILLIPS PLANNING INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: April 16, 2025

DAVID BUNSTON
PENETANG SOUTH INC.

OWNER'S CERTIFICATE

CRAIGHURST GP INC, BEING THE REGISTERED OWNER OF PIN 58534-0009, PIN 58534-0008, AND PIN 58534-0205 HEREBY AUTHORIZE CELESTE PHILLIPS PLANNING INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATE: April 16, 2025

DAVID BUNSTON
CRAIGHURST GP INC.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

DATE: April 16, 2025

LAURENCE J. DUELLING, O.L.S.
J.D. BARNES LIMITED

ADDITIONAL INFORMATION
REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT

a)	AS SHOWN	f)	AS SHOWN	i)	TIOGA LOAMY SAND
b)	AS SHOWN	f1)	NONE	j)	AS SHOWN
c)	AS SHOWN	g)	AS SHOWN	k)	PRIVATE SERVICES
d)	AS SHOWN	h)	PRIVATE WELL	l)	AS SHOWN
e)	AS SHOWN				

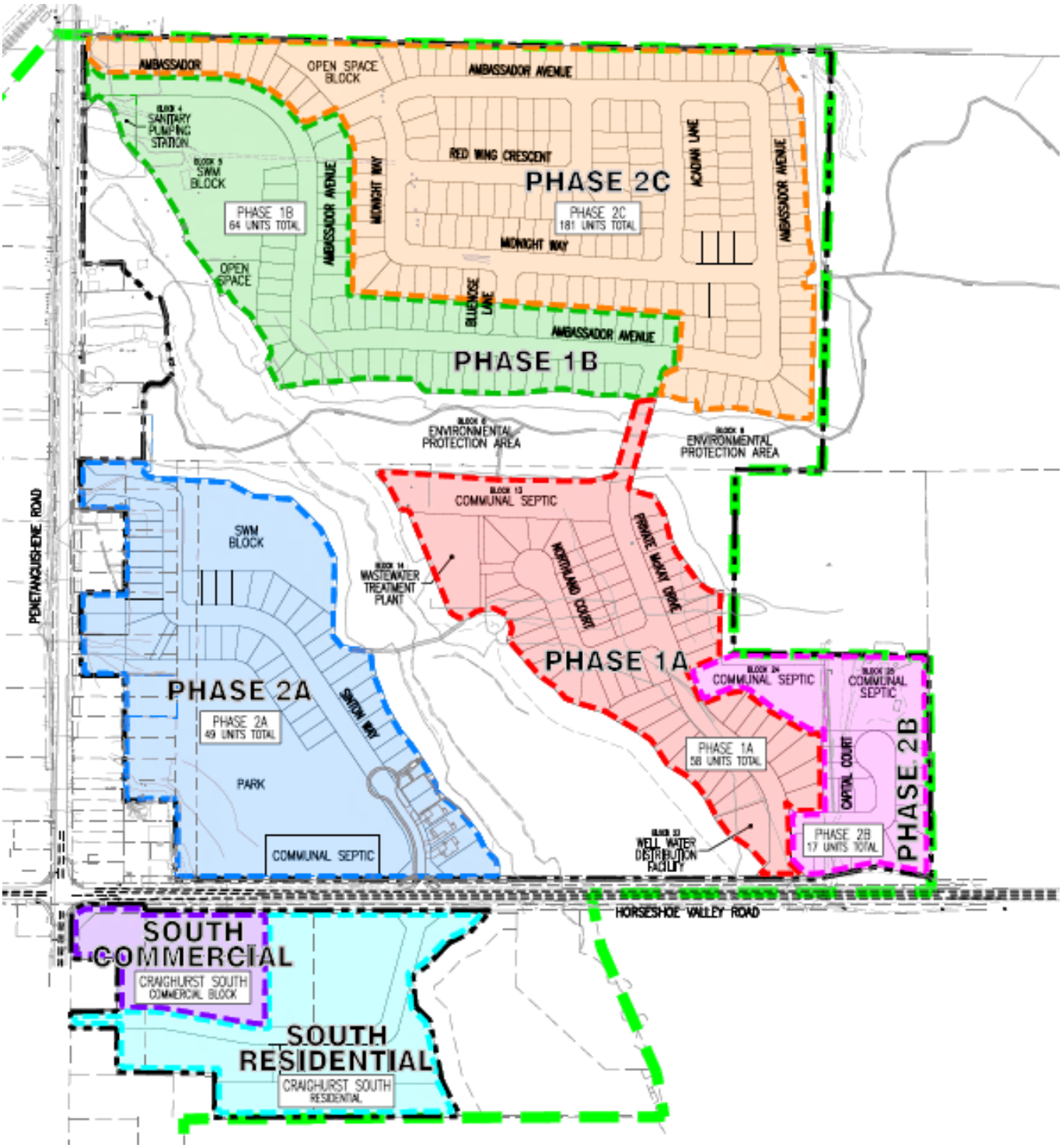
No.	DATE	REVISION	BY
-	-	-	-

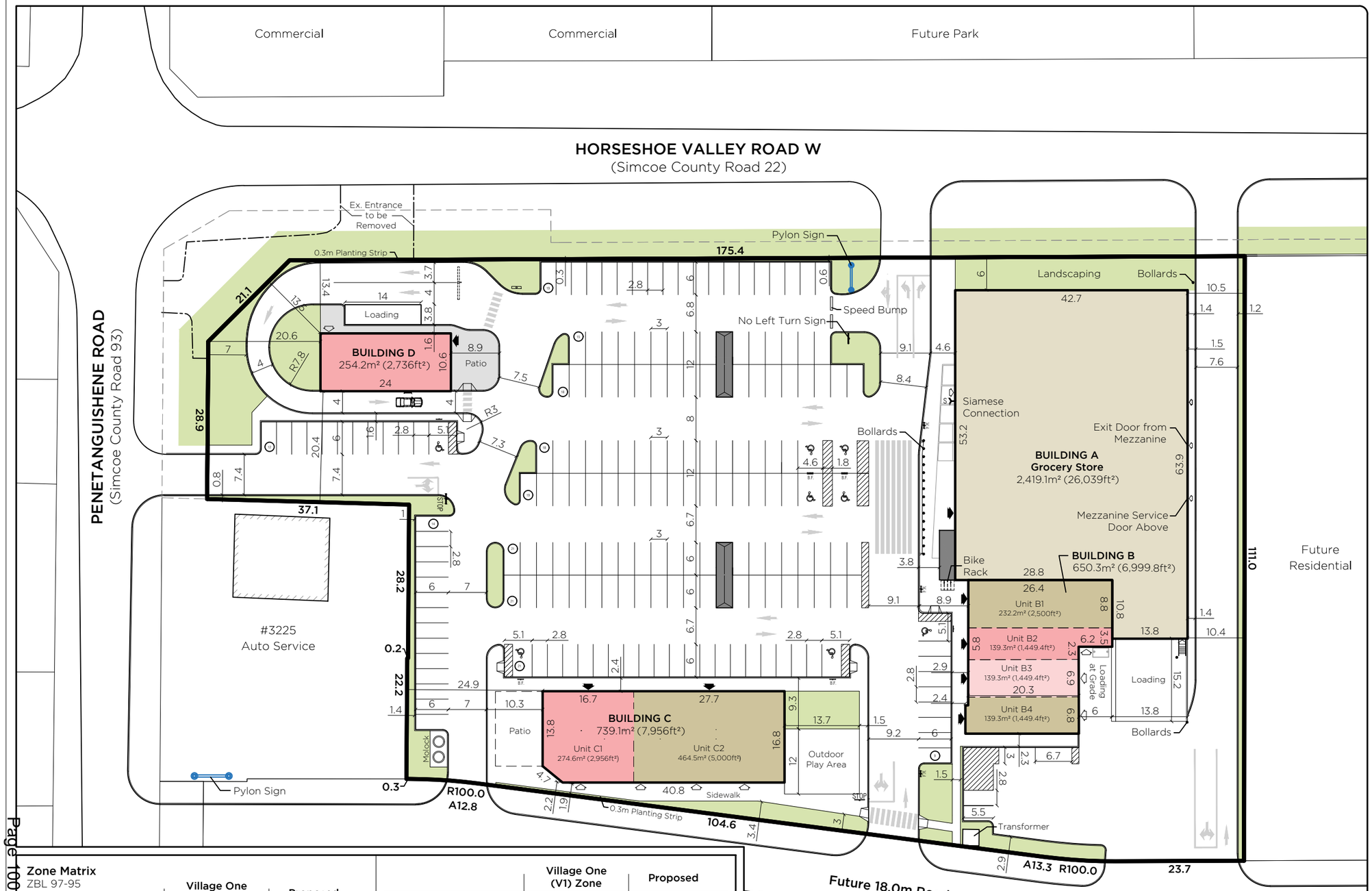
Stamp

0 10 20 30 40 50m
Scale 1 : 750

Drawn By: AM | Checked By: CP | Date: April 16, 2025

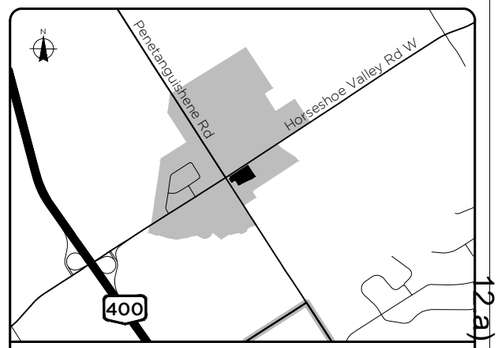
celeste PHILLIPS PLANNING INC.
85 Bayfield Street, Suite 300
Barrie, ON L4M 3A7
T: 705 797 8977
C: 705 730 8850
celeste@cplan.ca


AMBASSADOR
OPEN SPACE BLOCK
AMBASSADOR AVENUE
BLOCK 4 SANITARY PUMPING STATION
BLOCK 9 SWM BLOCK
PHASE 1B 64 UNITS TOTAL
AMBASSADOR AVENUE
MIDNIGHT WAY
RED WING CRESCENT
PHASE 2C
PHASE 2C 181 UNITS TOTAL
ACADIAN LANE
AMBASSADOR AVENUE
MIDNIGHT WAY
OPEN SPACE
BLUENOSE LANE
AMBASSADOR AVENUE
PHASE 1B
BLOCK 6 ENVIRONMENTAL PROTECTION AREA
BLOCK 8 ENVIRONMENTAL PROTECTION AREA
PENETANGUISHENE ROAD
SWM BLOCK
BLOCK 13 COMMUNAL SEPTIC
BLOCK 14 WASTEWATER TREATMENT PLANT
NORTHLAND COURT
PRIVATE WAHAN DRIVE
PHASE 1A
PHASE 2A
PHASE 2A 49 UNITS TOTAL
SIMCOE WAY
PARK
COMMUNAL SEPTIC
BLOCK 24 COMMUNAL SEPTIC
BLOCK 25 COMMUNAL SEPTIC
PHASE 1A 58 UNITS TOTAL
CAPITAL COURT
PHASE 2B
PHASE 2B 17 UNITS TOTAL
BLOCK 33 WELL WATER DISTRIBUTION FACILITY
HORSESHOE VALLEY ROAD
SOUTH COMMERCIAL
CRAIGHURST SOUTH COMMERCIAL BLOCK
SOUTH RESIDENTIAL
CRAIGHURST SOUTH RESIDENTIAL



SITE PLAN

3215 & 3239 PENETANGUISHENE RD &
2049 HORSESHOE VALLEY RD W
Part of Lot 40, Concession 1 E
Craighurst, Township of Oro-Medonte,
County of Simcoe



Key Map — Scale 1 : 50,000

LEGEND

Subject Lands
Lot Area: ±1.755ha (4.34ac)
Lot Frontage: ±44.0m

- Supermarket
- Retail
- Restaurant
- Medical Clinic
- Cart Enclosure
- Primary Entrance
- Secondary Entrance
- Accessible Parking Sign
- Fire Route Sign

DRAFT

Note: This plan is for discussion purposes only.
Source: Preliminary Site Plan, Greystone, July 11, 2025.
County of Simcoe interactive map.

0 10 20 30m
Scale: 1 : 750

Drawn By: A.M. | Date: May 11, 2026

Zone Matrix
ZBL 97-95

	Village One (V1) Zone	Proposed
Lot Area (min)	0.02ha	±1.755ha
Lot Frontage (min)	7m	±44.0m
Front Yard (min)	1.0m	±20.6m
Exterior Side Yard (min)	1.0m	±2.2m
Interior Side Yard (min)	0.3m	±20.4m
Rear Yard (min)	3.0m	±10.4m
Building Height (max)	25.0m	<25m
Planting Strip (min)	3.0m	±0.3m

	Village One (V1) Zone	Proposed
Parking Spaces (min) - Restaurant - Retail - Retail - Alcohol Sales - Grocery Store - Day Nursery - Medical Clinic	185 34 (5 / 100m²) 3 (2 / 100m²) 14 (6 / 100m²) 121 (5 / 100m²) 9 (1.5/classroom) 4	191
Barrier Free Spaces (min)	3	4 (4.6x6.0)
Loading Spaces (min)	3	3
Loading Location	Rear and Interior Side Yards	Exterior Side Yard

85 Bayfield Street, Suite 300
Barrie, ON L4M 3A7
T: 705 797 8977
C: 705 730 8850
celeste@cplan.ca

Staff Report

To:	**Council**
From:	**Kamil Burdyna, Manager, Development Engineering**
Meeting Date:	**June 24, 2026**
Report No.:	**DS2026-031**
Subject:	**Security Reduction Request, Diamond Valley Estates Subdivision Phases 1, 2, 3, 4 and 5, Registered Plan 51M-957, 2008628 Ontario Ltd.**
Type:	**For Information Only**
Motion No.:	

Recommendation

Be it resolved:

1. That Report No. DS2026-031 be received for information.

Background

This report provides Council with an update regarding the Diamond Valley Subdivision (File 43T-93019), located in the southeast portion of the Sugar Bush settlement area. The Developer, 2008628 Ontario Ltd., has requested a reduction in the securities currently held for the subdivision.

The Township of Oro-Medonte entered into a series of agreements with the Developer beginning in 2010 through By-law 2010-059, followed by amendment agreements for subsequent development phases via By-laws 2013-100, 2014-077, 2015-108, and 2017-089. These agreements support the development of 128 residential lots on Diamond Valley Drive, Emerald

Terrace, Topaz Court, Sapphire Way and segment of Ruby Ridge. The final stage, Phase 6 that includes all of Sapphire Way, remains on hold while the Developer addresses archaeological constraints on affected lands.

The subdivision was registered as a whole on September 22, 2010, as Plan 51M-957. Currently, 29 lots remain vacant due to a development moratorium.

Under the amended Subdivision Agreements, the Developer must construct all required infrastructure for the residential development. Section 5.7 of the Agreement outlines the conditions under which the Township may release securities.

Status of the Subdivision

Of the 128 residential lots in the subdivision, the Township issued building permits for the majority, and construction has been completed on 99 homes, representing approximately 77% of the total build-out. All completed homes are occupied and connected to municipal water, stormwater infrastructure, and the road network, including street lighting. Each lot maintains its own septic system and lot drainage in accordance with the Subdivision Agreement, which requires these systems to remain functional in perpetuity.

The majority of subdivision infrastructure is complete, with the exception of the Sapphire Way right-of-way, the plunge-pool access along Ruby Ridge, and several minor items associated with the 2025 remedial construction program. In addition, crack sealing and shoulder dressing in Phases 1 and 2 must be completed before the Township can consider the works satisfactory for assumption.

Most streetlights have been installed and are operational. One streetlight remains outstanding to meet the approved design, and minor system repairs are anticipated; Gerrits Engineering Ltd. will manage this work in the future.

The stormwater management facility and associated sewers are generally operational. However, the plunge pool off Ruby Ridge requires clean-out and remedial work.

Status of External Works

All external road connections are in place. The Developer of the abutting subdivision Plan 51M-1246 (Forest Heights) will complete the road interface at the north end of Ruby Ridge as part of that subdivision’s future completion and security-release process.

Subdivision Agreement Terms

Engineering Certifications

The Subdivision Agreement outlines the requirements for releasing securities. The Developer must submit the following:

- The Developer's Consulting Engineer must provide a cost estimate to complete the remaining Servicing Works.
- The Township's Engineering Consultant must certify the works to support any request for a reduction in cash securities or Letters of Credit.
- The Developer may also submit confirmation that no liens exist under the *Construction Act*.

Throughout construction, the Township requires a series of inspections to certify completed works. Once the Township's Engineering Consultant, The Jones Consulting Group Ltd., issues a recommendation letter, the Township may release securities.

Statutory Declaration

The Developer submitted a Statutory Declaration, as required under the Subdivision Agreement, confirming that all payments related to the completed works have been properly made.

Analysis

Based on inspections completed by The Jones Consulting Group Ltd. and Gerrits Engineering (the Developer's Engineering Consultant), staff have recommended the release of securities for the completed works within Registered Plan 51M-957, in accordance with the amended Subdivision Agreement. The inspections covered the following components, including but not limited to:

- Settlement conditions along underground infrastructure, such as utilities, storm sewers, watermains, and service laterals;
- Road work, including road base, ditches, asphalt, concrete curbs, boulevard grading, and above-ground streetlight infrastructure and utilities; and
- The Stormwater Management Facilities includes both wet and dry ponds.

The upcoming assumption of Phases 1 and 2 will require that the Developer completes all asphalt crack sealing and remedial shouldering and that further inspections by the Township consultant are performed on the following items:

- The drinking water production and treatment station; and
- Performance confirmation of Pond Block 132 during the snowmelt and spring season.

To reduce securities to the level recommended by the consultants at $294,650.12 (Schedule 2) the following prerequisites must be obtained:

- Phases 1 and 2 will need to be assumed through the appropriate Council By-Laws, subject to the outstanding inspections outlined above; and
- The Developer must complete all work at the plunge pool near Ruby Ridge, as this block is encumbered by archaeological restrictions that impact the critical Township infrastructure already in place servicing the subdivision.

While remaining items in the subdivision are noted, Staff have recommended the reduction of securities held for Phases 3 and 4 exclusively (schedule 1), as described in the next section of this report and in accordance with the security to be retained by the Township as certified by both Consultants for these phases.

Financial/Legal Implications/ Risk Management

When the Subdivision Agreements were executed between 2010 and 2017, the estimated total cost of the works was $5,014,806.09. The amended agreements required the Developer to provide securities totaling $3,158,141.85, reflecting reductions for works completed at that time. As construction progressed, Township staff processed further reductions in accordance with agreement provisions.

The Developer's consulting engineer, Gerrits (Schedule 3), recently submitted a letter and supporting calculations recommending that the Township retain securities at the following levels:

Development Phase	proposed security holdings	Percentage based on original value of work	Minimum security required under the subdivision agreement till assumption of the same.
Phase 1	$0.00	0%	10% of completed works plus 100% of incomplete works (Clause 5.7.1)
Phase 2	$0.00	0%	"
Phase 3	$102,514.59	17%	"
Phase 4	$192,135.53	13%	"
Phase 5	N/A		"
Phase 6	N/A		"
Total	$294,650.12		

Township staff have reviewed the status of each phase and recommend retaining the following securities until assumption, in order to remain compliant with the Subdivision Agreements:

Development Phase	Required securities until assumption	Percentage based on original value of work and (proposed reduction)	Items required for assumption
Phase 1	$210,583.05	10% (N/A)	Asphalt crack sealing, shouldering works or cash in

			lieu payment, Certification of the Stormwater Management Facility
Phase 2	$48,928.89	10%(N/A)	Asphalt crack sealing and shoulder works or cash in lieu payment
Phase 3	$102,514.59	17%(26%)	Successful completion of the two-year maintenance period with minor remedial items
Phase 4	$192,135.53	13% (13%)	Successful completion of the two-year maintenance period with minor remedial items
Phase 5	$147,283.69	39%(N/A)	Successful completion of the two-year maintenance and construction of the plunge pool access and clean out of the same with minor remedial items
Phase 6	Unknown	n/a	Subdivision agreement to be executed and all works completed per the same.
Total	$701,445.75		

The total recommended securities to be retained are $701,445.75.To ensure compliance with the executed Subdivision Agreements, Township staff recommend retaining the securities as outlined above and proceeding with reductions for Phases 3 and 4 exclusively. This represents a partial release of the securities currently held for those phases.

Finance staff have issued letters to the bank requesting that the securities for Phases 3 and 4 be reduced accordingly. The Township's peer review consultant (Schedule 2) has certified that the retained amount of $294,650.12 for these phases is sufficient to address the outstanding deficiencies.

As the Developer completes additional work and meets required conditions, staff will process further reductions and may bring forward additional information reports as appropriate.

The Township will continue to retain a minimum security equal to 10% of the original construction value for Phases 1 through 5 until the works are formally assumed. Security levels will be reassessed at key development milestones or where construction costs vary significantly from the original estimates.

Securities will be retained until the Developer has completed all required work, satisfied administrative obligations, and successfully passed the two-year maintenance period. A by-law approved by Council is required for the assumption of municipal infrastructure

Approximately six months following assumption, subdivision accounts will be closed and any remaining securities returned.

Policies/Legislation

Planning Act

Corporate Strategic Priorities

Well Planned Development

Consultations

Gerrits Engineering (Developer's Consultant)

Manager, Development Engineering

Senior Project Manager, The Jones Consulting Group Ltd.

Finance Department, Township of Oro-Medonte

Attachments

Schedule 1 – Manager, Development Engineering Recommendation Memo Dated March 25, 2026.

Schedule 2 – The Jones Consulting Group Inc. Letter Dated Revised February 18, 2026

Schedule 3 – LC reduction Request Phases 1, 2, 3, 4 Dated Revised February 10, 2026

Schedule 4 – Background Correspondence Jones Consulting Group Ltd.

Conclusion

This reduction in securities is in accordance with the schedules and provisions outlined in the amended Subdivision Agreements.

The Jones Consulting Group Ltd. confirms that the completed works meet the approved design requirements, except for the outstanding remedial items identified in the background section of this report. The remaining deficiencies and incomplete works include the outstanding construction within the Sapphire Way right-of-way, the construction and cleanout of plunge-pool access along Ruby Ridge, and several minor items associated with the 2024/25 remedial construction program.

Receipt of this report documents the security reduction process to release a portion of the remaining securities to the Developer, subject to payment of any outstanding account balances.

Respectfully submitted,

Kamil Burdyna, Manager, Development Engineering; and
Brent Spagnol, Director, Development Services

Date of Final Submission

Approvals:	**Date of Approval**
Brent Spagnol, Director, Development Services	June 16, 2026
Shannon Johnson, Director, Finance / CFO	June 16, 2026
Shawn Binns, CAO	June 16, 2026

MEMORANDUM

Township of Oro-Medonte
Proud Heritage, Exciting Future

To: Shannon Johnson - Director, Finance / Chief Financial Officer
Christy Scheffel - Deputy Treasurer / Manager of Accounting

From: Kamil Burdyna, Manager, Development Engineering

Date: April 29, 2026

Subject: Interim Reduction of Securities – Following top course asphalt placement
Diamond Valley Subdivision Phases 1, 2, 3, 4 and 5
Registered Plan 51M-957, D12, SUB-**43-OM93019**
2008628 Ontario Ltd.. (Developer)

Development Engineering received security release requests dated December 12, 2025, and revision dated February 10, 2026, from Mr. Jeff McCuaig, P.Eng., for Phases 1 to 4 of the Diamond Valley Subdivision (Finance Account SUB-43-OM-93019).

In 2025, the Developer's contractor as supervised by Gerrits Engineering Ltd. completed remedial work within rights-of-way, Township blocks, and public infrastructure in Phases 3–5. This work improved public safety and the overall usability of the subdivision's road network. Based on these improvements, Development Engineering recommends the following securities adjustments:

Phase 1: No reduction recommended. An assumption report is forthcoming pending pond certification by the Developer's Consulting Engineers. Staff will process securities reductions following Council's decision.

.

Phase 2: No reduction recommended. Staff expect to present an assumption report to Council in the near future; reductions will follow Council's decision.

Phase 3: **Securities to be retained at $102,514.59,** the remainder to be released.

Phase 4: **Securities to be retained at $192,135.53,** the remainder to be released.

Phase 5: The Developer Team did not request a reduction. A future security reduction is likely imminent.

The securities in the name of 2008628 Ontario Ltd. mainly for Phase 3 and Phase 4 can be reduced as noted above.

The Township will hold the remaining securities until the future assumption of these phases. After the above reductions, the total securities to be held for all phases under this request amounts to **$701,445.75**.

Please issue the required letters to the Developer's banking institution authorizing the reduction of the Letters of Credit (LCs) or release the funds directly to the Developer, as appropriate. Staff will continue to process additional security reductions as the Developer completes future project milestones.

Sincerely,

Kamil Burdyna

Kamil Burdyna, C.E.T., P.Eng.
Manager, Development Engineering

c.c. Brent Spagnol – Director, Development Services
Andy Karaiskakis – Manager, Planning Services
Justin Metras – Manager, Infrastructure and Capital Projects
David Yauk – Manager, Urban Stormwater & Streetlights
Alison Stevens – Administrative Assistant, Development Services

JONES CONSULTING GROUP LTD.
PLANNERS & ENGINEERS

Date: June 16, 2026

Via Email: kburdyna@oro-medonte.ca
Attention: Kamil Burdyna, Manager of Development Engineering

The Township of Oro-Medonte
148 Line 7 South, Oro-Medonte
Ontario L0L 2E0

Dear Mr. Burdyna:

Subject: **Diamond Valley Estates – Phases 1 - 4**
Security Reduction Request and Recommendation
Township of Oro-Medonte, County of Simcoe
Township File No.: 51M-957
Jones File No.: ORO-16-2-06-03(11)

We have reviewed the documentation submitted by Gerrits Engineering Ltd. on behalf of Diamond Valley in support of final acceptance of Phases 3 and 4 and reduction of securities including the following:

- Request for LC Reduction in Securities Phase 1, 2, 3 & 4 – Dated December 12, 2025
- Application for the Certificate of Final Acceptance Phase 3 & 4 – Dated December 10, 2025
- Security reduction Calc #2 – Phase 3 – Dec. 2025
- Security reduction Calc #2 – Phase 4 – Dec. 2025

Based on the status of Phases 3 & 4 and the Engineer's certification of works completed we are recommending the issuance of the Certificate of Completion for these phases.

We are recommending Oro-Medonte Development Engineering staff to proceed with the release of securities based on Gerrits Engineering Ltd. supporting documentation.

The retained security amount should be **$294,650.12** for Phases 3 and 4.

Should you have any questions or concerns regarding this subject matter, or should you require any clarification please contact the undersigned.

All of which is respectfully submitted,

The Jones Consulting Group Ltd.

Jody King, C.E.T.

Partner

Gerrits

222 Mapleview Drive West, Suite 300
Barrie, Ontario L4N 9E7

705-737-3303
www.gerreng.com

June 4, 2026

RE: REQUEST FOR LC REDUCTION IN SECURITIES
(DIAMOND VALLEY SUBDIVISION – PHASE 1, 2, 3, 4)

TOWNSHIP OF ORO-MEDONTE
C/O The Jones Consulting Group Ltd
229 Mapleview Drive East,
Barrie, Ontario L4N 0W5

Attention: Wayne Pinkney
Dear Wayne

Further to a request from our Client, the Diamond Valley Development (2008628 Ontario Ltd), we have reviewed the Securities that will be required in conjunction with the various surface remediation works (including deficiencies) that were completed this fall for the Diamond Valley Development in Phase 3 and Phase 4. In addition, we are following up on the Town's assumption of Phase 1 & 2 which was to have been completed in 2021.

We are writing to request a Security Reduction/Release for Diamond Valley Phases 1, 2, 3, and 4 in the amount of **$730,378.59**, as outlined in the table below. This provides the Township with a retained security of $**294,650.12**. This is all in conjunction with the issuance of the Certificate of Completion for phases 3 and 4 of the Development.

Security	Security Currently Retained	**Proposed Reduction**	Proposed Security Retained (10% + Deficiencies)
Phase 1	$ 210,583.05	$ 210,583.05	$ 0.00
Phase 2	$ 48,928.89	$ 48,928.89	$ 0.00
Phase 3	$ 254,750.73	$ 152,236.14	$ 102,514.59
Phase 4	$ 510,766.04	$ 318,630.51	$ 192,135.53
Total	$1,025,028.71	**$730,378.59**	$294,650.12

The attached security calculations include 100% securities for the Works not yet certified plus 10% securities for all Works within the contract.

Regards,

GERRITS ENGINEERING LTD.

Jeff McCuaig, P. Eng.

Burdyna, Kamil

From: Jody King <JKing@jonesconsulting.com>
Sent: Wednesday, February 18, 2026 4:40 PM
To: Burdyna, Kamil
Cc: Wayne Pinkney; Bruno Santos
Subject: RE: 585-003_Diamond Valley - Security Reduction
Attachments: 585-003_Let re LC Reduction #2_Ph3-4 (26-2-10).pdf; Phase 4 Security Reduction #2 - Dec2025.pdf; ORO-16-2-06-Diamond_Valley_Sec Reduc.Rev1.pdf; Owners Stat Dec. Feb.2026.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

This email originated from **outside of Oro-Medonte's email system.** Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Hi Kamil,

After speaking with Gerrits and following up on securities, Jeff McCuaig indicated that they did not have any documentation confirming assumption of Phases 1 and 2 (as anticipated).
I think the expectation was that with above ground acceptance in 2016 – the assumption would have followed the maintenance period. I understand that there have been several delays on the site due to archeological issues etc.

Gerrit's has adjusted their reduction request by $25,000 as you will see in the attached – amounts to be held. I have revised my letter of recommendation to indicate the same.
Additional $10,000 for Roads retained and;
Additional $15,000 for Streetlights / electrical

I have attached Gerrit's revised request and certification along with the owners Statutory Declaration and Jones recommendation.

If you have any questions or concerns, please contact the undersigned.

Regards,

Jody King, C.E.T.
Partner
The Jones Consulting Group Ltd.
229 Mapleview Drive East, Unit 1 Barrie, ON L4N 0W5
Phone (705) 734-2538 ext 227 Email jking@jonesconsulting.com
Cell (705) 794-2286
www.jonesconsulting.com

Staff Report

To: **Council**

From: **Brent Spagnol, Director of Development Services**

Meeting Date: **June 24, 2026**

Report No.: **DS2026-076**

Subject: **Zoning By-law Amendment Application (2026-ZBA-14)**
Public Meeting Comment Compilation

Type: **For Information Only**

Motion No.:

Recommendation

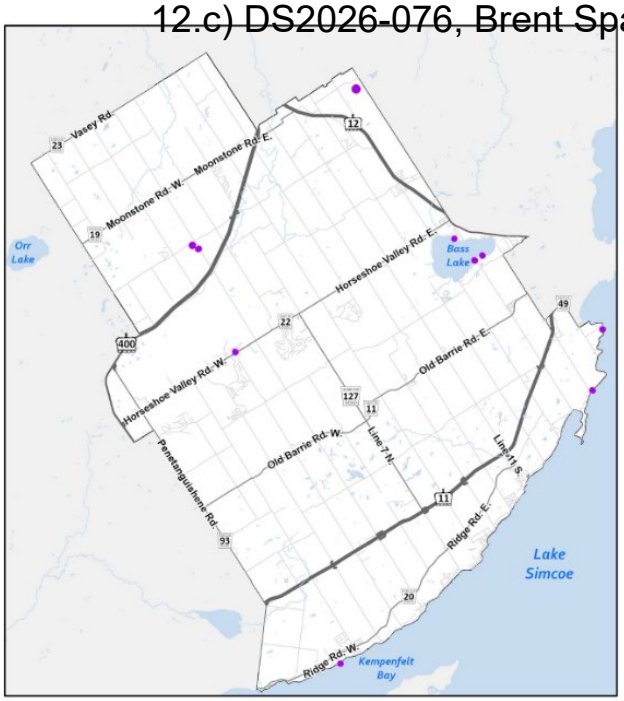
It is recommended:

1. That Report No. DS2026-076 be received for information.

Introduction

The purpose of this report is to summarize the themes and feedback identified during the public meeting and consultation process related to a Township initiated zoning by-law amendment for ten (10) properties to permit Short-Term Rental Accommodations (STRAs). The proposed zoning for the properties would permit STRAs as a secondary use to a residential dwelling unit.

The Zoning By-law Amendment process was initiated to fulfill terms of Minutes of Settlement between Oro-Medonte Responsible Short-Term Rental Group (RSTRs) and the Township, which were executed to resolve OLT Case: 24-000037 pertaining to appeals of Section 4.13 (Short-Term Rental Accommodation Policies) of the Township's new Official Plan.



Map of Properties Subject to Zoning By-law Amendment Application

0 10,000 m

Township of Oro-Medonte
Proud Heritage, Exciting Future

Statutory Notice of the Public Meeting was issued on May 20, 2026 and signs were posted in accordance with the provisions of the Ontario Planning Act.

A hybrid (in-person and virtual) public meeting was held at the Township Administration Centre on June 11, 2026.

Background to the proposed Zoning By-law Amendment, the draft by-law (Schedule 1-Draft By-law) and the properties subject to the process were presented by Township staff.

Interested residents and stakeholders provided comments and submissions in writing and verbally which all form part of the public record.

Public Meeting Comments & Themes

Numerous written submissions and comments were received prior to, during and after the public meeting and shared with Council and staff. To present the written submissions and comments to Council, staff have organized this report in a manner that captures general themes/issues associated with STRAs which provides input regarding the site-specific rezoning of the ten subject properties.

General Comments

Members of the public provided general comments related to Short-Term Rental Accommodations (STRA) in the Township. Many of the comments submitted outlined resident experiences with respect to STRAs in their neighbourhoods and were not directed at a specific property. These comments are being provided as additional context to the report. Other written submissions generally objected to rezoning any of the ten properties to permit STRAs.

The following themes were identified by commenters through written submissions as matters for consideration related to the proposed re-zoning.

- Community Safety
- Noise Impacts
- Disorderly Behaviour
- Garbage Issues
- Traffic Issues
- Parking Issues
- General Objection to Permission for STRAs in residential areas
- Transparency of rezoning process
- Fairness and Equality in the Process
- Community Character

Schedule 2 – General Comments, provides written comments submitted to generally oppose STRAs along with neutral comments from agencies and Township Departments.

2192 Town Line

Subject property is zoned Agricultural/Rural (A/RU) and Environmental Protection (EP) and currently being used for residential purposes.

A comment of objection was submitted by a neighbouring property owner through verbal submission at the Public Meeting and through written comments as part of the commenting process. Written comments are provided within Schedule 3-Written Submissions as it pertains to the property municipally known as 2192 Town Line.

The following issues were outlined with respect to this specific property:

- Impact on peaceful use of home
- Trespassing/misuse of property
- Noise
- Diminished sense of security
- Management of rental property questioned

The subject property owner of 2192 Town Line responded to the identified issues generally indicating the following:

- Property is located in proximity to County lands that are utilized by the public which leads to trespassing.
- Property owner acknowledged one occurrence where a guest got lost and wandered onto the neighbouring property.
- Property owner acknowledged a noise issue tied to construction of an addition to the dwelling, not related to STRA
- Indicated property consists of 41 acres and confirmed that the use is not a “party house”.

Further submissions with respect to this specific property were not received.

4598 Line 5 North

Subject property is zoned Agricultural/Rural Exception (A/RU*96). Property is currently being used for residential purposes.

Property owner at 4598 Line 5 North provided comments in support of the rezoning with respect to the operation of the property. The following is a general summary of the comments provided:

- Property is just under 3 acres and well vegetated
- Rentals are typically oriented to families skiing in the area
- Property owner establishes strict rules for rental (maximum of 2 people per bedroom, no noise after 11)
- No issues identified with respect to garbage
- No nuisance complaints
- Supports the implementation of a Licensing By-law that is reasonable, provides additional layer of protection is appropriate
- Home is occasionally rented and inconspicuous
- Grew up in home and is a weekend occupancy by the owners
- STRA Boosts Economy

There were no objections filed regarding the subject property.

4524 Line 5 North

Subject property is zoned Agricultural/Rural (A/RU) and is currently used for residential purposes. There is an existing residential dwelling located on the property.

Property owner at 4524 Line 5 North provided comments in support of the rezoning with respect to the rental operation of the property.

The following is a general summary of the comments provided:

- Heavy investment made on property
- Property not rented often
- Neigbours have never had an issue with renters
- STRA Activity tied to skiing and tourism
- Careful selection of renters occurs due to investment on property
- Request submitted to be notified of the decision.

There were no objections received with respect to zoning the subject property.

6 Cook Lane

The subject property is zoned Residential Limited Service (RLS) as it is located on a private road. The property is utilized for residential purposes and consists of a single-detached dwelling unit.

Property owner of the subject property provided comments in support of the rezoning and the rental operation as follows:

- Supportive of Licensing Rules
- Owner is a Bass Lake resident and not an occasional resident.
- Property is approximately 1 acre and has 150 feet of lake frontage. Half lot next door under ownership control along with the existence of trees between properties.
- Property can accommodate eight to nine cars
- Mostly vacant and is a seasonal cottage
- Started advertising rental in 2019, implements a screening process (names, addresses, licenses plates etc..) and secures a deposit
- Established rules (maximum guests, fire rules, parking limits etc..)

There were no objections received with respect to zoning the subject property.

10 Beach Road

The subject property is zoned Shoreline Residential Exception (SR*103), which permits a residential dwelling. There is currently a single detached dwelling unit located on the property which is accessed by a private road.

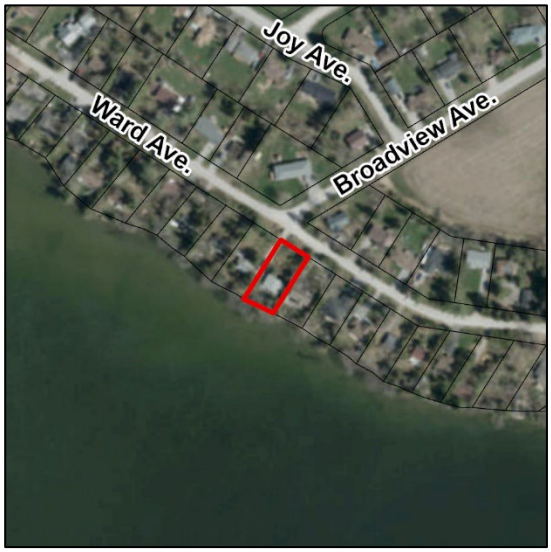
Verbal comments were submitted by a neighbour household regarding their experiences with respect to STRA rentals on the subject property. Verbal comments submitted at the Public Meeting are generally summarized below:

- Property has been utilized as an STRA for many years and is the primary use
- Parking has been an issue with cars parked on the lawn and road for parties and a wedding
- Secondary Use understood, but zoning is permanent
- Resident does not want to call and complain continuously
- The rental use on the property is not secondary
- Noise issues were expressed related to parties concern for safety of individuals
- Not familiar with renters
- Suggestion of a yearly permit

- Enquired about how secondary use would be enforced to ensure the number of days?
- Raised questions about what the zoning means, looking for answers

Comments in support of the rezoning were not provided by the property owner.

68 Ward Avenue



The subject property is zoned Shoreline Residential (SR), which permits residential use. The property is accessed by a municipal road and consists of a residential dwelling unit.

The owner of the property verbally submitted comments in support of the rezoning. The following provides a general summary of the comments provided:

- Year-round dwelling unit
- Primarily family rentals
- House is also used for long term rentals
- Driveway connected but not a shared driveway
- Request that the owner's comments for 6 Cook Lane apply as ownership and property management is the same.
- Requested that letters submitted regarding the property be provided for a response prior to a decision being made.

A commenter interjected at the end of the meeting indicating that they did not support this rezoning or any other of the rezonings within residential neighbourhoods. There were no written comments submitted for this specific property.

15 Cathedral Pines Road

The subject property is zoned Residential One Exception (R1*63) consisting of a single-detached dwelling within a residential subdivision.

A resident participated virtually and commented in support of the proposed rezoning indicating the following:

- Rental helps with the cost of living- Affordability
- STRA as a secondary use is supported to provide extra income

Commenters regarding the proposed rezoning provided verbal submissions in opposition of the rezoning. Comments and issues are generally summarized as follows:

- Rezoning is permanent and does not change with ownership changes

- Limited control in the area for the future
- Impact on character of community
- Objection to STRA in residential community
- Reference made to an 81 resident petition submitted in opposition to rezoning of the property for an STRA use (Appended in Schedule 4).

The owner of the subject property spoke in support of the rezoning and provided the following comments:

- Accessory Dwelling Unit built in the lower level to accommodate STRA use
- Homeowner always present in the primary dwelling unit while rental in use
- Property and use has not been subject to complaints
- Parking can be accommodated

Written comments are provided within Schedule 4-Written Submissions to this report related to this particular property.

1 Pemberton Lane

The subject property is zoned Residential Limited Service Holding [RLS (H)] consisting of single-detached dwelling. The dwelling is located on a private road and is a lakefront property on Lake Simcoe.

A written submission in support of the proposed rezoning has been submitted by the property owner and is contained within Schedule 5 – Written Submissions to this report.

No comments were provided at the public meeting with respect to the specific property.

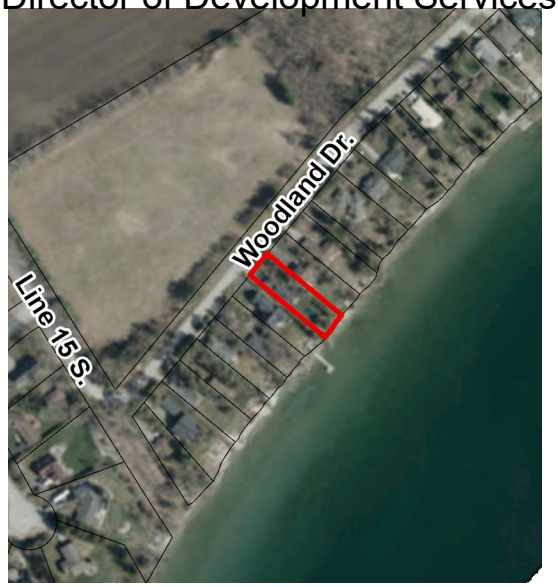
1165 Woodland Drive

The subject property is zoned Shoreline Residential Exception (SR*2) consisting of single-detached dwelling. The dwelling is located on a municipal road and is a lakefront property on Lake Simcoe.

Comments were provided verbally in opposition to the rezoning which are generally summarized below:

- STRAs should not be located in residential neighbourhoods.
- Zoning of properties leads to further rezonings elsewhere

- Noise is an issue and the noise by-law requires an update
- Unattended bon fires seven days a week
- Fear of retaliation for filing complaints
- Containment of parking within property limits identified as an issue
- Frequency of use identified as an issue
- Concern raised about setting a precedent
- Question posed about distinguishing between family use and rental use



Commenting letters have been provided with respect to this specific property which are provided in Schedule 5-Written Submissions.

247 Moon Point Drive

The subject property is zoned Shoreline Residential Exception (SR*2) consisting of a single- detached dwelling. The dwelling is located on a municipal road and is on a lakefront property on Lake Simcoe.

Comments were provided verbally in opposition to the rezoning which are generally summarized below:

- Existing dwelling is a secondary dwelling not a primary dwelling
- Rewarding operators through rezoning should not occur
- Conflict between property owners expressed
- Application should be denied as it sets a precedent
- Financial Implications for OLT hearings and staff resources need to be considered
- Environmental considerations related to septic systems to protect the environment (Lake Simcoe and Lake Simcoe Low-lands)
- Traffic and speeding on the road is an issue
- Community Safety referenced related to strangers frequenting the area
- Community Interest and holistic approach should be considered
- Zoning amendment should be initiated by property owner
- Zoning is permanent
- Compatibility issue raised with respect to STRAs in residential areas
- Will the rezoning in enhance the community?
- Is the rezoning a detriment to the community?
- Is the rezoning for the betterment of the community?
- Impacts to land values as properties become revenue generators
- Impact on ability to sell property due to experience with STRAs
- Incompatible land use in residential area

Written comments regarding 247 Moon Point Drive are provided within Schedule 5 – Written Submissions.

The property owner of 247 Moon Point Drive provided comments in support of rezoning the property. Comments in support are generally summarized below:

- Family cottage with a goal to keep cottage in the family and cover costs through STRA rentals.
- Large property with considerable distance between properties consisting of trees that shield the property from the street.
- Two driveways and easy access to the road
- Reserve the right to respond to letters submitted regarding the rezoning.
- Pursuing the rezoning to be able to obtain a license without dispute to continue rental of the property.
- License By-law would have limits on the number of people and parking
- Does not oppose the Township using legal tools to ensure people are using their property properly.
- Primary use of property is a secondary vacation property. Primary use of cottage is for family and relatives.
- Acknowledged rezoning as a secondary use as appropriate
- Acknowledged that rezoning is needed for the ten properties and others to obtain a license.
- Have not been any nuisance issues on 247 Moon Point Drive as renters are screened and no permissions for weekend rentals.
- Property is not rented for less than five (5) days
- Restrictions imposed by property owner (two people per bedroom, maximum of four cars)
- Garbage is tended to and cleaners maintain the cottage.
- House rental agreement entered into by renters
- Outdoor surveillance system for monitoring/security
- Available 7:24 if there is an issue
- A person available in the area to deal with matters associated with STRA use of the dwelling unit.
- Septic system has been installed to meet requirements

A property owner in the vicinity indicated no issue with renters of 247 Moon Point Drive and confirmed that written comments had been submitted to Planning for the record and consideration.

Financial/Legal Implications/Risk Management

Immediate Financial implications associated with this report primarily include staff resources to move the processes forward.

Policies/Legislation

- Municipal Act
- Planning Act
- Building Code Act
- Fire Protection and Prevention Act
- Residential Tenancies Act
- County Official Plan
- Township Official Plan

- Comprehensive Zoning By-law 97-95
- Township of Oro-Medonte Administrative Monetary Penalty System By-law

Consultations

- Chief Administrative Officer
- Manager of Planning
- Manager, Policy Planning/Special Projects

Related Reports

1) Staff Report dated June 11, 2026-DS2026-075-Twp Initiated Site-Specific Zoning By-law Amendment for Ten Properties Application No. 2026-ZBA-14

2) Staff Report dated May 13, 2026-DS2026-061-Short Term Rental Accommodation Program Update

3) Staff Report dated February 25, 2026-DS-2026-024-OLT Hearing Update-Official Plan Appeals-Short Term Rental Accommodation Policies

4) Staff Report dated January 14, 2026-DS-2026-Ontario Land Tribunal OLT-24-000037-Short Term Rental Accommodation Official Plan Appeals Update

5) Staff Report dated August 13, 2025-DS2025-062-Public Comments & Recommendations on Draft Short Term Rental Accommodation & Bed Breakfast Establishments Licensing By-law

6) Staff Report dated January 22, 2025-DS-2025-004-Options Report to Address Illegal Short-Term Rental Accommodations in Oro-Medonte

7) Staff Report dated October 16, 2024-Council Education Session Pertaining to Enforcement Challenges in Addressing Short-Term Rental Commercial Accommodations in the Municipality

8) Staff Report dated September 11, 2024-DS2024-093-Information Report on Action/Activities of the Township of Oro-Medonte to Address the Matter of Short-Term Rental Accommodations in the Municipality

Conclusion

The public meeting and zoning process was facilitated as per the Minutes of Settlement executed between the Oro-Medonte Responsible Short-Term Rental Group, which were executed to resolve OLT appeals and establish Official Plan policies for Short-Term Rental Accommodations.

This report summarizes the themes and feedback raised through the public meeting/public consultation process for the Township initiated zoning by-law amendment which proposes to rezone ten (10) properties to permit Short-Term Rental Accommodations that advertise as a secondary use to existing single detached dwellings.

Additional written submissions in response to comments and supplemental comments will be received by the Township and provided to Council to inform the process and decisions of Council.

A staff report that reviews the information and the ability of the properties to conform with the applicable Official Plan policies will be prepared for a subsequent meeting of Council for consideration on July 15, 2026.

Respectfully submitted,

Brent Spagnol, RPP,
Director, Development Services — June 17, 2026

Approvals: — **Date:**
Shawn Binns, CAO — June 18, 2026

Schedule 1-DRAFT ZONING BY-LAW

The Corporation of the Township of Oro-Medonte

By-law No. 2026-XXX

A By-law to amend Zoning By-law 97-95, as amended (General Amendment)

2026-ZBA-14

Whereas the Council of the Corporation of the Township of Oro-Medonte is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

And Whereas the Ontario Land Tribunal recently approved an amendment to the Township of Oro-Medonte Official Plan introducing new policies governing the establishment of Short Term Rental Accommodation uses;

And Whereas By-law 97-95 currently regulates commercial accommodations in dwelling units in the Township of Oro-Medonte;

And Whereas the Township wishes to introduce zoning provisions to regulate the establishment of Short-Term Rental Accommodations in dwelling units in the Township of Oro-Medonte as set out in By-law 97-95;

And Whereas Council deems it appropriate to amend the zoning provisions of By-law 97-95, in accordance with the policies of the Official Plan;

Now Therefore the Council of the Township of Oro-Medonte hereby enacts as follows:

1. Section 5.0 – is hereby further amended by adding the following provision:

   5.40 Secondary Use of Dwelling Units

   Notwithstanding any other provision of this By-law to the contrary, where a Short-Term Rental Accommodation (STRA) is permitted as a secondary use, the following provisions shall apply:

   The minimum number of required *parking spaces* for a *Short-Term Rental Accommodation* shall be one (1) *parking space* per bedroom used for a *STRA* use.

2. Section 6.0 – DEFINITIONS - is hereby further amended by adding the following new definitions:

   "**Short-Term Rental Accommodation (STRA)**

   Means a dwelling or *dwelling unit*, or any portion of it, that is rented for any portion of a period of less than 28 days as a secondary use to the *dwelling unit*, but does not

include a *bed and breakfast establishment*, *motel*, *hotel*, hospital, *boarding, lodging or rooming house*, *residential care home*, *timeshare establishment*, and *Village Commercial Resort Units* that are part of a rental or lease management program."

"Secondary Use

Means a use secondary to the *principal use* of the property in the area of a property the secondary use occupies and/or the number of days per year the property is used for the secondary use."

3. Schedules 'A2', 'A8', 'A15', 'A18', 'A19', 'A23', and 'A20' to Zoning By-law 97-95, as amended, is hereby further amended by changing the zoning symbol applying to these lands by adding Exception XXX (*XXX) to the existing Agricultural/Rural (A/RU) Zone, Agricultural/Rural Exception 96 (A/RU*96) Zone, Shoreline Residential (SR) Zone, Shoreline Residential Exception (SR*2) Zone, Shoreline Residential Exception 103 (SR*103) Zone, Residential One Exception 63 (R1*63) Zone, Residential Limited Service (RLS) Zone, as shown on Schedules "A", "B", "C", "D", "E", "F", "G", "H", "I" and "J" attached and forming part of this By-law.

4. Section 7.0 – EXCEPTIONS is hereby further amended by adding the following subsection:

   7.XXX *XXX [By-law 2026-XXX]

   Notwithstanding any other provision in this by-law to the contrary, a Short-Term Rental Accommodation (STRA) shall be permitted on lands denoted by the symbol *XXX on the schedules to this By-law.

5. Schedules "A", "B", "C", "D", "E", "F", "G", "H", "I" and "J" attached to By-law No. 2026-XXX is declared to form a part of this By-law.

6. This By-law shall take effect on the final passing thereof, subject to the provisions of the Planning Act, as amended.

Passed in Open Council this __ Day of _____, 2026.

The Corporation of the Township of Oro-Medonte

_____

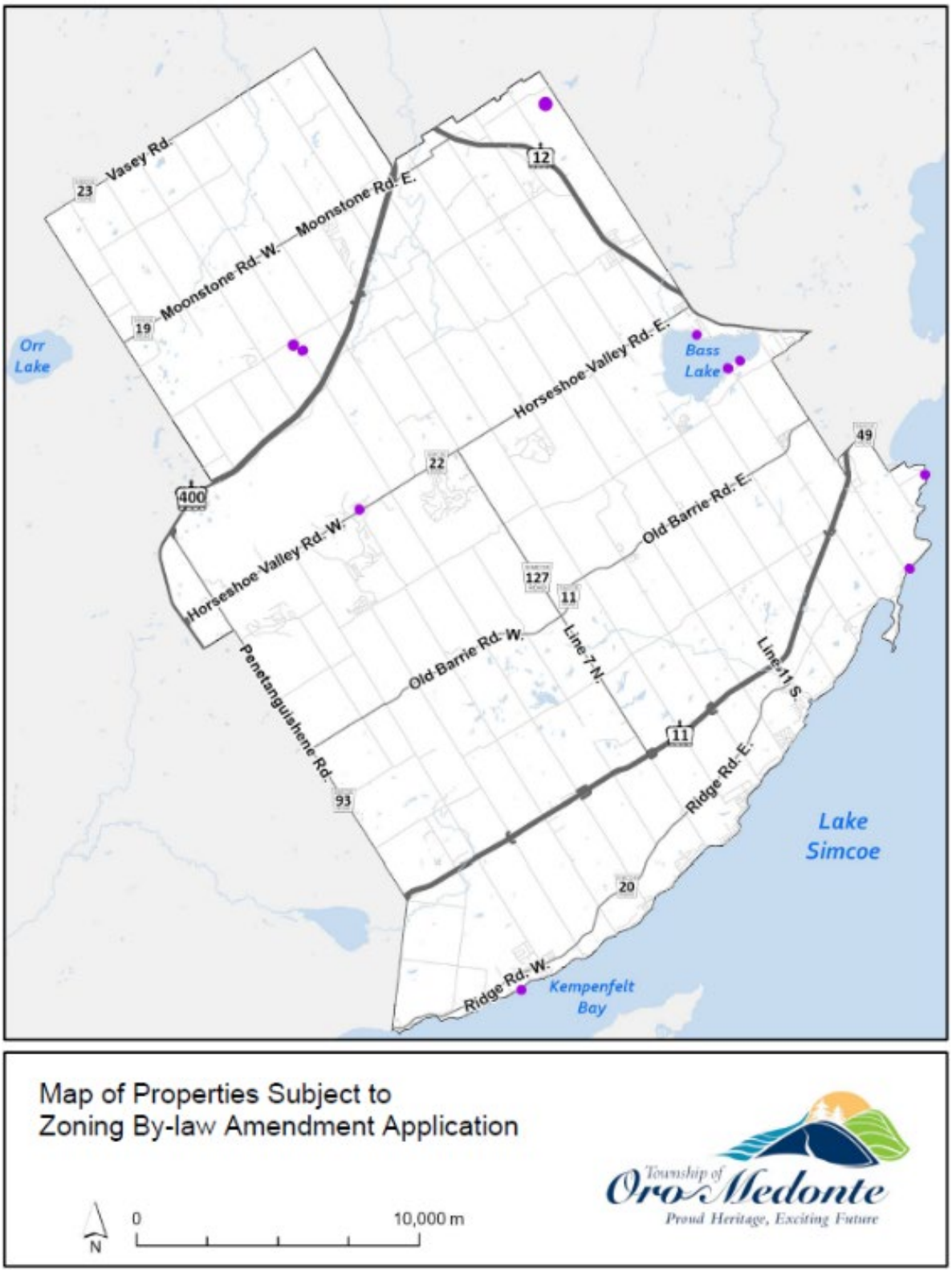
Mayor, Randy Greenlaw

_____

Clerk, Yvonne Aubichon

By signing this by-law on _____, 2026, Mayor Greenlaw will not exercise the power to veto this by-law.

Schedule 3-Properties Subject to Proposed Zoning By-law Amendment



Respectfully submitted by [redacted] 63 Stanley Ave, Oro-Medonte

June 2, 2026

Comments for June 11 Public Meetings regarding proposed Zoning By-law Amendments for 10 properties.

Mr. Mayor, Councillors and staff. My name is [redacted] and I am a permanent resident and taxpayer of Oro-Medonte. Thank-you for allowing me the opportunity to speak to you today. I love it here in Oro-Medonte. I wouldn't want to live anywhere else. We have a jewel of a Township. The trouble is, I live next door to a former STRA, with the potential of becoming an STRA again. I have to say that was not a fun experience. For more than 3 years (some during Covid), the property was rented out to a minimum of 10 people for 2-3 days at a time – all week, from May to October. It was a house full of 20-something year olds just there for a party – all day, all night. I was working from home at the time (doing a call-taking job) and had to work with my windows closed in the heat of summer to block out the noise so I could sound professional on the phone. And that didn't always help (depending on how loud it got), because the party was 10 feet from my house. I am glad they are renting long term at this time, but who knows when the lure of $1500.00 per night may entice them to rent short term again. Will I again have to worry about noise, garbage, parking, fires, confrontations, etc? That's my personal background with STRAs.

Now, just so you are aware, what I am about to present here applies to all 10 properties across all 3 meetings this afternoon. My question is, Do I need to present at the next 2 meetings, or will this 1 presentation suffice and be applied to all 10 properties and all 3 proposed amendments (that is, items 3, 4, and 5 of each of the 3 proposed amendments)?

Why should all 10 zoning by-law amendments be denied?

I'll start out by giving my 5 reasons why, then develop fulsome explanations of those reasons, then summarize.

1) Because they are being initiated by the Township, it sets dangerous precedent for other zoning by-law amendments to be requested to be initiated by the Township, not just for STRAs, but for any kind of zoning by-law amendment.

2) Because they are being initiated by the Township, there are grave concerns about governance, transparency, accountability, and public confidence when 10 property owners appear to be being favoured over every other property owner in the Township.
3) Because they are being initiated by the Township, the Township is not going to receive full disclosure from the 10 property owners regarding detailed information about the properties (set-backs, septics, etc), or regarding how the property owners intend to meet the 8 criteria set out by the Township in its new Official Plan, namely:
    1. The intent of the New Official Plan is maintained;
    2. The use does not generate conflicting land use impacts with surrounding land uses, such as noise, garbage, etc.;
    3. The STRA use is consistent with and maintains the character of the surrounding area;
    4. The scale of the proposed STRA use is suitable for the site and surrounding area;
    5. Adequate water and sewage services can be provided to the satisfaction of the Township;
    6. Appropriate access routes and/or on-site parking can be provided;
    7. The shoreline and water quality are protected, if located within the Shoreline designation; and
    8. Nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.
4) Because these 10 amendments are being brought after the hearing of the Ontario Land Tribunal (hereafter referred to as OLT) appeal, and the OLT Decision, these 10 amendments should be re-applied for by the individual property owners in accordance with the new Official Plan as amended and approved by the OLT.
5) Whether these 10 zoning by-law amendments are initiated by the Township or by the property owners, what will be the test of conformity to the Official Plan? If good planning separates land uses that conflict, that means that the Township must decide whether the proposed use, not necessarily only the current STRA operation, conflicts with, or disrupts, the neighbours, or adversely affects their safety.

Setting a dangerous precedent:

Township is not only initiating these amendments, they are bearing the cost of filing them (fees they would normally charge the applicant), and administering them (staff time to prepare them, and then Council time to adjudicate them) too.

If other would-be applicants got wind of this they could also request that the Township initiate and bear the costs of their applications for zoning by-law amendments for the remaining 120 STRAs (or however many there are in residential zones), or for anything else – a restaurant on the lakeshore, a convenience store in a neighbourhood, anything that requires a zoning by-law amendment.

The Township could say No, and the would-be applicants would point to these 10 amendments and ask Hey why them and not us? The Township could explain (or not), and the would-be applicants could be deterred (or not).

If the would-be applicants were not deterred, they could appeal to the appropriate venue (court, OLT, etc), again, citing these 10 amendments as a precedent.

The Township could then have to go through the cost and effort of defending these appeals.

If then, all parties entered into a Minutes of Settlement, and it was set up the similarly to the Minutes of Settlement that precipitated these 10 amendments, the would-be applicants would have gotten their wish.

Or at worst, at a hearing, an Adjudicator could (in the public interest) order the Township to initiate amendments for everyone who requested it!

This makes a mockery of not only the zoning by-law amendment process, it makes a joke of the whole Official Plan.

The cost of these 10 amendments is being born ultimately by us, the ratepayers of this township, and the cost of any potential others would be born ultimately by us, the ratepayers.

Governance, transparency, accountability, and public confidence:

In the March 30 Decision of the OLT, Member S. Dixon said, of the request that "…the Tribunal withhold its Final Order until the Parties request that it be issued," it "struck the Tribunal as peculiar". S. Dixon further explained that "the request to withhold a Final Order approving the STRA policies on a Township-wide basis is to enable the Township to advance the site-specific [zoning by-law] amendment prior to the STRA Policies coming

into full force and effect." He/she further explained that this was the result of a Minutes of Settlement executed by the parties, but never filed with the Tribunal, and that his/her awareness of it was via the Affidavit of Brent Spagnol. The reason Mr/Ms Dixon advised that this request "struck the Tribunal as peculiar", is because the request was to withhold the Final Order *indefinitely*. Counsel for the Association of Responsible STRAs then "submitted that the settlement between the Township and the Association is on a "quid pro quo" [tit-for-tat, for all the non-legalese speakers] basis, whereby the Association will not oppose the approval of the revised [STRA] policies in exchange for a Township-initiated site-specific zoning by-law amendment for 10 of the Association's properties". Happily for us, the tribunal ultimately denied this request because they were "not satisfied that the *quid pro quo* arrangement between the Association and the Township amounts to a justifiable prerequisite or a true condition precedent to the approval of the revised policies." They further explained that "In fulfilling its responsibilities, decisions of the Tribunal must transcend the interests of the immediate parties to determine whether a proposal is in the public interest.: And further "Withholding a Final Order approving Township-wide policies for an indeterminate amount of time … to potentially benefit 10 landowners, is not in the public interests and not a justifiable prerequisite or true condition precedent to the approval of the revised STRA policies on a Township-wide basis."

In the larger picture, withholding the Final Order indefinitely would have had the effect of rendering the items of appeal (that is, the STRA policies) of the Official Plan ineffective until such time as the Final Order was released. Thereby opening the floodgates for other STRA operators to also seek zoning by-law amendments without the benefit of the Township relying on its revised STRA policies (that is, under the old regime were there were fewer policies). Happily for us, that was not allowed to occur.

The OLT decision renders the Minutes of Settlement that precipitated these 10 amendments as nothing more than a private contract between the Association for Responsible STRAs and the Township of Oro-Medonte.

Coming from a legal background, as I do (I used to work at the Ontario Court of Justice), I can't imagine any lawyer advising a township client to sign such a Minutes of Settlement. If the OLT has to make decisions in the public interest, wouldn't it follow that the Township also has to make decisions, or behave, in the public interest, since they represent all the residents of the Township. So how could they prefer 10 property owners over the rest? And Council still has to decide on these amendments.

As outlined by Mr. Spagnol in a report to council (and reported on in Orillia Matters on May 20, 2026), "the Minutes of Settlement do not fetter council's ability to decide

(approve/refuse) on each of the 10 properties". Doesn't it strike anyone as odd that the Township is initiating *and deciding on* 10 zoning by-law amendments, despite Mr. Spagnol's assurances. In fact, it does strike people as odd, and I agree with [redacted] when he says (in the same Orillia Matters article) that "Residents need confidence that future zoning hearings will remain fully open, independent and based on planning merits rather than prior negotiated understandings. … Public trust in municipal planning depends not only on legal compliance, but also on transparency and the appearance of fairness."

No full disclosure from property owners:

These 10 "Applicants"(that is, the owners of these 10 properties) are not filling out the forms or preparing their cases (there is presumably a form for this according to the Township's Planning Applications and Guidelines web page – I say 'presumably' because I did find a reference to a form for a zoning by-law amendment, but I did not find the actual form [see attached print-screen], but I'm no builder or planning expert.). They are therefore not providing any information about their properties, nor about how they intend to meet the 8 criteria of the Official Plan. In fact, according to the affidavit of Mr. Spagnol, filed at the OLT (and now a matter of public record), "The proposed Township-initiated Zoning By-law Amendment for the RSTR [Association of Responsible STRs] properties shall be submitted to RSTRs for review and written acceptance prior to consideration by Township Council. What a reversal of roles here!

So, who filled out the forms and prepared the cases for today's meetings? Township staff? What information are they using to base these applications on? Whatever happens to already be on file at the Township Offices. Assuming what's on file is accurate and up to date, that still leaves the detailed information about the properties unknown to Township staff, and hence to the Councillors who must decide on these 10 amendments. I note that in the 3 Notices of Meeting, the only information presented is a map of each property – no description, no site plan, nothing else.

So how do the 10 property owners intend to meet the 8 criteria? Who knows! In fact, the first 3 criteria are decidedly not met, specifically:

1. The intent of the New Official Plan is *not* maintained: Firstly because it was attempted to be circumvented in the first place; secondly The new Official Plan considers STRAs that advertise to be commercial use; thirdly, the new Official Plan upheld the Zoning By-law (97-95) in that commercial STRAs are not permitted in residential zones; fourthly, it can be demonstrated that

STRAs are not compatible with residential zones (as you'll see later, in the Conflicting Land Uses section).

2. The use *does* generate conflicting land use impacts with surrounding land uses, such as noise, garbage, etc.; Vacationers, by definition, are "on vacation" and seeking leisure, leading to clashes with full-time residents over expected rural quiet – specifically in areas regarding motorized recreation, noise, confrontation, parking, garbage, sewage, and trespassing. This has been demonstrated ad infinitum in the various public meetings and submissions to Township since the whole STRA issue reared its ugly head in 2017. And it has been reported many many times in many ways to the Township Enforcement Office and to the OPP (more on this later).
3. The STRA use is *not* consistent with *nor* maintains the character of the surrounding area; Specifically these 10 proposed STRAS will alter the character of the neighbourhoods surrounding them, and hence Oro-Medonte as a whole, as follows:
    a. Loss of Permanence – A continuous rotation of temporary visitors replaces tight-knit, multi-generational, neighbourly bonds with a transient environment;
    b. Declining Local Engagement – Absentee investors/property owners or commercial operators replace engaged, community-oriented homeowners, reducing participation in local initiative and volunteer organizations.
    c. Environmental Impact – Unregulated access to fragile natural features such as overloaded beaches and conservation trails, can lead to environmental degradation.
    d. Pricing pressures – High returns on platforms such as AirBnB and Vrbo artificially inflate property values of the STRA properties, which prices out local families seeking permanent homes. Contrarily, but simultaneously, the properties beside the STRAs are devalued because no-one wants to live beside an STRA.
    e. Diverted Emergency Resources: Police and By-law Enforcement officers spend excessive time and effort responding to neighbourhood noise, parking, and other complaints and by-law infractions

And the remaining 5 criteria cannot even begin to be guessed at by Township staff preparing these 10 amendments:

4. Is the scale of the proposed STRA use suitable for the site and surrounding area?;
5. Are adequate water and sewage services being provided to the satisfaction of the Township?;
6. Are appropriate access routes and/or on-site parking being provided?;

7. Are the shoreline and water quality protected, if located within the Shoreline designation?; and
8. Are nuisance mitigation measures such as setbacks, buffering, and landscaping being implemented?

So if not enough is known about the properties, nor how they intend to meet the criteria for STRAs in accordance with the Official Plan, how can Township Council be expected to decide on these amendments?

Amendments should be re-applied for by 10 property owners:

It bears repeating: Because these 10 amendments are being brought after the hearing of the OLT appeal, and the OLT Decision, these 10 amendments should be re-applied for by the individual property owners in accordance with the new Official Plan as amended and approved by the OLT.

The revised policies regarding STRAs that were approved by the OLT in March of 2026 are as follows:

1. Added: STRAs that advertise are considered by the Township to be commercial use. This is not to be confused with 'benign cottage rental', as envisioned by the first OLT appeal decision of August 2022.
2. Upheld: Commercial STRAs are permitted only withing the Village One (V1) Zone, including any V1 Exception Zone, and the Residential Two Exception 123 (R2*123) Zone.
3. Upheld: Commercial STRAs are not permitted within Residential Zones.
4. Upheld: A site-specific zoning by-law amendment is required to permit the operation of commercial STRAs in a Residential Zone.
5. Added: That the zoning by-law amendment should meet the following criteria

    a. The intent of the New Official Plan is maintained;
    b. The use does not generate conflicting land use impacts with surrounding land uses, such as noise, garbage, etc.;
    c. The STRA use is consistent with and maintains the character of the surrounding area;
    d. The scale of the proposed STRA use is suitable for the site and surrounding area;
    e. Adequate water and sewage services can be provided to the satisfaction of the Township;
    f. Appropriate access routes and/or on-site parking can be provided;

g. The shoreline and water quality are protected, if located within the Shoreline designation; and
h. Nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.

All 10 property owners should complete the required forms, prepare their own cases, and pay the required fees.

That way, official processes for zoning by-law amendments would be the same for everyone requesting a zoning by-law amendment.

That way the Township and its Council would not appear to be in conflict of interest.

That way, the property owners would have to provide all required information about their properties, and provide information on how they intend to meet the above-noted criteria.

That way, the Official Plan adopted by the Township in October of 2022, and approved by the County of Simcoe in November of 2023, and approved by the OLT in March of 2026, would be adhered to by everyone, including the Township.

Conflicting Land Uses:

If good planning separates land uses that conflict, that means that the Township must decide whether the proposed use, not necessarily only the current STRA operation, conflicts with, or disrupts, the neighbours, or adversely affects their safety. That means, not only for the current owners of these 10 properties, but for future owners too. That also means not only for these 10 STRA operations, but for any and all STRA operations.

The Township has received many email reports from homeowners across Oro-Medonte seeking help regarding neighbouring disruptive STRAs, and many calls have been made to the OPP and Municipal Law enforcement for the same reason. Examples of this public record can be found in the attached Witness Statement of Stephen Wells of February 8, 2022 (filed in the first OLT Appeal). That there are a plethora of complaints on record clearly demonstrates that STRA use is incompatible with residential living. Whether or not the complaints specifically pertain to these 10 properties shouldn't deter the Township from applying them to these 10 zoning by-law amendments, because the test of compatibility should apply to all Zoning By-law amendments where STRAs are requesting to be allowed to operate in a residential zone.

Since a zoning by-law amendment is permanent, the test of compatibility is not just for the current owners of the properties, but for future owners also. What happens if the

current owner sells to someone who doesn't care whether the neighbours are disrupted or intimidated? Or goes so far as to *do* the disrupting or intimidating of the neighbours because they had the audacity to complain.

The Township has (or has access to) all these records of complaints (and if it doesn't, there is a problem because we know we have complained). If the Township would bring forward these records, it will demonstrate that STRA use is incompatible with residential living, and that STRA use will degrade the character and quality of living of the community.

Summary:

Any *one* of the reasons discussed would be reason enough in my experience for refusing these 10 Zoning By-law Amendments. The Township has fulfilled its contractual obligation by initiating these 10 amendments. The Township is now at liberty to deny these 10 amendments. To reiterate, all 10 amendments, respectfully, should be denied for these reasons:

1) The Township sets a dangerous precedent in initiating any zoning by-law amendment, in that it opens the door for anyone to ask the Township to initiate a zoning by-law amendment, either directly or indirectly by way of a minutes of settlement or order arising out of a Court, or an OLT, action.
2) The Township, and its Council, loses public confidence when it appears to favour 10 property owners over all others, and when Township processes appear to be manipulated by a few for the benefit of a few.
3) The property owners are not providing any information about their properties, nor how their amendments meet the criteria set out in the Official Plan.
4) These 10 amendments should be re-applied for by the individual property owners in accordance with the new Official Plan as amended and approved by the OLT.
5) No matter who applied/applies for the zoning by-law amendments, the test of compatibility of STRAs in residential zones should be applied. There are (or ought to be) a large number of emails, phone calls, complaint forms etc., at the Enforcement Office of the Township and the OPP. These records need to be made available to all members of Council so that fully enlightened decisions can be made. These records are key to determining that STRA use is incompatible in a residential zone.

Other Amendments to By-law 97-95:

It is not lost upon me that the Zoning By-law Amendments also include 2 further provisions (items 1 & 2 of each of the Proposed Amendments) which are not specific to the 10 properties discussed above. Respectfully, these are suggested to be dealt with in a separate Zoning By-law Amendment, or alternatively, they could be dealt with at this time, while denying items 3, 4, and 5 of each Proposed Amendment.

Respectfully submitted by [redacted]

Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

CASE NO: PL200395

PROCEEDING COMMENDED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Appellant:	Oro-Medonte Association for Responsible STRs
Subject:	By-law No. 2020-073
Municipality:	Township of Oro-Medonte
LPAT Case No.:	PL200395
LPAT File No.:	PL200395
LPAT Case Name:	Oro-Medonte Association for Responsible STRS v. Oro-Medonte (Township)

WITNESS STATEMENT
OF
STEPHEN WELLS

February 8, 2022

A. Background

i. I am a practicing Architect and I have resided with my wife, Diana Wells, at 67 Stanley Avenue, Oro-Medonte (the "Township") for over 20 years.

ii. A house, a few doors away at 61 Stanley Avenue (the "Property") is being used for a non-residential use and is carrying on business at 61 Stanley Avenue (the "Property") as a short-term rental (STR). Attached and shown in Tab A is a map showing the location of 61 Stanley Avenue, Oro-Medonte.

iii. The Property was advertised as an STR on the Airbnb website at the following URL starting in the spring of 2019: https://www.airbnb.ca/rooms/31168370

iv. The Property was also advertised on the VRBO website at the following URL: https://www.vrbo.com/en-ca/cottage-rental/p1901679vb The advertisement stated that there was a minimum 2 night term and that the Property could provide accommodations for 12 persons. A screen capture of the VRBO advertisement made on August 6, 2020 is attached and shown in Tab B.

v. Beginning in the summer of 2019 large groups of transient visitors started to arrive at the Property. These groups numbered from 6 to over 20 persons who would stay for short periods of time ranging from 2 to 3 days. The Property was almost continuously rented in this manner with different groups arriving and departing on a sequential basis every couple of days.

B. The Problems

i. Groups of visitors at the Property frequently engaged in very disruptive behaviour that resulted in significant disturbances to us and the neighbouring residents.

ii. There was loud music being played that often continued late at night and into the early morning hours.

iii. We were also subjected to other loud noises, shouting and yelling at various times during the day and late into the night.

iv. I witnessed situations involving excessive drinking and partying behaviour of large groups of people that would spill out on to our street and along the Lakeshore Promenade (the "Promenade"). The Promenade is a strip of public land that runs along the shoreline from the water's edge and extends from 45 Stanley Avenue to beyond 75 Stanley Avenue.

v. I observed visitors to the property openly drinking on the street and along the Promenade on several occasions.

vi. There were also times when these groups of visitors would start large uncontrolled bonfires on the Promenade which are not permitted.

vii. Parking of a large number of cars along the street was also a frequent problem along with garbage and refuse being left behind by these transient visitors.

C. Adverse Effects on our Family

i. These problems and disruptions significantly interfered with our ability to live normally in our home. The disruptions were repeated nearly every day through the summer and fall of 2019 and 2020 as new groups of visitors would arrive.

ii. Given the recent COVID restrictions, I have been working from home as much as I can. The disruptive behaviour next door and the lack of sleep made it more difficult to complete my work assignments and to enjoy life generally when the STR was active.

iii. Given the constant turn-over of strangers nearby, both my wife and I feel unsafe in our own home. My wife is at the point that if the Township continues to fail to protect our health and our safety, we will sell our home of more than 20 years and move.

D. Attempts to Solve the Problem

i. I believe that Mina Korman owns 61 the Property and it is managed by her son, Oren. We contacted Mina Korman, who lives nearby on Myrtle Avenue, on several occasions to report the problems that we were having. This had no effect and the cycle of disruptive behaviour by visitors to the Property continued unabated.

ii. My wife and I first reported the many problems we were experiencing to the Township on November 24, 2019 and expressed our serious concerns that our health, our safety and our enjoyment of our property was being seriously and adversely affected by the use of the Property as an STR. A copy of my wife's communication to the Township is attached and shown in Tab C.

iii. Attached and shown in Tab D is a copy of our complaint to Municipal Law Enforcement regarding irresponsible behaviour at the Property and concerns about COVID measures not being taken.

iv. Shown in Tab E is a copy of our complaint to the Township on the 'proper' Comment/ Concern Form.

v. Despite numerous requests for assistance from the Township, the Property continued to be operated as an STR business until the fall of 2020 when it was rented to a family on a long term basis while their new home was being constructed. Since being rented on a long-term basis for residential purposes there have been no further disruptions of the nature that occurred while the Property was being operated as an STR.

vi. The family renting the Property moved in the fall of 2021. The Property is now currently vacant. An advertisement on Airbnb states that the Property is available as a short-term rental beginning March 1, 2022. See the following URL:

https://www.airbnb.ca/rooms/35157325?federated_search_id=723feb53-2933-4585-80abbb70add3dc50&source_impression_id=p3_1637864433_SmvruEGl%2BOSDSPtR&guests=1&adults=1

E. Fearing for our Health and Safety

Our fears of strangers next door are well-founded, and shared by many others. The following list of tragic incidents was compiled and published on the Oro-Medonte Good Neighbours Alliance website found at the following URL: https://www.goodneighboursoromedonte.ca/other-experiences/ and reproduced here with permission.

"The following are links to published news stories about serious incidents that have occurred at STRs as reported by a number of news organizations in Ontario:

i. Two females killed while visiting short-term rental accommodation in Fort Erie, police say (January 20, 2021) https://toronto.ctvnews.ca/two-females-killed-while-visiting-short-term-rental-accommodation-in-fort-erie-police-say-1.527532

ii. 'These antics help no one': More than $47,000 in fines issued following house party in Mississauga (November 29, 2020) https://www.cp24.com/news/these-antics-help-no-one-more-than-47-000-in-fines-issued-following-house-party-in-mississauga-1.5209375

iii. 5 People arrested after early-morning shooting at Toronto short-term rental (October 13, 2020) https://www.680news.com/2020/10/13/5-people-arrested-shooting-at-toronto-airbnb-ice-towers-bullets/

iv. Police seeking suspects caught on video following shooting in Vaughan (September 23, 2020) **New** https://toronto.citynews.ca/2019/10/13/violence-aftershock-following-shootings-at-airbnb-rental/

v. Firearm Discharged at Short Term Property Rental (August 10, 2020);Suspect wanted in connection to short-term rental shooting arrested: Hamilton Police (August 24, 2020) https://hamiltonpolice.on.ca/news/discharged-firearm-at-aberdeen-airbnb/ https://quickbitenews.com/article/hamilton/suspect-wanted-in-connection-to-short-term-rental-shooting-arrested-hamilton-police/

vi. Police looking for witnesses in Brampton Airbnb party shooting (July 30, 2020) https://www.bramptonguardian.com/news-story/10127481-police-looking-for-witnesses-in-brampton-airbnb-party-shooting/

vii. AIRBNB BLOODBATH: 3 killed, 2 injured in shooting at downtown condo party (January 31, 2020) https://torontosun.com/news/local/airbnb-bloodbath-3-killied-2-injured-at-downtown-condo-party

viii. One dead, three seriously injured in shooting incident at Gilmour Street Airbnb (January 10,2020) https://ottawacitizen.com/news/local-news/many-injuries-reported-in-shooting-incident-on-gilmour

ix. Another Toronto Airbnb party ends in gunshots prompting calls for action (December 17, 2019) https://globalnews.ca/news/6304537/toronto-airbnb-party-gunshots/

x. Police release shocking video of shots fired into home in Vaughan (November 4, 2019) https://www.yorkregion.com/news-story/9672651-update-police-release-shocking-video-of-shots-fired-into-home-in-vaughan/?s=e

xi. Man critical after shooting linked to house neighbours say was an Airbnb (October 20, 2019) https://ottawacitizen.com/news/local-news/police-investigate-early-morning-shooting-that-sends-two-to-hospital

xii. The home became a crime scene': Airbnb host's home shot at after party shut down (October 15, 2019) https://toronto.ctvnews.ca/the-home-became-a-crime-scene-airbnb-host-s-home-shot-at-after-party-shut-down-1.4639788

xiii. Man dead, woman injured after 'targeted' shooting outside Newmarket Airbnb (October 5,2019) https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fglobalnews.ca%2fnews%2f5994709%2fcolter-street-newmarket-shooting

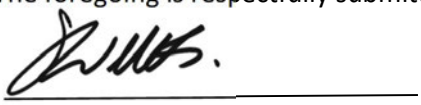
xiv. Shooting at Airbnb in the Bridle Path leaves man with life-threatening injuries (August 4, 2019) https://www.cbc.ca/news/canada/toronto/bridle-path-shooting-life-threatening-injuries-man-police-1.5236065

xv. Male shot to death at prom after-party in home rented on Airbnb (May 3, 2019) https://www.cbc.ca/news/canada/toronto/whitchurch-stouffville-fatal-shooting-bloomington-ninth-1.5121288

xvi. Toronto man sues Airbnb after being shot at party house (November 29, 2019) https://www.thestar.com/business/2019/11/29/toronto-man-sues-airbnb-after-being-shot-at-party-house-booked-through-platform.html

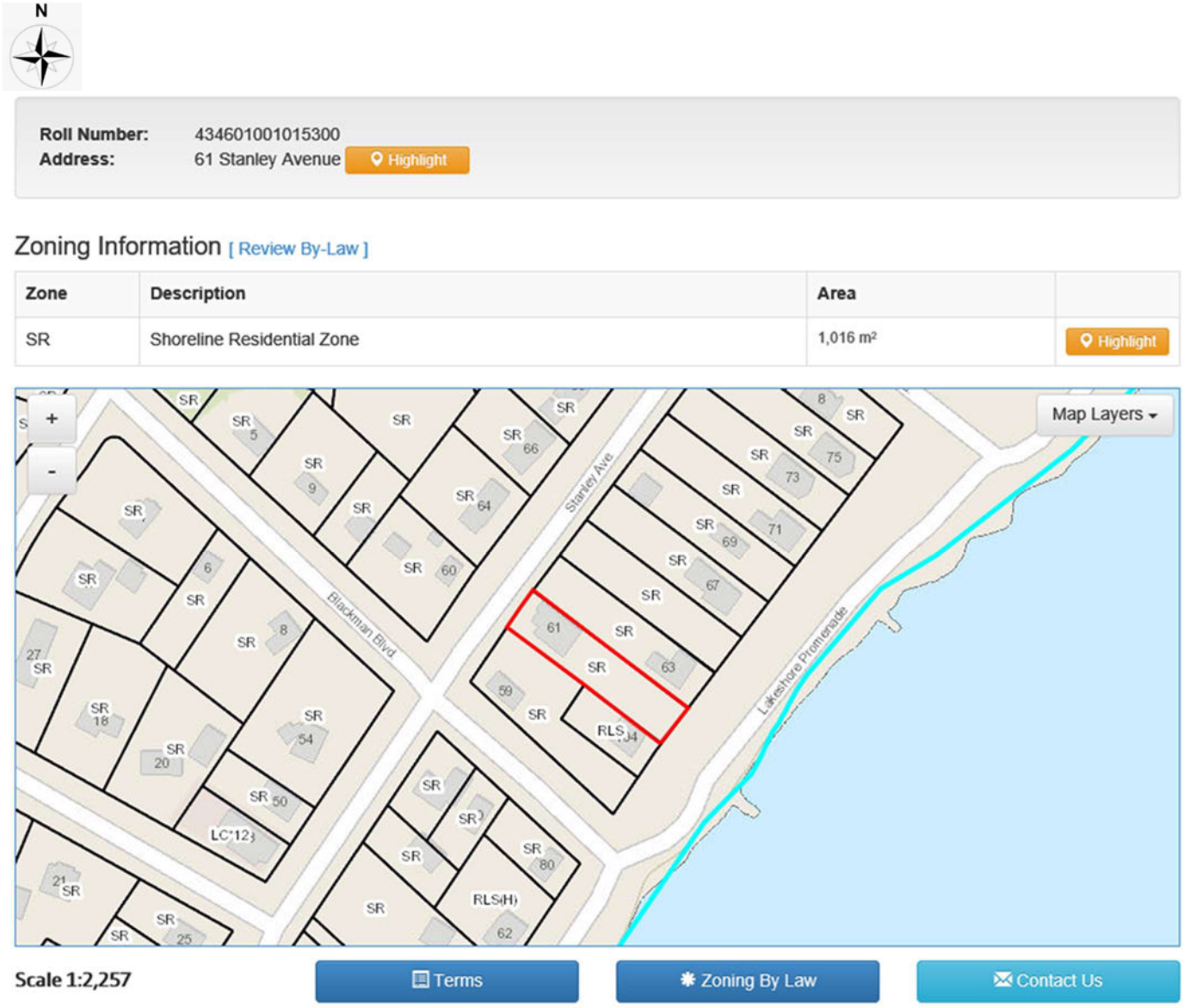
xvii. 11 charged after bottles hurled from 35th-floor condo balcony during large gathering amid COVID-19 restrictions (February 22,2021) https://www.thestar.com/news/gta/2021/02/21/police-investigating-after-bottles-thrown-off-condo-balcony-during-large-gathering-despite-lockdown-rules.html?rf

The foregoing is respectfully submitted,



Stephen Wells
February 8, 2022

Tab A



Note: This Plan shows in outline 61 Stanley Avenue, Oro-Medonte, ON.
Source: Interactive Zoning Map or Simcoe Co. https://maps.simcoe.ca/zoning/?muni=oro

Tab B

Vrbo
Search
C$900
Lake Simcoe Cottage on the water (Near Casino Rama)
Rock beach
Bedrooms

Tab C

-------- Original message --------
From: Diana Gerrard <emddcb@gmail.com>
Date: 2019-11-24 2:58 PM (GMT-05:00)
To: "Hughes, Harry" <harry.hughes@oro-medonte.ca>, "Greenlaw, Randy" <randy.greenlaw@oro-medonte.ca>
Cc: Stephen Wells <swellscolt@gmail.com>
Subject: Short Term Rentals

We live on Lake Simcoe - near the 10th line of Oro. I am contacting you to express the very real problems caused by short term rentals near us.
Problems:
Noise - many renters are not aware of how far sound carries over water - music, partying, cell phone conversation.
Numbers- most often the short term rentals are rented out for large parties (particularly bachelor and bachelorette weekends). Often there will be 15-20 cars parked on the street and as many as 30 party goers. This is disruptive at the best of times, but particularly bad after the drinking begins.
Safety- fires- this past summer, renters have had bonfires during fire bans and when confronted they don't care

- boats, wake-boarders and jet-skis Are out after dark not knowing local hazards.

Overall suggestions:
My preference is no short term rentals. But at a minimum the days per summer allowed for renting out a property should be limited to 3 or 4 weekends.
The Owners of the property should have to prove they are in residence the remaining weekends.

A cap should be placed on the number of people allowed in a rental to 2 people per bedroom.

The township needs to establish and police fire bans and better noise bylaws and let residents know who we can call 7 days a week 24 hours a day to have them enforced. Owners and tenants should receive sizeable fines if complaints are received.
Owners should require a licence to rent and should have to rent through an agency. The agency would be responsible for ensuring there are no large parties, providing up-to-date information on local by-laws, ie. fires, noise, boating at night, etc. Residents should be provided with contact information on the agency that we can call 7 days a week 24 hours a day to complain if rules are broken. Agencies should receive sizeable fines if premises are rented to tenants who do not comply with regulations.
Renters are paying for a short time and a good time. They do not care about the neighbours nor the consequences of their actions. What more, currently there seem to be no consequences for them or for the owners who rent out these hotels.
Nor do the owners have to deal with the noise, etc as they are not there.

All of this had turned our neighbour hood into a business for people who do not even live in Oro and those of us who do are having to deal with the ramifications.

Please stop this madness!!!!

Diana Gerrard

Tab D

1) **From:** Diana Gerrard <emddcb@gmail.com>
Date: July 30, 2020 at 9:03:36 AM EDT
To: cshelswell@oro-medonte.ca
Cc: Stephen Wells <swellscolt@gmail.com>
Subject: 61 Stanley Avenue

Hi,

I am at my wits end with the short term rental at 61 Stanley Ave. It is being rented for $800 a night with a 2 day minimum rental. And, despite the relatively small size of the cottage, is advertised to sleep 12. Given the high cost it turns over every 2 days. Most often the guests are either 12 or more young people in their late 20's or early 30's who play loud music at the water all day and party late into the night or several families together with 6 or more young children playing loudly and running up and down the Promenade. Almost every night there are fires in a pit that is very close to existing trees and, could possibly be on Township property And, despite advertising that no pets are allowed, several groups have had dogs that bark incessantly. It is impossible for full time residents to enjoy our own properties in peace.

Also, none of the guests socially distance or wear masks and the property does not appear to be sanitized between groups of guests. One group checks our late morning, a cleaning service shows up for about an hour (not enough time to fully sanitize the cottage) and the next group arrives in the afternoon.

I hope you can help us - we are so unhappy.

Diana Gerrard

Tab E

From: Stephen Wells swells@architectsalliance.com
Date: August 6, 2020 at 3:02:20 PM EDT
To: dwitlib@oro-medonte.ca, randy.greenlaw@oro-medonte.ca, Curtis Shelswell <CShelswell@oro-medonte.ca>
Cc: Diana Gerrard <emddcb@gmail.com>

Subject: 61 Stanley Avenue By-Law Complaint

Please find attached the duly completed By-Law Concern Form and a copy of the rental listing from the Vrbo Website.
Note the minimum 2-night term and “sleeps 12” in 4 Bedrooms.

This is the link to the website advertisement.

https://www.vrbo.com/en-ca/cottage-rental/p1901679vb

Hawkestone Vacation Rentals: cottage rentals & more | Vrbo

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Best,

Stephen Wells + Diana Gerrard
67 Stanley Avenue
Oro-Medonte, ON

Copy of the attachments to the August 6 letter:

Municipal Law Enforcement Division

Comment / Concern Form

Township of Oro-Medonte
Proud Heritage, Exciting Future

All complainant information must be completed, dated and signed. Investigations will not be conducted on incomplete forms. Complaint forms may be submitted in person, by fax, email and regular mail to the Township Administration Centre.

Date: AUGUST 8, 2020 Time: 1:00 P.M.

Name (print): DIANA GERRARD

Address: 67 STANLEY AVE, ORO-MEDONTE L0L 1T0

Phone (Home): 705-487-6438 Cell: 416-560-2558

Email: emddcb@gmail.com

Address of Concern: 61 STANLEY AVENUE

Owner (if known):

Comment / Concern (please attach additional pages if required):

AS PER ATTACHED LISTING, THIS ADDRESS CONTINUES TO BE RENTED FOR 2 DAY PERIODS, CONTRAVENING BYLAW 2020-073. ADDITIONALLY THERE ARE FIRES NEARLY EVERY NIGHT IN A PIT RIGHT UNDER TREES, AND I THINK, ON TOWNSHIP PROPERTY. THE COTTAGE IS RENTED TO LARGE GROUPS AND THE NOISE, DRINKING AND MUSIC ARE DRIVING US CRAZY.

Signature:
(Not required if sent via electronic mail)

Personal information contained in this Form is collected under the authority of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, and will only be used for the purposes for which it was collected. Questions about this collection of information should be directed to the Municipal Law Enforcement Division, 148 Line 7 South, Oro-Medonte, ON L0L 2E0.

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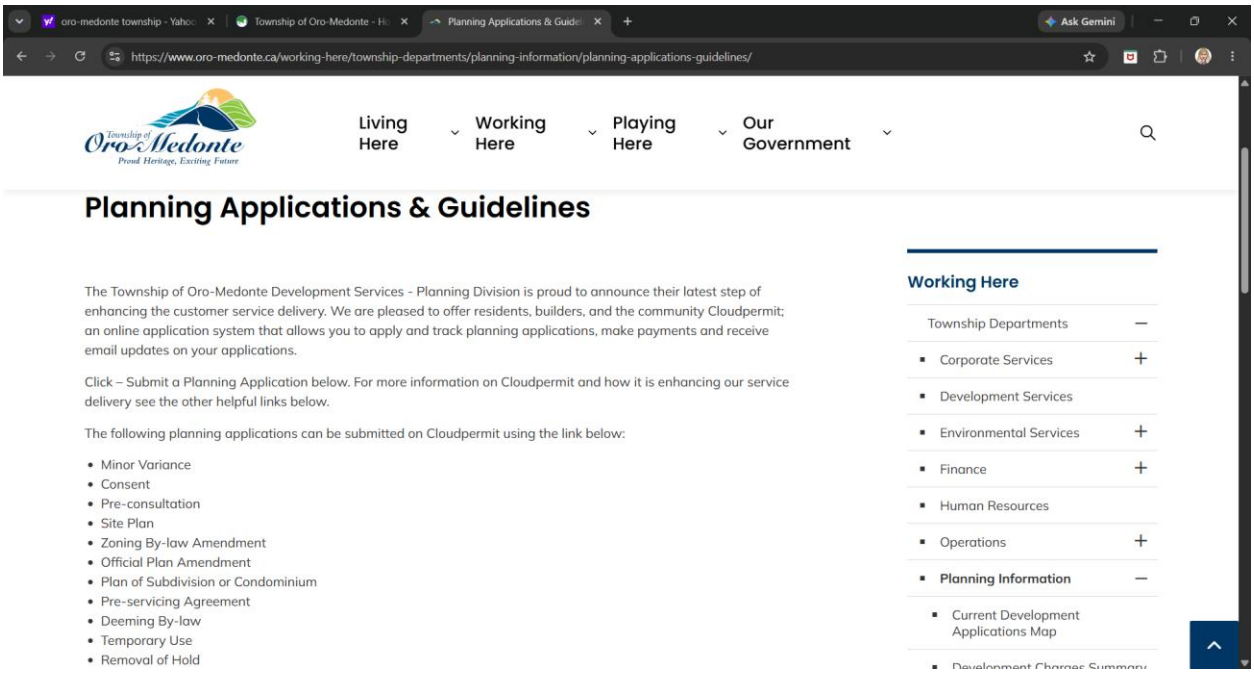
Oro-Medonte, ON L0L 2E0
P: (705) 487-2171
F: (705) 487-0133
www.oro-medonte.ca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Planning Applications & Guidelines
The Township of Oro-Medonte Development Services - Planning Division is proud to announce their latest step of enhancing the customer service delivery. We are pleased to offer residents, builders, and the community Cloudpermit; an online application system that allows you to apply and track planning applications, make payments and receive email updates on your applications.
Click – Submit a Planning Application below. For more information on Cloudpermit and how it is enhancing our service delivery see the other helpful links below.
The following planning applications can be submitted on Cloudpermit using the link below:
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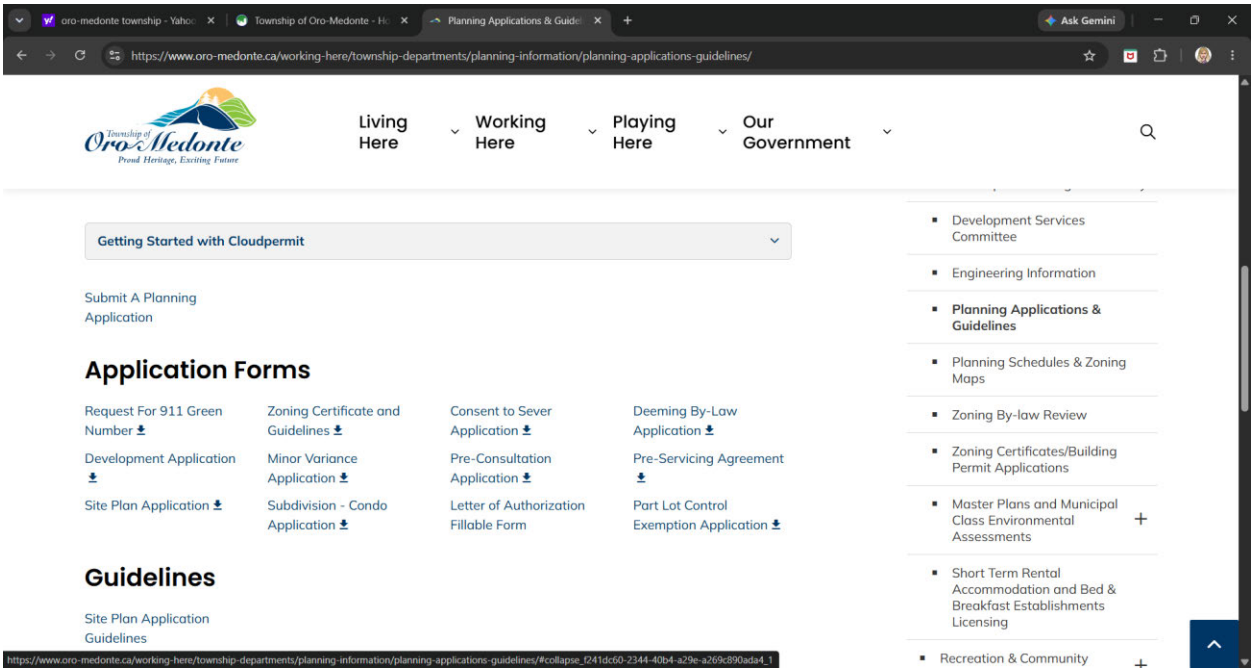
Current Development Applications Map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Zoning Certificates/Building Permit Applications
Master Plans and Municipal Class Environmental Assessments
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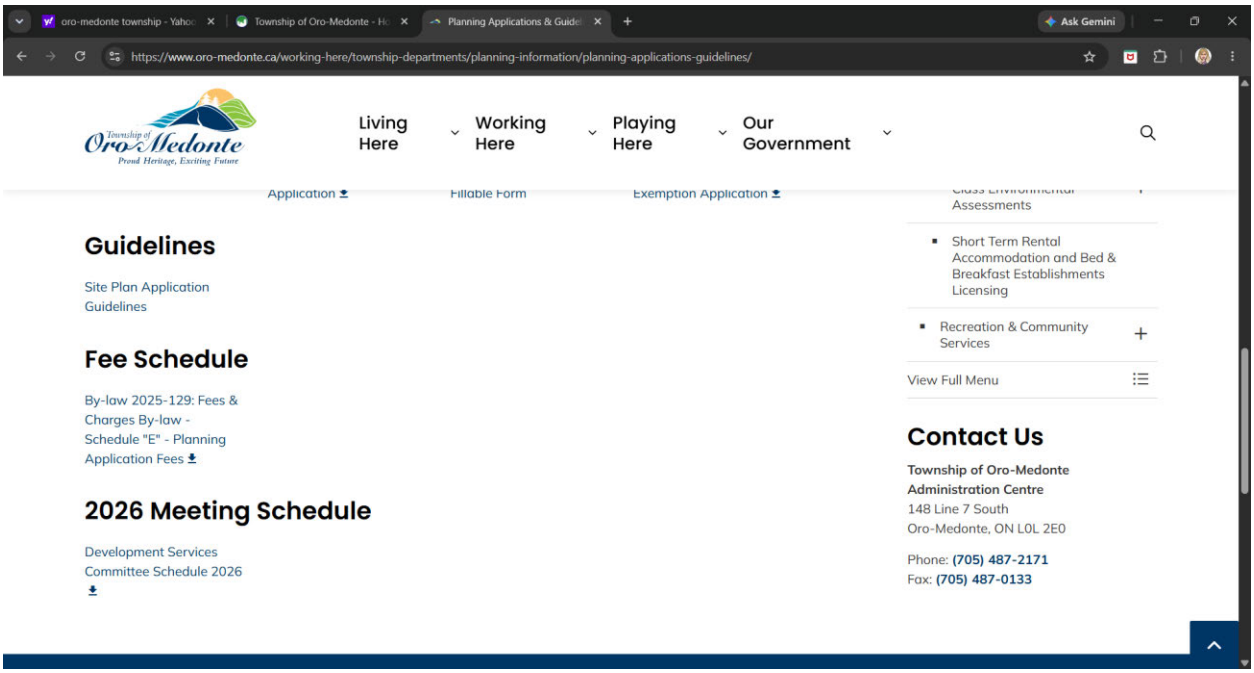
Recreation & Community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Fee Schedule
By-law 2025-129: Fees & Charges By-law - Schedule "E" - Planning Application Fees
2026 Meeting Schedule
Development Services Committee Schedule 2026
Assessments
Short Term Rental Accommodation and Bed & Breakfast Establishments Licensing
Recreation & Community Services
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Township of Oro-Medonte
Administration Centre
148 Line 7 South
Oro-Medonte, ON L0L 2E0
Phone: (705) 487-2171
Fax: (705) 487-0133

From: [redacted]
Sent: June 9, 2026 11:56 PM
To: Planning <Planning@oro-medonte.ca>; . Council <Council@oro-medonte.ca>
Cc: [redacted]
Subject: Short Term Rentals

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

I wish to oppose any STR in Oro Medonte.
While the council has had many e-mails etc. for the reasons why we all oppose STR I would only ask this question.
Why would you allow this? For what reason? What are the benefits of allowing STR when all your residents are opposed? Why are you pushing forward when it is already determined illegal within this jurisdiction? WHY?
I am believing the onus is on the council to give clear justification as to the WHY, THE WHY...you have reversed the onus on the residents to plead to maintain what is already against and not allowing STR. As a council, you have a responsibility to acknowledge and respond to our issues, our questions and our fears.
Where are you when we truly need you and thought when we voted ro you based on this issue, you would be there...but seems you have changed colours.
I am hoping for a response, as a taxpayer and voter.

[redacted]

Letter 2026

This letter is written in support of safe and secure neighbourhoods in Oro-Medonte and in support of the safety and security of every citizen in these neighbourhoods. During the summer of 2024, I met with each member of council , except one, individually to stress the importance of safety in the short term rental zoning compatibility issue. Every member of council recognized the importance of safety for our citizens. It became clear that a lack of complete data was one of the biggest problems.In our particular situation, every year our safety was threatened directly and in words by heavily intoxicated people that changed every weekend.

To allow a checkerboard zoning of these short term rentals will result in permanent incompatibility and conflict and worse for any area that has a unit near them. A temporary rather than permanent zoning change is a far better solution for all concerned.

Some of the other issues of incompatibility are septic tank overflow, noise, garbage, traffic and parking. In the last 9 years , the township staff has addressed these issues. We have pictures from the most serious situations and so do other locations. On one occasion, the township posted a notice on the house notifying everyone that the building was not fit for habitation. On Friday , the notice was removed and people moved in that evening. They left on Sunday morning because of the blocked sinks and toilets. This is a poor use of our resources that can be prevented by not allowing checkerboard zoning.

During the pandemic, the police were called and the OPP attended with a complaint of too many people gathering, Several of the people were sent home. On another occasion, during the lockdown, a police car was parked in each exit of the u shaped driveway and everyone was fined and sent home. This type of behavior is much more than a nuisance. It could have affected the health of people and our health care system strain. Safety of the population is vital.

Our neighbour has stayed in his house for 5 consecutive days on one occasion in 9 years in the height of the pandemic lockdown. He has stayed the occasional night or weekend but extremely rarely. This house is not his seasonal residence but his income property.It should never be rezoned.

Residents, even now ,do not know who to call for issues. In 2019, Our chief bylaw officer's report stated that their officers feared for their safety in attending after hours. The police will help us but this a poor use of resources . My suggestion is for a short term rental call that both services need to work together to tell residents the best way to resolve incompatibilities.

We have been verbally threatened on multiple occasions. This is wrong. Please think carefully about any permanent changes to zoning that follows the property and not the owner.

Sincerely,

[redacted]

June 10, 2026

To: council@oro-medonte.ca
cc: planning@oro-medonte.ca

Dear Members of Council,

RE: Applications brought by the Township to permanently change the zoning of 10 properties to allow operators to carry on Short-Term Rental Accommodation businesses in residential zones.

The following reported conflicts arise from the operation of a Short-Term Rental Accommodation (STRA) operator carrying on business in a residential zone. These conflicts have been documented and were reported either to Municipal Law Enforcement, the Ontario Provincial Police or the Township Fire and Emergency Services.

The conflicts presented here are a portion of the documented conflicts that have occurred in the last 9 years. These conflicts, along with many other conflicts reported by other disrupted neighbours may be found in the Township records including call for service logs, email files, and police logs.

As you read these reported facts, please consider one question. How would you feel if this happened to you?

Some of the Reported Conflicts

The new 'owners' next door told us that they might be renting their 4 bedroom 'cottage' to family and friends. We believed them, so we didn't report the conflicts at first. That changed after about three months of cycles of new visitors every week. The constant turnover led us to an advertisement for the STRA on one of the Big Internet Platforms.

- One Friday night, 14 cars and trucks arrived with 20+ males for a weekend stag. The outdoor weekend party around the bon fire and on the outdoor deck raged until about 3:00 AM. Loud shouting and F! bombs and music blared. Drunken shouting increased throughout the night. Closing the windows did little good. Two, long, hot sleepless nights followed. The owners responded to the vehicles parked on the septic bed by posting a sign: "Do not Park on the Grass."

- A stagette raged one weekend. We were awakened at 2:00 AM on Sunday when a micro bus brought the stagette partiers home. A stereo on the bus basted music that lasted more than 30 minutes as the party-goers gradually off loaded. By 3:00 AM the party had moved to the dock and my wife asked them. "Would you mind keeping it

down. We are trying to sleep." The slurred response? "It's my party and I can do what I want!"

- In the Summer of 2018, there were a total of 3 stags and one stagette and numerous other party gatherings. In total, there were 14 calls for service that summer. If the police were called, the visitors got a warning and told that the police would return if there were further problems. That usually solved the conflict, but the cycle of conflict and warnings continues with each new wave of visitors.

- At least 5 families plus 12 or more kids arrived for a week vacation. Quiet at night but a din of screaming unbridled kids during the day, something akin to an all day recess at a public school. By Day 4, there was a distinct sewage odour. A day later, the families suddenly left. The next two days, a septic service came and dug and pumped and dug and pumped.

- One August evening around 10 PM we were awakened by fireworks beside our house. One adult and two children were standing on the neighbour's back deck and firing cherry bombs and rockets through dry pine branches to the lake. The rockets were hand-held launched by the adult who had his children at his side. I called out and asked them to stop before someone got hurt or before they started a forest fire. They stopped but only after the adult complained that "You are wrecking my kids fun."

- One evening I was sitting on our dock when a golf ball went whizzing by. First one then another. Next door someone was firing golf balls into the lake and I was at the edge of the line of fire. I asked them to please stop but the balls continued flying. One male told me to go F! myself. Thankfully a female visitor put a stop to it and told the golfer to go inside and to stay inside.

- In 2021, on 4 separate occasions, visitors were observed entering the cottage around 10:00 PM, not the usual check-in time of 4:00 PM. It was at the height of COVID restrictions and contrary to the Reopening Ontario Act. On the first 3 occasions, MLE was called. No response. On the 4th occasion, the OPP were called and I understand the visitors were given $750 tickets and sent home. Although the operators were subject to a fine of $10,000, it is not known if they were ever charged. The threat of a $10,000 fine doesn't seem to have been a deterrent.

- Our home has been contaminated with smoke several times. The operator had an open fire pit in the yard. On several occasions, flames were more than 2 m in the air. Plastic construction materials and other construction materials were burned. By the time the toxic smoke had awakened us, it was too late. The damage was done. Our

house was full of acrid smoke. To his credit, a [redacted] of the Oro-Medonte Fire and Emergency Services investigated the numerous occurrences and the operators eventually moved their outdoor burning away from our house. I notice that a few months later, [redacted] was no longer employed by the Township.

- One afternoon in 2024, a soccer game took place and our cedar hedge became a back stop. 15 or so young males were drinking and playing. Balls kicked over the hedge were retrieved by the visitors by breaking through the hedge. My wife stopped them and asked them to come around to the front of the house and ask us to get the ball for them. They did that once and then resumed breaking through the hedge. Confronting young males who have been drinking is a dangerous pursuit and one that we chose not to do. We still have a broken hedge.

- We had two days of music played so loud for more than 6 hours straight that even with all of our windows and doors closed and the television on ordinary volume, you could still hear the music inside our home. This occurred in two successive weeks. MLE responded to the first call for help and brought some relief. We would later learn that the occupants were likely interfering in our enjoyment of our property to the point where it constituted criminal mischief. Noise is evidence of conflict and conflicts help decide compatibility. Similarly, when criminal offences are committed like trespass or mischief, it is a measure of conflicts and conflicts are used to determine compatibility.

- Down on the dock a couple put on an afternoon sex show in full display for passersby. The evening was so loud and so raucous we decided to move out for the night to get some sleep. Getting up at 5:00 AM to go to work is a little trying when you are kept awake most of the night.

- Some chastise homeowners for not reporting problems. They should not be chastised. Rather, Council should find out why homeowners are reluctant to report. Many homeowners have reported fear of reprisal and intimidation by visitors or by operators if they report disruptive behaviour. The fears are legitimate and the reluctance to report very real. My wife has been accosted on the street three times by the operator next door. At the end of a public meeting on licensing, I was confronted by an angry in-my face operator at the Township offices. We now keep our distance and avoid any situations where our paths might cross. Telling us that reprisal and intimidation is a police matter not a by-law matter is an arbitrary conclusion that lacks a logical foundation. Intimidation and fear of reprisal are a product of allowing STRA operators to carry on business in residential zones and are a form of conflict

that goes directly to compatibility. Zoning is supposed to separate land uses that conflict.

Conclusion and Recommendation

Having read about these reported incidents, I will in ask the question that I asked earlier. How would you feel if this happened to you?

I think we all know the answer to this question.

I think we can all agree that STRAs use is not compatible with residential zones. An STRA will lead to uncontrollable conflicts depending on who shows up to rent the house. If the present operator of an STRA is calm and not disruptive, that doesn't mean you give them a site-specific zoning amendment to carry on business in perpetuity. That's because site-specific zoning amendments cannot be undone. They are effectively, forever. Upon sale, a new owner may not care who shows up, and that means neighbours pay the safety and security price and loss of enjoyment while the operator makes money at their expense. Does that seem right to you?

Therefore, because the STRA use in not compatible with residential zones, I respectfully recommend that you refuse the 10 applications for a permanent rezoning.

Additional Reading:

Finally, let me add to your reading list. It is a 2017 OMB case in The Blue Mountains. (See attached as Appendix 1). As you may know, The Blue Mountains has a zoning structure very similar to Oro-Medonte. Oro-Medonte had an Official Plan that protected residential zones that was modelled after Blue Mountains. If you don't have time to read the case then seek legal counsel and ask them directly, how is it that Blue Mountains can enforce their zoning by-law but Oro-Medonte claims that our zoning by-law is 'ineffective'. I see that Leo Longo of Aird and Berlis was legal counsel for Blue Mountains. I am sure the opinion that you obtain will be privileged, but at least the truth may be revealed to you.

Onward and as always upward.

[redacted]
Oro-Medonte homeowner

Appendix 1

Ontario Municipal Board

Commission des affaires municipales

de l'Ontario

ISSUE DATE: December 14, 2017 **CASE NO(S).:** PL151018

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Blue View Chateaux Inc.
Subject:	Application amend Zoning By-law No. 83-40 - Refusal of Application by Town of The Blue Mountains
Existing Zoning:	Residential 3rd Density (R3) and Hazard (H)
Proposed Zoning:	Residential 3rd Density Exemption 258 (R3-258)
Purpose:	To permit the existing dwelling to be used for Short Term Accommodations (STA)
Property Address/Description:	209553 Highway 26
Municipality:	Town of The Blue Mountains
Municipality File No.:	P-1933
OMB Case No.:	PL151018
OMB File No.:	PL151018
OMB Case Name:	Blue View Chateaux Inc. v. Blue Mountains (Town)

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Blue View Chateaux Inc.

Subject:	Request to amend the Official Plan - Refusal of request by Town of The Blue Mountains
Existing Designation:	Resort Recreational Area
Proposed Designated:	Short Term Accommodation (STA)
Purpose:	To permit the existing dwelling to be used for Short Term Accommodations (STA)
Property Address/Description:	209553 Highway 26
Municipality:	Town of The Blue Mountains
Approval Authority File No.:	P-1933
OMB Case No.:	PL151018
OMB File No.:	PL170005

PROCEEDING COMMENCED UNDER subsection 41(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Referred by:	Blue View Chateaux Inc.
Subject:	Site Plan
Property Address/Description:	209553 Highway 26
Municipality:	Town of The Blue Mountains
OMB Case No.:	PL151018
OMB File No.:	PL161299

Heard:	October 25, 26, 27 and November 16 and 17, 2017 in Thornbury, Ontario.

APPEARANCES:

Parties	**Counsel**
Blue View Chateaux Inc.	Michael Stahr

Town of the Blue Mountains Leo Longo

DECISION DELIVERED BY S. TOUSAW AND ORDER OF THE BOARD

INTRODUCTION

[1] As a major destination for outdoor recreation and tourism in Ontario, the Town of the Blue Mountains (the "Town") welcomes thousands of visitors every year who enjoy the area's summer and winter activities on land, water, snow and ice. An important economic sector in the Town involves accommodating these outdoor enthusiasts during their stay. Many individuals and small-scale operators participate in this industry by renting out their cottages, houses or apartments which are known locally as Short Term Accommodation(s) ("STA" or "STAs"). Concerns were raised as the industry grew, and following extensive studies and consultations, the Town implemented a comprehensive program in 2009 to regulate STAs, including Blue Mountains Official Plan ("BMOP") policies, Zoning By-law ("ZBL") regulations, and a STA Licence By-law ("LBL").

[2] Blue View Chateaux Inc. (the "Applicant" and "Appellant") sought permission to operate a STA on Lot 66, Registered Plan 320, known as 209553 Highway 26 (the "property"). It first applied for a Zoning By-law Amendment ("ZBA") which was refused by the Town and appealed to this Board by the Applicant. After further discussions, the Applicant agreed to also file applications for Official Plan Amendment ("OPA") and Site Plan Application ("SPA"). The Town refused these applications and the Applicant appealed the decisions to this Board.

[3] For the reasons set out in this Decision, the applications fail to satisfy the requisite legislative tests, and the appeals are dismissed. In seeking relief from virtually every regulation that the Town has implemented in an effort to apply principles of good planning to STAs, these applications do not uphold and fulfill the expectations of the community as embodied in the Town's comprehensive STA program.

THE PROPERTY AND APPLICATIONS

[4] Along the north side of Highway 26 (the “highway”) to the west of Craigleith is a narrow ribbon of land between the highway and the shoreline of Georgian Bay, or more precisely, Nottawasaga Bay (the “Bay”). Some 34 residential lots are located along this ribbon, each containing either a home or a cottage, and each with its south side on the highway and its north side on the Bay. The property (Lot 66) is located midway in this stretch of development. This ribbon of land is bookended by Northwinds Public Beach on the east and Craigleith Provincial Park on the west. On the south side of the highway in this area is a mix of land uses including detached and multi-unit dwellings and commercial establishments.

[5] The property for which a STA is sought is the westerly lot of three lots, each owned by a different member of the Sakkejha family, owners of the Applicant company. The lots are operated as a single compound, with a perimeter fence, except along the shoreline, and with one shared entrance to the highway and a shared internal driveway leading to parking spaces and a house on each lot. The dwellings were all completed in 2010 and present as “triplets” matching in size, design and exterior finishes. The middle dwelling on Lot 67 has been recognized by the Town as a legal-nonconforming and licenced STA. The east dwelling on Lot 68 is used by the family as a recreational residence.

[6] The west dwelling, for which STA approval is sought, has been operated as a STA since it was built. The Town successfully prosecuted the Applicant for operating a STA in contravention of the by-laws, and the resulting settlement allowed the Applicant to continue operating the STA while planning applications were processed. Those planning applications are the subject of this Decision.

[7] The existence of the interim STA on the property is neither an advantage nor a disadvantage to the Applicant in this proceeding. It has no bearing on the Decision, as the Board generally ignores its existence. The only exception is that the Board heard testimony from the abutting neighbours and from the Applicant related to the operation of the STA on the property.

[8] The OPA (Exhibit 10) proposes an exemption for the property within the Residential/Recreational designation to permit a STA and the use of a private sewage system. The designation in the OPA is incorrect as addressed later in this Decision.

[9] The ZBA (Exhibit 6) proposes to: allow a STA in the R3 zone; permit an occupancy of 10 persons; exempt the rear property line buffer (along the shoreline); acknowledge the existence of the STA next door on Lot 67 and thereby exempt the standard 120 metres ("m") separation between STAs; allow sewage services by a private septic system; require five parking spaces of which some may be offsite (on Lot 67) by way of an easement; allow a reduced frontage of 9 m (due to the Ministry of Transportation ("MTO") reserve along the balance of the frontage); and exempt the buffer strip along the east property line. The ZBA contains a Holding provision which would not be lifted until an easement for parking is registered in favour of the proposed STA on Lot 66.

[10] The SPA seeks approval of a site plan (Exhibit 2, page 230) showing all three lots, highway entrance, driveway, parking spaces, fences, buildings and septic systems.

LEGISLATIVE TESTS

[11] In making a decision under the *Planning Act* (the "Act") with respect to these appeals, the Board must have regard to matters of provincial interest as set out in s. 2 of the Act, and must have regard to the decision of the approval authority and the information considered by the approval authority under s. 2.1(1) of the Act. The decision must be consistent with the Provincial Policy Statement (the "PPS") and must conform with the Niagara Escarpment Plan (the "NEP") under s. 3(5) of the Act.

[12] In addition to the above, the ZBA must also conform with the Grey County Official Plan (the "GCOP") and with the BMOP under s. 24(1) of the Act.

ISSUES AND ANALYSIS

[13] Three Registered Professional Planners (“RPP”) were qualified to provide opinion evidence in the area of land use planning. Kristine Loft, RPP, was retained by the Applicant and testified in support of the applications. Michael Benner, RPP, the Town’s Director of Planning and Development Services, testified under summons from the Applicant. Gordon Russell, RPP, was retained by the Town and testified against the applications.

[14] The Board qualified and heard engineering opinion evidence from two Professional Engineers (“P Eng”) retained by the Applicant. Michael Cullip, P Eng, provided transportation evidence related to the access and the highway. Darryl Robins, P Eng, provided evidence related to the on-site septic system.

[15] In addition, helpful background and perspectives were received from five Participants who spoke against the applications. Janet Jardine and Ken Mehi are residents abutting the property to the west. Sherri Ogilvie and Rene Vogrin are residents of other properties within the ribbon of land containing the subject property. Terry Kellar does not reside nearby but chairs the STA Committee of the Blue Mountains Ratepayers Association and lives next door to a STA.

[16] Mark Faiz Sakkejha (“Mr. Faiz”) operates the Applicant company and spoke in favour of the applications.

[17] The issues raised in the hearing are primarily contained within the BMOP policies applying to STAs in the Town. OPA 11, an amendment to the BMOP for STAs, was adopted by the Town in 2009 and approved by the Board in 2011. Although the Town has since adopted a new BMOP in 2016, approval of the new STA policy was deferred by Grey County (the “County”) at the request of the Town, and therefore the policies of OPA 11 and certain related parts of the former 2007 BMOP remain in effect pertaining to STAs.

[18] The primary issues are: STAs in low density neighbourhoods; highway access; sewage services; parking; and separation distance and mitigation.

Residential Neighbourhoods

[19] The Board finds that the applications do not conform with the BMOP policies directing STAs away from low density residential neighbourhoods. The Board's reasons are provided following a review of the evidence.

[20] The policies of s. "3.4.2 Short Term Accommodation Uses" were added to the 2007 BMOP by OPA 11 in 2009 and remain in effect as noted above. In these policies, STAs are declared to be commercial uses and should not be considered conventional residential uses (s. 3). STA's "shall be prohibited within a single detached residential neighbourhood" (s. 5). Opportunities are provided to permit new STAs in residential designations permitting a range of housing types (s. 6(a)) subject to mitigation measures to avoid disrupting adjacent residences (s. 1, 6(b) and 7). Authorization is provided for Council to implement a licencing by-law under the *Municipal Act* for STAs (s. 9).

[21] The land use designations in the 2007 BMOP remain in effect related to STAs. The property is located within the Residential Infilling designation. The applicable policies state that "redevelopment of residential lands shall generally be restricted to similar uses, unless a change of use, such as … commercial use, is specifically provided under this Plan and/or the implementing Zoning By-law" (s. 3.15(6)). The BMOP intends "that the character and stability of existing neighbourhoods shall generally be maintained with redevelopment of similar uses" (ibid).

[22] In keeping with the BMOP directive prohibiting STAs in single detached residential neighbourhoods ("detached neighbourhoods"), the ZBL prohibits STAs in the low density residential zones of R1, R2, R3 and R4 (s. 5.24.1(a)), and permits STAs in the higher density residential zones of R5, R6, R7 and R8 where multiple-unit dwellings are permitted (s. 10.6 through 10.9).

[23] Ms. Loft interpreted the BMOP's prohibition of STAs in detached neighbourhoods as an intention to protect quiet residential neighbourhoods from these commercial uses.

Ms. Loft found the neighbourhood surrounding the property to include a mix of uses, including a commercial plaza directly across the road, multi-unit housing to the west, and all bisected by a busy highway. Ms. Loft relied in part on the new Recreational/Residential designation in the BMOP which permits a range of residential uses and does not limit the area to detached housing. She did acknowledge that the relevant designation pertaining to STAs is Residential Infilling which limits uses to single detached houses (and for this reason, if the Board were to approve the OPA, the designation would require correction in Exhibit 10). Ms. Loft also relied on supportive policies in the NEP and the GCOP related to tourism development.

[24] Ms. Loft concluded that the mixed use character of the area would not be compromised by permitting a STA on Lot 66 and that the Town should expect applications for new STAs where the general intent of the policies is maintained.

[25] Mr. Benner was hired as the Town's new Director of Planning and Development Services in 2014, and in August of that year, he provided a favourable report recommending approval of the ZBA (the OPA and SPA had not yet been filed at that time). Mr. Benner was forthright in his evidence before the Board when he acknowledged that he has learned much about the planning issues associated with STAs between then and now, and that today he feels he was wrong in recommending approval. He testified that some 180 STAs existed, either as complying uses or legal non-complying uses, under the STA policies, and that today there are as many as 240 licenced STAs in the Town. Mr. Benner explained that the issues surrounding STAs in residential areas warrant careful planning and that these are the matters being considered in the deferral of the STA policies in the updated BMOP. While Mr. Benner considered this property as a reasonable location for a STA given the mixed use area, he was concerned that insufficient buffering was being provided to address issues with adjoining neighbours (buffers will be reviewed in more detail later). He also noted that these applications eliminate the standard 120 m separation between STAs in a zone where STAs are not permitted at all.

[26] Mr. Russell testified that because the BMOP prohibits STAs in detached

neighbourhoods, and implements this policy through the ZBL which correspondingly prohibits STAs in the R1 to R4 zones, that the R3 zone along the shoreline in this neighbourhood should not be subjected to a new STA. Mr. Russell confined his definition of neighbourhood in this instance to the residential uses and shoreline to the north of the highway. He did not consider the mix of residential and commercial uses to the south of the highway to be part of the neighbourhood. Mr. Russell testified that the negative effects of a STA on the adjoining detached dwellings cannot be mitigated on the property, and that without mitigation, the very effects the BMOP intends to avoid in detached neighbourhoods would be imparted on the adjoining residents. Mr. Russell found the applications satisfied neither the intent nor the wording of the STA policies.

[27] The Participants provided the Board with their actual experiences living next to or nearby a STA. This testimony provided context and background for the reasons why the Town instituted the various policies to regulate STAs. Dwellings used to house the travelling and visiting public for short durations have been found to result in a use of land that is different from a dwelling occupied by an owner or long-term tenant.

[28] Ms. Jardine and Mr. Mehi, who abut the west side of the property, spoke to the noise and disruption associated with the frequent turnover of occupants, the on-site parties of large groups, loud music and not infrequently, fireworks, the late-night return of occupants after the bars close, and occasional trespass onto their parking area and beach. Ms. Ogilivie, who resides four doors to the east of the property, gave corroborating evidence of large groups, noise and fireworks.

[29] Ms. Jardine and Mr. Mehi, as well as Mr. Vogrin who resides nine doors west of the property, see their neighbourhood as comprising the 34 dwellings along the north side of the highway and uninterrupted by any other land use, other than the legal non-conforming STA on Lot 67. They note that many owners have been present in the area for decades, that neighbours know each other, and that one former STA in this stretch eliminated the problems it caused when it returned to a detached dwelling use.

[30] Mr. Kellar, in his experience with the STA Committee of the ratepayers

association and from personal experiencing living next to a large STA, explained that the long history of STA complaints in the Town support the policy position that STAs are commercial uses which change the character of residential neighbourhoods. He testified that the noise, traffic and parking associated with STAs can be intolerable, and that despite the Town's efforts to regulate and monitor through the LBL, problems persist. In Mr. Kellar's view, allowing a new STA in this residential area would undermine the progress made to date by the Town.

[31] Mr. Faiz described his significant experience operating several STAs in the Town and supports the LBL as a means to call operators to account if they don't follow the rules. He considers his properties to be among the finer STA accommodations offered in the area and endeavours to select appropriate tenants and to enforce the rules. Mr. Faiz recently engaged a security firm to monitor his properties through the night in an effort to both protect his property and reduce possible noise issues affecting neighbours.

[32] The Board finds that the intent of the BMOP is clear: that STAs, as commercial uses, are to be prohibited in detached neighbourhoods because of their negative effects on adjoining residents. The designation of the property and of the entire stretch of dwellings in this area along the north side of the highway is Residential Infilling. This designation restricts permitted uses to single detached dwellings and does not permit a range of dwelling types. Within such an area, the BMOP prohibits new STAs.

[33] The Board acknowledges that the property is located within a neighbourhood that does contain a mix of uses. In the Board's view, one cannot ignore the existence of the commercial uses across the road, or the multi-unit dwellings further to the west, or the busy highway as being contributors to the character of the neighbourhood. However, this mix of uses does not reduce the onus on the Applicant to satisfy the requirements of the BMOP. "Accommodation uses shall avoid disruption to adjacent residences …" (s. 3.4.2(1)), and should "ensure that the principal residential character is generally maintained" (s. 3.4.2(5)). Insufficient evidence was provided in favour of the applications, apart from a boundary fence and more recent additional screening of the

outdoor deck, to demonstrate how a new STA would avoid disrupting the residential area of this neighbourhood, and specifically the abutting and nearby dwellings.

[34] Despite Mr. Faiz's genuine intent to be a first-rate operator, he acknowledged that incidents will occur. The Board found the experiences of the neighbouring Participants to not be exaggerated and not contradicted by Mr. Faiz.

[35] In addition to the BMOP prohibiting STAs in detached neighbourhoods, it also enables a prohibition in detached designations (emphasis added by the Board): "new short term accommodation uses may not be permitted in residential land use designations which restrict the use of the land to only single detached residential dwellings" (s 3.4.2(6)(c)). Given the opinion evidence of the Planners and the experiential evidence of the Participants, the Board finds additional rationale in this policy to disallow a new STA in this Residential Infilling designation.

[36] Accordingly, the Board finds that the applications do not conform with the intent and letter of the BMOP with respect to a new STA in an area of detached dwellings.

Highway Access

[37] The Board finds that the requirements of the GCOP and BMOP are not met with respect to confirming permitted access onto a Provincial Highway from the property. The Board's reasons are provided following a review of the evidence.

[38] The GCOP identifies the five provincial highways within the County, including Highway 26 in front of the property, that are within the jurisdiction and control of the MTO. "New entrances or the upgrading of entrances" are "subject to the approval of the MTO" (s. 5.2.2). The policy goes on to advise OPA and ZBA applicants to consult with MTO "prior to making formal submission of their application."

[39] In its written comments to the Town at the time of the original circulation of the ZBA application, the County noted its policy that applications abutting a provincial

highway shall be referred to the MTO (s. 5.2.2(6)(f)) and that if positive comments are received, that County staff has no further concerns.

[40] Under the new BMOP, a traffic impact study may be required to support a ZBA application for a commercial use “to the satisfaction of the Town, County and/or Ministry of Transportation” (s. B2.3).

[41] Mr. Cullip prepared the traffic impact study for the Applicant that was requested by the Town. Using conservative assumptions for highway capacity, traffic volumes, and trips to be generated by the proposed STA, Mr. Cullip concluded that no transportation system improvements are necessary and that the existing site access location and configuration are appropriate. Although his study mistakenly noted the posted speed limit in the vicinity of the property to be 60 kilometres per hour (“km/h”), Mr. Cullip’s conclusions remained unchanged when considering the actual 80 km/h speed limit due to the excellent site lines from the property in both directions.

[42] Mr. Cullip did not contact the MTO during the course of his study to ascertain whether there were any issues with the existing access permit for the property. He did not consider the use to be changing to commercial, and determined there was no appreciable difference to the highway system when considering one vehicle for a dwelling as compared to five vehicles for a STA, even if all of the vehicles were assumed to be coming or going during peak periods. Mr. Cullip referenced the MTO Entrance Permit (Exhibit 2, p. 234) which authorizes a 5 m wide “mutual residential access” to the three properties and the MTO letter (Exhibit 2, p. 235) which states the “access does not qualify for an upgrade to a commercial [sic] due to proximity to other commercial properties/public road intersections and access density.”

[43] Ms. Loft testified that she accepted and agreed with Mr. Cullip’s conclusions that safe and suitable access existed to the property. She noted that no comments were received from MTO during the ZBA circulation, which she took as positive given that no objections were raised, and that an entrance permit was in place for the property. Ms. Loft further testified that if it were determined that a new permit is required from MTO,

then the applicant must comply.

[44] Mr. Benner and Mr. Russell were aligned in their opinions that conformity with the GCOP could not be concluded without supportive comments from MTO. Mr. Russell, on behalf of the Town, having discovered that MTO had not commented on the applications and that the Applicant had not secured definitive approval from MTO, made enquiries with MTO in an attempt to bring finality to the question. Mr. Benner testified to advising MTO that a commercial use in the form of a STA was being sought and clarity was required on whether the existing entrance permit was sufficient for the purpose. MTO's response to Mr. Russell is noted above in Exhibit 2, p. 235.

[45] Subsequently, Mr. Faiz sought further clarification from MTO in a series of emails (Exhibit 2, p. 231). The MTO responded by attaching the letter sent previously to Mr. Russell and stated in the body of the email that "Provided the property remains a residential – low traffic generating use, we are not opposed to the zoning change. As noted in the (attached) letter the property is not eligible for a commercial access, [sic] if there is a significant change to traffic generation to (and from) the subject property and the subject entrance begins to function as a more intensified use that warrants highway improvements, MTO does have a concern."

[46] The Participants did not provide comments on the MTO access issue but did confirm that the highway is busy, that accidents have occurred, usually involving vehicles turning into the commercial plaza, that vehicles passing on the shoulder are a common safety problem, and that the MTO has been asked to lower the speed limit in this area.

[47] There was no dispute that MTO approval is required for highway access. The Applicant relied on Mr. Cullip and Ms. Loft's interpretations of the MTO permit and correspondence to suggest that MTO approval is in place, and in the alternative, a condition of the Board's approval can be imposed to obtain MTO approval. The Town relied on Mr. Cullip's lack of contact with the MTO and Mr. Russell's review of the MTO material to suggest that the issue remains unresolved.

[48] The Board finds that the Applicant did not perfect his case regarding MTO access. The Board finds that the issue of access remains unresolved and that it is the Applicant's responsibility to provide an unequivocal answer at the hearing. On such a fundamental matter as access to a provincial highway, and one which the Board itself has no jurisdiction, the Applicant had several options: submit clear correspondence answering the question, file affidavit evidence, or subpoena a relevant witness. Instead, the Board is left with conflicting statements from MTO and equally conflicting interpretations.

[49] The Board heard that a STA is a commercial use but all of MTO's references are to a residential use. The Applicant's entrance permit is for a "mutual residential access" for Lots "66, 67, 68." The bottom of the permit states "Such permit shall not be used as a means of access to any type of establishment other than described herein." The MTO letter to Mr. Russell similarly states "the access shall be a mutual residential access limited to three residential property owners" and goes on to say that the access does not qualify for an upgrade to commercial. New wording is then introduced by MTO's email to Mr. Faiz where MTO states "Provided the property remains a residential – low traffic generating use, we are not opposed to the zoning change."

[50] The question that remains unanswered is: Does MTO considers a STA to be a residential use or a commercial use for the purposes of an entrance permit? Even MTO's email statement that "we are not opposed to the zoning change" is predicated on the proviso that "the property remains a residential – low traffic generating use" (emphasis added by the Board). The Board may have a hunch as to what MTO would ultimately clarify, but it is unprepared to make a ruling on a hunch. The Board needs to know the clear position of the MTO and that clarity was not provided by the Applicant.

[51] Recognizing the ambiguity, the Applicant suggested that the Board could approve the applications with the condition that a MTO permit be obtained for the STA. If these applications were to be approved, which they are not, the Board would not defer its responsibility to MTO in this case and effectively request that the agency make the decision for the Board. The Board is charged with determining a planning issue and the

onus rests with the moving party, the Applicant, to provide the Board with the necessary evidence to make such determination.

Sewage Services

[52] The Board finds that the servicing policies of the relevant planning documents are not fulfilled by these applications. The Board's reasons are provided following a review of the evidence.

[53] The property is located within the Escarpment Recreation Area of the 2017 NEP. This area is subject to several development policies, including a servicing policy that applies to the specific locale containing this property. Municipal water and sewer services "in the Town of the Blue Mountains, will be required in the Service Districts of Craigleith, …" (s. 1.8.5.12).

[54] Consistent with the PPS, the GCOP sets out the preferred hierarchy of water and sewer servicing methods being municipal services, then private communal services, followed by partial services, and finally individual on-site services (s. 5.3.2(2)). Existing partial services are permitted for development only where reserve sewer and water capacity exists and site conditions are suitable for the long-term provision of services. Within the GCOP's Recreational Resort Area designation containing the property, the policy notes that full services are provided and new development must facilitate further municipal service infrastructure (s. 2.6.7(1) and (2)).

[55] The specific STA policies of the BMOP state "All short term accommodation uses shall be required to connect to municipal water and sewage services in accordance with Section 5, Servicing Policies, of this Plan" (s. 3.4.2(10)). The ZBL implements this policy with a provision mandating connection to municipal services (s. 5.24.1(g)).

[56] Grey County's notice of decision letter (Exhibit 8, Tab 21), approving the 2014 BMOP, lists the policies of the 2007 BMOP which remain in effect for the purpose of STAs only. The list does not include the relevant servicing policies of s. 5 of the 2007

BMOP, but Mr. Russell found it necessary to interpret their inclusion via the direct reference in STA policy s. 3.4.2(10), a section clearly remaining in force. No objection was raised to relying on the servicing policies of the 2007 BMOP, and the Board agrees it is necessary to consider them when determining the requirements for STAs.

[57] Development within the Craigleith Service District is required to connect to municipal water and sewage services (s. 5.1(1) and Appendix Map H). Intensive land use activities are directed to service districts with full services, and where full services are not available, development shall be restricted to small scale uses only (s. 5.1(4)). The Town has initiated an Environmental Assessment for the future extension of services within the service district containing the property. For existing lots in areas without full municipal services, the requirement for municipal services does not apply "for single detached dwelling purposes, or other limited non-residential purposes" (s. 5.6(1)). The ZBL may establish provisions for private services, including prohibitions or limitations (s. 5.6(5)).

[58] Mr. Robins provided testimony for the on-site septic system for which he obtained permits and oversaw its planning and installation. Lot 66, like all of the lots in this ribbon of land, are provided with partial services, being municipal water and private on-site sewage systems. The property utilizes a Waterloo Biofilter septic system consisting of an anaerobic septic tank, aerobic biofilm tanks, filter bed and mantle. An agreement is in place for annual inspections and maintenance of the system by a certified service provider. Mr. Robins advised that this tertiary system was designed for the number of bedrooms and fixtures in the dwelling, and he is confident the system will properly treat all of the waste water from the dwelling including up to 10 persons. He does not see a difference in the sewage treatment demand of a STA as compared to a detached dwelling because the system is sized based on the full utilization of bedrooms and fixtures.

[59] Ms. Loft found the applications to conform with the BMOP in that small scale uses, which include STAs in her opinion, are permitted on existing lots where full municipal services are not available. She considers the approved septic system to be a

permitted form of servicing until such time as full services are available in the area. Although the servicing policies of the 2007 BMOP remain in effect for STAs, Ms. Loft agreed under cross examination that under the 2016 BMOP, as an indication of the municipality's intentions for servicing, all development within settlement areas, except for Clarksburg, require full municipal services. Ms. Loft also agreed that the applications did not conform with the NEP requirement for full services in the Craigleith Service District, but maintained that this existing lot was already serviced.

[60] Mr. Russell testified that all of the policy documents require full services in the area of the property and that the existing septic system does not satisfy those requirements when considering a new development. Moving from the specific to the general, he found the ZBL provisions and the STA policies of the BMOP to state clearly that full services are required, as supported by the general BMOP policy requiring full services in the Craigleith Service District, and further supported by the GCOP noting full services in the Recreational Resort Area designation. Further, Mr. Russell referred to the specific reference in the NEP for development in the Craigleith Service District to be on full services, and to the PPS policies for planning and utilizing full municipal services as the preferred method within settlement areas.

[61] On a question from the Board, Mr. Russell acknowledged that a STA could be considered a "limited non-residential" use as noted in s. 5.6(1). However, Mr. Russell concluded that the policy intent of all of the documents was to require full services for all new development in the area of the property, and that introducing a new commercial STA constituted new development.

[62] The Board accepts and prefers the servicing evidence of Mr. Russell, and as agreed to in part by Ms. Loft. There exists a somewhat circular and confusing argument when dealing with development on existing lots. The BMOP requires development within the Craigleith Service District to connect to municipal services. The requested change from a detached dwelling to a commercial STA is a form of development. But, existing lots in areas where full services are not available may be developed for a "detached dwelling" or "other limited non-residential" use. This policy may be

interpreted on its face to exempt a new STA from full services if on an existing lot serviced by a septic system.

[63] However, the Town made a clear decision in OPA 11 to require STAs to be serviced by municipal water and sewage services. Perhaps for reasons of land use intensity or additional servicing security for these commercial uses, the Town established a policy to not allow STAs on private water and sewage services. The Board finds that the specific and intentional servicing policy for STAs must be given greater weight than the general policy applying to existing lots. The existing dwelling and septic system on the property were granted permits under the exemption policy, but it does not necessarily follow that a new commercial use of that dwelling would be similarly exempted, especially when a specific policy requires STAs to be on full municipal services. This interpretation is consistent, as Mr. Russell emphasized, with all of the policies preferring or requiring full services in settlement areas in the PPS, NEP, GCOP and BMOP.

[64] In addition, the Board accepts the Town's argument related to the syntax of the STA servicing policy (s. 3.4.2(10)). The policy reads that STAs "shall be required to connect to municipal water and sewage services in accordance with Section 5, Servicing Policies, of this Plan" (emphasis added by the Board). The Board accepts that this policy requires full services, and then directs the reader to Section 5 for more details. If the Town had intended to allow STAs on lots without full services, it could have said STAs "shall be required to connect to municipal services, except as permitted by Section 5." In the absence of such exemption language in a policy applying to a specific land use, the Board finds that the correct interpretation is the requirement for full services with no exceptions.

Parking

[65] The Board finds that while the required parking could be accommodated within the three-lot family compound, the Applicant's parking plan fails on technical grounds. The Board's reasons are provided following a review of the evidence.

[66] There was no dispute among the Planners on the calculation of required parking spaces. For STAs, the ZBL calls for “0.5 parking spaces per occupant or 1.0 parking space per guest room used for sleeping, whichever is greater” (s. 5.14(a)(xxiv)). The subject dwelling has four guest bedrooms and a total occupancy of 10 persons, counting the additional sleeping facilities for two persons on a pull-out couch. As a result, five parking spaces are required.

[67] Ms. Loft, in consultation with Town staff, drafted the ZBA to allow some of the parking off-site in accordance with a registered agreement (yet to be created). This proposal was necessary because the common access to the highway for all three lots is located on Lot 66 and consumes some of the area that might otherwise be available for parking. The proposal was that some of the required parking for the new STA would be located on Lot 67, and some of the existing parking for the legal non-conforming STA on Lot 67 would be located on Lot 68. With these arrangements, the practical usage of the parking area would be common to all three lots, whereby a STA tenant driving into the compound would find a parking space and walk to the appropriate STA.

[68] Mr. Russell, with the agreement of Mr. Benner, found this “domino effect” of bumping parking spaces to the next lot unacceptable. Mr. Russell testified that parking is an accessory use which must be located on the same lot as the principal use, and as such, Lot 66 is incapable of providing sufficient parking for a STA with 10 occupants. Further, he concluded that the R3 zoning of Lots 67 and 68 does not permit parking accessory to a commercial use, and thus the proposed parking arrangement would contravene the ZBL. He argued that the Applicant made no application to permit commercial parking on the other lots, and the Board has no instrument in front of it to effect the parking plan.

[69] The Planners agreed that the legal non-conforming status of the existing STA on Lot 67 extends to its associated on-site parking. It has been licenced for 12 occupants and four parking spaces. The Town argued that if Lot 67 had six parking spaces, then its required parking for the STA would be six spaces. The Town argued that the licence does not establish its legal-nonconforming status, but rather the use of the land on the

day the ZBA for STAs was passed. The Applicant argued that although the licence recognizes four parking spaces, only the two spaces that were required before the STA zoning provisions took effect establish the legal non-conforming parking.

[70] The Board will not comment on the legal non-conforming status of the STA on Lot 67, a lot for which no applications are in front of the Board. However, regardless of how many parking spaces are required for the legal non-conforming STA, the proposed new STA on Lot 66 cannot accommodate all of its required parking on site. It must find another lot or lots on which to provide necessary parking. All of the Planners agreed that parking itself is a commercial use of land when associated with a commercial principal use.

[71] The Board agrees with the Town's submissions and with Mr. Russell that without an amendment to the ZBL for the other lots, Lots 67 and 68 are not permitted to contain parking spaces accessory to a commercial use on a different lot. The present applications are for a new STA, and even Lot 67's legal non-conforming status cannot encapsulate a new use that did not exist at the date of passing of the STA ZBL.

Separation Distance and Mitigation

[72] The Board finds the proposed separation distance and the proposed mitigation measures to be insufficient to meet the requirements of the BMOP. The Board's reasons are given following a review of the evidence.

[73] The STA policies in the BMOP require mitigation measures such as noise control, setbacks and buffering "to ensure the quiet and undisturbed enjoyment of residential living which people expect" (s. 3.4.2(1)). "The scale and intensity" of a STA "may affect the degree of potential disruption" and "should be regulated to ensure that the principal residential character is generally maintained" (s. 3.4.2(5)). STAs are directed to commercial or other appropriate designations and prohibited within detached neighbourhoods (ibid). The policies authorize regulations in the ZBL related to occupancy, separation distances, setbacks and buffering, and call for regulating STA

location, size and scale “compatible with surrounding uses” (s. 3.4.2(7)).

[74] Of importance to these applications, is that the ZBL establishes a maximum occupancy of eight persons, sets a minimum separation distance of 120 m between a new STA and the nearest existing STA or bed and breakfast establishment, and requires a minimum buffer of 1 m along a side lot line (s. 5.24.1(b), (c) and e(iii)).

[75] The Planners’ opinions and the residents’ concerns echoed their positions taken on neighbourhood compatibility reviewed earlier. Ms. Loft and Mr. Faiz considered the exemptions acceptable because of the range and mix of uses already present in the area, whereas Mr. Russell and the neighbours found the proposal wholly lacking in measures to maintain the residential character and to avoid disrupting quiet residential living.

[76] The Board finds that the Town set a high bar when regulating STAs with restrictive regulations commensurate with its concerns over the disruption these commercial uses have imparted and may continue to impart on residential areas. The premise is that STAs are not permitted in detached neighbourhoods. They are permitted in zones for multi-unit dwellings, but even there, only for up to eight occupants and subject to a 120 m separation distance between STAs. Mr. Benner’s evidence was uncontroverted when he testified that the purpose of the separation distance is to prevent the clustering of STAs.

[77] In this case, a STA with a higher occupancy is proposed in a land use designation and zone where STAs are not permitted, immediately next to an existing STA, and with only a common 2 m side yard and boundary board fence separating it from the abutting dwelling to the west. Ms. Loft offered that additional buffering if desired could be provided in the side yard but acknowledged the practical difficulty given that the space is occupied by a revetment of large boulders to control the higher grade of the property relative to the abutting lot. The Board finds that the location, scale and size of the proposed STA do not meet the intentionally stringent requirements established by the Town to achieve a reasonable level of compatibility with the

residential area.

[78] At present, within this family-owned group of three lots, the outside Lots 66 and 68 somewhat buffer the neighbours from the existing legal non-conforming STA on the middle Lot 67. Even though reportedly well-managed, some of the occasionally disruptive effects of the STA that do occur are mitigated by the separation and buffering afforded by the intervening dwellings. The proposal in question eliminates that separation and buffer, and transfers the commercial-residential interface to the west side of Lot 66 where insufficient setbacks and buffering are present or planned to uphold the Town's stringent requirements.

Summary

[79] The Town's comprehensive plan to address the issues associated with STAs has been in place since 2009. From the evidence in this case, the STA program is supported by the public and by many tourism operators, including Mr. Faiz, and was upheld by the Board when appealed in the first instance by a few operators. The Board heard from the Participants that, while not perfect, the plan is working to hold operators to account and to regulate new entrants to the market. The Town is continuing to give attention to STA issues in the context of the deferred sections of its new BMOP.

[80] In these applications, the Applicant asked for: a STA in a designation and zone where STAs are prohibited; servicing by septic system where full services are required; occupancy of 10 persons where eight is the limit; offsite parking where on-site is required; a 0 m separation distance to the next STA where 120 m is required and in the proper zone; and 0 m buffer strip along a side lot line where 1 m is the minimum. The number of requested amendments and degree of variance from the Town's regulations, while not determinative in themselves, speak to the difficulty in finding such exemptions appropriate. For the key matters described in this Decision, the applications fail on substantive grounds.

[81] Regarding the legislative tests outlined at the beginning of this Decision, the

Board finds insufficient regard to the provincial interests and lack of consistency with the PPS related to the adequate provision and efficient use of transportation and sewage systems, and the protection of public safety, as summarized by Mr. Russell. The development fails to conform with the NEP requirement for full services, with which all three Planners agreed. The Board finds the applications do not conform with the GCOP and BMOP policies related to highway access and sewage services. Finally, and most specifically, the applications are found to not conform with the intent and policy of the BMOP for STAs.

[82] The Board has had regard to the decisions of the approval authorities and notes that this Decision is consistent with the comments of the County regarding highway access and with the decisions of the Town.

[83] This Decision has focussed on the policy matters pertaining primarily to the requested OPA and ZBA. Having found these applications to fail the requisite tests, the related SPA is also found to be unsuitable for approval.

ORDER

[84] The Board orders that the appeals are dismissed.

"S. Tousaw"

S. TOUSAW
MEMBER

If there is an attachment referred to in this document,

please visit www.elto.gov.on.ca to view the attachment in PDF format.

From: [redacted]
Sent: June 11, 2026 7:02 PM
To: Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>
Cc: Planning <Planning@oro-medonte.ca>; . Council <Council@oro-medonte.ca>
Subject: Re: Zoning By-law No. 97-95 amendment

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Hi Randy,

Thanks for the response. I understand council is looking for comment regarding these specific properties & does not want to re-argue the appropriateness of STR's in general. Having said that please understand when I say that I DO NOT support the amendment to Zoning By-law No. 97-95 to allow the following 10 properties to operate as STR's in residential areas, I am not making a comment towards STR's in general. I specifically reject the properties listed because no evidence has been put forth to show how they would be any less of a disruption than the worst case scenario. None of the properties are isolated away from other residents & none of the properties are in a special situation that would limit their potential to disrupt others around them.

The Township should not put the onus on ratepayers to evidence why any of these properties are deserving of exemption.

Thank you for your time and attention to this matter.

[redacted]

From: Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>
Sent: Tuesday, June 2, 2026 7:21 AM
To: [redacted]
Subject: Re: Zoning By-law No. 97-95 amendment

Hi [redacted]

Thank you for sharing your comments.

The Zoning Amendment process is something that any property owner can apply for.
The Public Meeting is on order to hear from the public and receive feedback.
No decision will be made on the night of the Public Meeting.
Feel free to call me if you would like to discuss further.

All the Best,

Randy

Sent from my Bell Samsung device over Canada's largest network.

Randy Greenlaw
Mayor
(705) 238-8069
Township of Oro-Medonte

P: (705) 487-2171
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From: [redacted]
Sent: Sunday, May 31, 2026 5:35:25 p.m.
To: Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>; Hutcheson, Lori <lori.hutcheson@oro-medonte.ca>; Bard, John <john.bard@oro-medonte.ca>; Clark, David <david.clark@oro-medonte.ca>; Lavoie, Peter <peter.lavoie@oro-medonte.ca>; Schell, Richard <richard.schell@oro-medonte.ca>; Young, Robert <robert.young@oro-medonte.ca>
Cc: Agenda Comment <agendacomment@oro-medonte.ca>
Subject: Re: Zoning By-law No. 97-95 amendment

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Dear Council,

Re: Zoning By-law No. 97-95 amendment

I am writing to say that I DO NOT support the amendment to Zoning By-law No. 97-95 to allow the following 10 properties to operate as STR's in residential areas. This sort of amendment opens the door to favoritism & further undermining of the By-law. More people will be encouraged to ask for similar treatment.
The 10 properties are located at:

- 2192 Town Line
- 4598 Line 5 North
- 4524 Line 5 North
- 1 Pemberton Lane
- 1165 Woodland Drive
- 247 Moonpoint Drive
- 6 Cook Lane
- 10 Beach Road
- 68 Ward Avenue
- 15 Cathedral Pines

Thank you for your time & attention to this matter.

Regards,

[redacted]

From: [redacted]
Sent: Saturday, August 16, 2025 9:31 AM
To: Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>; lori.hutcheson@oro-medonte.ca <lori.hutcheson@oro-medonte.ca>; john.bard@oro-medonte.ca <john.bard@oro-medonte.ca>; david.clark@oro-medonte.ca <david.clark@oro-medonte.ca>; peter.lavoie@oro-medonte.ca <peter.lavoie@oro-medonte.ca>; richard.schell@oro-medonte.ca <richard.schell@oro-medonte.ca>; robert.young@oro-medonte.ca <robert.young@oro-medonte.ca>
Cc: agendacomment@oro-medonte.ca <agendacomment@oro-medonte.ca>
Subject: Re: No STR's wanted!

Dear Council,

Re: Township to License Short Term Rentals

I am writing as a reminder that resident of Oro-Medonte elected this Council with a mandate to protect residential neighbourhoods against short term rentals. We don't want STR's in residential areas, licenced or otherwise.

None of the 5 options presented by Vadeboncoeur are acceptable to voters. We don't want the township to license STR's in residential areas. I don't believe the advertising point is sufficient to distinguish between disruptive Airbnb operators and the traditional bnb's it appears you're trying to exempt.

Regards

[redacted]

[redacted]

From: [redacted]
Sent: Wednesday, August 13, 2025 11:32:07 AM
To: Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>; lori.hutcheson@oro-medonte.ca <lori.hutcheson@oro-medonte.ca>; john.bard@oro-medonte.ca <john.bard@oro-medonte.ca>; david.clark@oro-medonte.ca <david.clark@oro-medonte.ca>; peter.lavoie@oro-medonte.ca <peter.lavoie@oro-medonte.ca>; richard.schell@oro-medonte.ca <richard.schell@oro-medonte.ca>; robert.young@oro-medonte.ca <robert.young@oro-medonte.ca>
Cc: agendacomment@oro-medonte.ca <agendacomment@oro-medonte.ca>
Subject: No STR's wanted!

Dear Council,

Re: Township to License Short Term Rentals

I am writing as a reminder that resident of Oro-Medonte elected this Council with a mandate to protect residential neighbourhoods against short term rentals. We don't want STR's in residential areas, licenced or otherwise.

The Township needs to make it clear on their website that the recent Court decision does not change the 1997 bylaw - STRs are illegal in residential areas. The only people who stand to make money if STRs are licensed are a small group of people who do not even live here. And those of us who live here will pay for it monetarily and emotionally.

The members of my family and friends will not re-elect a council that supports short term rentals. We do not want any short term rentals in Oro-Medonte residential areas!

Thank you.

[redacted]
Moon Point Dr resident

PREAMBLE – Understanding the big picture.

This paper shall navigate the pitfalls of previously viewed legislation and procedures. For example, should a municipality make a punitive fine that bypasses statutory maximum administrative monetary penalties, it will be struck down as *ultra vires* (outside their legal power).

The overall intent is threefold:

1) to **stop bad behaviour**.
2) to **avoid hurting ourselves** by restricting our own property rights,
3) to **not deny nice, well-behaving families** from enjoying the properties we are so blessed to have.

We the people, **the neighbours near an STR**, are **not interested** in being forced to tolerate **annoying noise and nuisances**. Neither are we amenable to ourselves or our municipality **paying for preventable court actions** to prosecute or defend such issues.

There is a way.

The relationship of STR owners to the neighbours is not a transactional one. The STR owner can earn money, but the neighbours do not. **There is no quid pro quo**. Therefore there is **only risk** to the neighbours and nothing to gain.

Therefore, **the only way we** the people, the neighbours near an STR, **are amenable** to permit an STR is if there are pre-agreed to consequences already in place that are adequate to **pre-empt almost any problem from happening in the first place**. The onus, responsibility, and **guarantee to conform** shall therefore be placed **on the STR owner and the renter(s).**

Correct wording and contextualising are essential to hold up in court..

From: [redacted]
Sent: June 11, 2026 6:45 PM
To: Planning <Planning@oro-medonte.ca>
Cc: Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>; Lavoie, Peter <peter.lavoie@oro-medonte.ca>; Hutcheson, Lori <lori.hutcheson@oro-medonte.ca>; Bard, John <john.bard@oro-medonte.ca>; Clark, David <david.clark@oro-medonte.ca>; Schell, Richard <richard.schell@oro-medonte.ca>
Subject: Addendum to June 11 presentation

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Good afternoon Mr. Mayor, Councillors, and staff,

If I may, an addendum to my presentation /letter to address the elephant in the room (that is, that which was not addressed by Council, staff, or any of the 3 property owners at the 3:00 meeting): Why is this process even happening? Why these 10 properties and no others? Why did the Township have to initiate them? If there is a proper process, why is it being circumvented?

Yes, I know about the Minutes of Settlement from the last OLT appeal. However, since the OLT ignored it, it amounts to nothing more than a private contract. The people of this township deserve better – they deserve fair treatment. That means, anyone who wants a zoning by-law amendment has to apply for, and go through, the proscribed process. Period. No Exceptions.

I would like to be informed as to the decision made as a result of this meeting.

Thank-you again for allowing me the opportunity to speak.

[redacted]

From: [redacted]
Sent: June 11, 2026 9:37 PM
To: Planning <Planning@oro-medonte.ca>
Cc: Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>; . Council <Council@oro-medonte.ca>
Subject: Re: Request for Public Participation Form

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Hi,

I did not hear my name called as having submitted input in writing. The email chain below confirms that I did submit written input in advance of the meeting.

The attached document is what I read in the chambers today.

Additional notes and comments:

- Well treed lots provide privacy, but do not contain the noise. More relevant is the size of the residence and number of bedrooms.
- Once you approve even one of these 10, the 200+ WILL sue the township on the basis of prejudice/discrimination.
- We all hear about the housing shortage, why are we allowing residential homes to become commercial properties.
- Per my experience with 4 STRs on Maplewood Parkway, STR is the primary use, no one resides there when they are in full operation.
- 12 to 20 people in a residential unit is NOT indicative of residential use. I'm sure that Stats Can would identify 4-5 is the norm, with 8 at the max end of the spectrum, Anything above 8 is multi-family use. When you have a crowd, things will get louder than normal residential use. Think of when you have guests at your home, there is excitement, elevated chatter and you're not even in vacation party mode.

I'm compelled to reiterate my feelings; STRs are not a residential use, and are not compliant nor conforming in residential neighbourhoods. A neighbourhood is your street and adjacent streets. Noise travels.

Respectfully,
[redacted]

From: [redacted]
Sent: Tuesday, June 02, 2026 3:34 PM

Mayor Greenlaw, Council members staff and fellow residents

You, the Council, were elected for a mission to Stamp Out STR's within Oro-Medonte, and here we are three and a half years later and you've identified to allow a preferred 10 per 2026-ZBA-14.

My question to you council members and staff is how many of these preferred 10 are going to be next door to your family home.

I know why, you don't want the chaos and obnoxious noise and activity next door to your home. You want your families to feel safe and secure in your home. That's what the residents of Oro-Medonte want for their families as well.

I'm here to oppose 2026-ZBA-14. You know that STR properties are not COMPATIBLE within a residential zone which is why in Zoning Bylaw 97-95 they are identified as a permitted use in Horseshoe Valley Village 1 and not identified as permitted use in residential zones. There was sufficient foresight during the planning and creation of Zoning By-law 97-95 to ensure that STR activity would only be available in a managed resort area and not become a disruptive, chaotic disturbance to township residents.

What strikes me as odd is why are you looking to make this amendment - PERIOD. No one is asking for it.

The voting taxpayers DO NOT WANT it, because this property use does not conform, nor is it a COMPATIBLE use in a residential zone. Additionally, it lowers neighbouring property value – who wants to live next to an STR – NO ONE – not even the operators – an uncontested fact I made during the OLT tribunal.

Mayor Greenlaw, you observed first hand in our neighbourhood the chaos you are now willing to impose on us. Even though the Bylaw office records do not indicate complaints at the properties on Maplewood Parkway – and most others locations, you know that I and others have made numerous calls to the Bylaw office and to the OPP. We presented OPP log numbers at the OLT tribunal.

Zoning amendments are not required. STR operators should be directed to invest in Village 1 and strong enforcement of By-Law 97-95 Residential uses should mandated and upheld. You let in 10 and the 200+ will scream prejudice.

Let me remind you why STRs are not compatible in Residential zones.

The renters come excited, they also come with the feeling of entitlement to party, they paid $1200+ per night. Even though occupancy is advertised as a max of 12 occupants, their reviews state they were sometime 16 to 20 people. The operators don't care – they just want their daily rate. No one cares that your children have gone to bed, or you may need to wake up early to go to work. No one cares that it's after 11pm and they should tone down – they're entitled to party – they paid $1200+ per night. And if OPP come around to calm things down, it's a momentary pause, for as soon as the police leave they double down on the noise and in many cases express threats to you and your family.

Unlike Village 1, no one is on site to monitor unacceptable noise level, foul language, levels of intoxication/drug use, fighting, etc. This is why Zoning Bylaw 97-95 appropriately identifies Village 1 as the only place STRs can legally operate as it's a **managed recreational** area.

It's unrelenting hours of non stop noise next to your home – remember 12 to 20 occupants. Imagine non stop recess or sports tournament next to you home; screaming, yelling crying from morning till night, Large group of young adults with non-stop foul language and their music is blasting the same.
Adults – the volume increases throughout the day to match their level of intoxication.
Unattended fires as everyone rushes indoors for shots and forget about the raging bonfire they lit.
You think they've finally gone to sleep, and then at 3am someone decides it a great time to go outside blast music sing and dance.
Every day, morning through the night - 7 days a week.

You can't entertain at your home – the STR noise is relentless, you can't even hear yourselves talk. You are forced to stay indoors in the summer especially if you have kids due to the foul language.

And there's no peace indoors as the base vibrates into your home. You can't enjoy the fresh air, you can't hear the birds sing, all you hear is screaming, yelling, loud music and foul language 7 days a week; day in day out.

The stress this brings is unbearable. Fear of retaliation should you call police – as mentioned, bylaw does not come after hours nor record any incidents.

We, the residents, never willingly bought our home next to an STR, nor do we want one in our neighbourhood. We are voting residents and you should be protecting us and our rights; keeping us safe as STR occupants are volatile and unpredictable, especially when requested to settle it down.

The operators convert an affordable family home by doubling the size to accommodate more occupants. It's a loss of a residence, loss of a family, loss of voters.

So why are doing this? Why are you not living up to the promise you made 3.5 years ago. In 6 months, we will vote again, the residents, not the transient occupants. The operator are few, the disheartened residents - many.

Don't you want to leave a positive legacy to your term in Council? Please respect our rights and privileges as residents.

Additionally, per section 5.24 Prohibited Uses [By-law 2015-192]
The following uses are prohibited in any Zone: item H - **obnoxious uses.**

That is exactly what the STR hotels are – an obnoxious use of a residential property and a major disruption to neighbouring residential life. Please direct the STR operators to run their businesses in Village 1 and not in residential zones.

From: Spires, Delanie <dspires@oro-medonte.ca>
Sent: May 22, 2026 10:48 AM
To: Planning <Planning@oro-medonte.ca>
Cc: McCartney, Garry <gmccartney@oro-medonte.ca>
Subject: FW: Notice of Complete Application Public Meeting 3pm (2026-ZBA-14) Township of Oro-Medonte

Good morning,

Building Division has no comment at this time.

Review of sewage system and building use will be provided to owner/applicant at time of licensing application review. Building and/or on-site sewage permits may be required.

Kind regards,

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: May 27, 2026 12:26 PM
To: Stevens, Alison <astevens@oro-medonte.ca>; Planning <planning@oro-medonte.ca>
Subject: RE: Notice of Complete Application Public Meeting 3pm (2026-ZBA-14) Township of Oro-Medonte

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Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Thank you,

Casey O'Neil (she/her)
Advisor Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8

enbridge.com
Safety. Integrity. Respect. Inclusion. High Performance.

From: Spires, Delanie <dspires@oro-medonte.ca>
Sent: May 22, 2026 10:48 AM
To: Planning <Planning@oro-medonte.ca>
Cc: McCartney, Garry <gmccartney@oro-medonte.ca>
Subject: FW: Notice of Complete Application Public Meeting 445pm (2026-ZBA-14) Township of Oro-Medonte

Good morning,

Building Division has no comment at this time.

Review of sewage system and building use will be provided to owner/applicant at time of licensing application review. Building and/or on-site sewage permits may be required.

Kind regards,

From: [redacted]
Sent: May 22, 2026 1:33 PM
To: Planning <planning@oro-medonte.ca>; Lavoie, Peter <peter.lavoie@oro-medonte.ca>
Cc: OLT.Registrar@ontario.ca; OLT.General.Inquiry@ontario.ca; [redacted]. Council <council@oro-medonte.ca>; dave@orilliamatters.com; Wayne Doyle <wayne@midlandtoday.ca>; CBC News MarketPlace <marketplace@cbc.ca>; w5@bellmedia.ca; barriegeneralinbox@bellmedia.ca
Subject: Notice of Public Meetings, OLT-24-000037-MAR-30-2026, DS2026-061

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Dear Deputy Mayor Lavoie, Planning Staff, and Members of Council,

Re: Opposition to Site-Specific Short-Term Rental Approvals in Residential Neighbourhoods

I am writing as a resident and taxpayer to formally oppose the Township's proposed site-specific approvals for Short-Term Rental (STR) properties within established residential neighbourhoods.

Like many residents across Oro-Medonte, I recognize that Council has been attempting to address a difficult and divisive issue for many years. I also acknowledge the enforcement challenges described in Township reports and public statements. However, the current approach now being advanced raises serious concerns regarding procedural fairness, transparency, precedent-setting, neighbourhood compatibility, and public confidence in municipal planning.

According to the Township's own Development Services Report DS2026-061, formal *Minutes of Settlement* were executed between the Township and STR appellants during the Ontario Land Tribunal proceedings. The report further confirms that the Township committed to initiating site-specific rezoning processes for certain STR properties.

At the same time, the Ontario Land Tribunal itself expressed concern regarding the nature of the arrangement. In its March 30, 2026 decision, the Tribunal specifically referred to the arrangement as a "quid pro quo" and ultimately rejected the request to withhold the Final Order while those rezonings proceeded.

The Tribunal stated that planning decisions must remain grounded in the broader public interest and not become contingent upon agreements that potentially benefit specific landowners. That language matters greatly.

Residents are now being asked to believe that future site-specific applications will be evaluated independently and solely on planning merit, despite the existence of prior negotiated understandings involving specific properties. Even if Council remains legally unfettered, the appearance problem is significant and cannot simply be dismissed.

Many residents are deeply concerned that this process effectively creates a preferred class of STR applicants while long-established residential neighbourhoods bear the operational consequences.

The concern is not theoretical.

Residents throughout Oro-Medonte have repeatedly documented the impacts associated with disruptive STR operations, including excessive noise, late-night disturbances, traffic, speeding, safety concerns, vulgar behaviour, trespassing, and loss of quiet enjoyment of property. These concerns have persisted for years and have contributed to widespread public opposition to the commercialization of residential areas.

Importantly, Deputy Mayor Lavoie was understood to say that:

I believe that STRs are not a proper use for residential properties which are intended to be domiciles and part of a neighbourhood.

That statement reflects what many residents have been saying from the beginning.

The Township's own reports further acknowledge that the purpose of the STR framework is to:

- Ensure safe, healthy and peaceful neighbourhoods;
- Establish clear land use regulations;
- Protect neighbourhood character; and
- Reduce land use conflicts.

Those objectives become difficult to reconcile with a process that now seeks to permanently legalize commercial STR activity within established residential communities through piecemeal site-specific amendments.

This is especially concerning because approvals granted today will not remain isolated events. They will become precedents relied upon by future applicants throughout the Township. Residents are therefore justified in asking whether Council is gradually normalizing a land use that many elected officials themselves previously described as incompatible with residential neighbourhoods.

The Township has also repeatedly emphasized that zoning amendments are intended to evaluate compatibility with surrounding neighbourhoods, traffic impacts, parking,

servicing, nuisance mitigation, and preservation of community character. Yet many residents reasonably question how transient commercial accommodation operations can truly remain compatible within stable residential streets designed primarily for permanent residents and families.

The broader public concern is therefore no longer limited to STRs alone.

It is now about governance, transparency, fairness, and public confidence in municipal decision-making.

Residents deserve assurance that:
• No applicant is receiving preferential treatment;
• No prior agreements compromise the appearance of impartiality;
• Residential neighbourhood protections remain meaningful; and
• Future planning decisions genuinely reflect the public interest rather than negotiated outcomes reached outside public view.

I am also concerned about the wording now appearing on Township public notices regarding these site-specific amendments.

The notices state that:

“This amendment is being undertaken by the Township as a result of an Ontario Land Tribunal (OLT) appeal process which has now concluded and resulted in the establishment of Short-Term Residential Accommodation Official Plan policies in Oro-Medonte.”

While technically accurate in part, that statement is incomplete and potentially misleading to the public because it does not explain that the Ontario Land Tribunal expressly declined to endorse the mechanism tying the Township-wide policy approval process to future site-specific rezonings involving particular properties.

The Tribunal specifically rejected the request to withhold its Final Order pending completion of the negotiated arrangements involving the identified STR properties, describing the arrangement as a “quid pro quo” and determining that such an approach was not justified in the public interest.

As currently worded, the public notice may reasonably create the impression that the OLT fully endorsed or directed the current site-specific rezoning process, when the Tribunal’s own decision demonstrates a far more nuanced and cautious position.

Given the significant public interest surrounding these applications, residents deserve complete and transparent contextual information regarding what the Tribunal did — and did not — approve.

For that reason, I respectfully recommend that the current public notices and roadside signs be removed and replaced with revised wording that more accurately and transparently reflects the actual scope of the OLT decision and the status of the proposed site-specific rezonings.

At minimum, revised notices should clarify that:
• The OLT approved revised Township-wide STR Official Plan policies;
• The Tribunal did not direct or require Council to approve the site-specific rezonings;
• The Tribunal expressly rejected the request to delay its Final Order pending completion of negotiated site-specific arrangements; and
• Council retains full discretion to approve or refuse each application on its individual planning merits and in the broader public interest.

Clear and accurate public communication is essential to maintaining public trust in the planning process.

In addition, residents presently lack important contextual information regarding the operational history of certain properties subject to these proposed site-specific amendments, including the property located within Cathedral Pines.

Before Council can reasonably evaluate compatibility, community impact, or the broader public interest, affected residents should be provided with a clearer understanding of the historical operational status of the subject property and any associated enforcement history.

For example:
• Has the property historically operated as a Short-Term Rental without lawful zoning permission?
• If so, for how many years?
• Have complaints been registered with the Township regarding noise, occupancy, parking, nuisance behaviour, or safety concerns?
• Have complaints been made to police services?
• Has the Township previously investigated the property?
• Have warning letters, enforcement actions, Administrative Monetary Penalties, or other compliance measures ever been issued?
• Were temporary use permissions, exemptions, or other forms of municipal accommodation previously granted?
• Has the surrounding neighbourhood been fully informed of the operational history associated with the property?

These are reasonable public-interest questions directly tied to compatibility, enforcement history, neighbourhood impact, and planning merit.

Without disclosure of this contextual information, residents are being asked to comment on permanent site-specific zoning amendments without fully understanding the historical circumstances that gave rise to the applications in the first place.

For that reason, I respectfully submit that Council should consider extending or continuing the public process for the Cathedral Pines application (and the other 9 properties) until sufficient background information is disclosed and affected residents have had a meaningful opportunity to review and respond to that information.

A fully informed public process is essential to maintaining procedural fairness, transparency, and public confidence in municipal decision-making.

For these reasons, I respectfully request that Council:

1. Refuse site-specific STR approvals within established residential neighbourhoods where compatibility concerns exist;
2. Publicly release the *Minutes of Settlement* and related agreements so residents may fully understand the framework under which these rezonings are proceeding;
3. Ensure that all future applications are evaluated through a fully transparent and independent public process;
4. Recognize that the cumulative impact of commercial STR approvals may fundamentally alter the residential character of Oro-Medonte communities over time;
5. **Replace the current public notices and signage with wording that more accurately reflects the Tribunal's actual decision and the independent role of Council in the rezoning process;**
6. Extend or continue the Cathedral Pines public process until sufficient historical and enforcement-related information has been disclosed to affected residents; and
7. Place the long-term interests of permanent residents, families, and neighbourhood stability ahead of short-term commercial accommodation expansion.

This issue will shape public trust in Council and municipal governance for many years to come.

Respectfully submitted,

[redacted]
Horseshoe Valley Resident

Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

ISSUE DATE: March 30, 2026 **CASE NO(S).:** OLT-24-000037

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Bill Glover
Appellant:	Oro-Medonte Association of Responsible STRs
Appellant:	Stephen Schroeter
Subject:	Proposed Official Plan Amendment
Description:	To institute a new official plan for Oro-Medonte
Reference Number:	OM-OP-2201
Property Address:	Township-Wide
Municipality/UT:	Oro-Medonte/Simcoe County
OLT Case No.:	OLT-24-000037
OLT Lead Case No.:	OLT-24-000037
OLT Case Name:	Bill Glover et al v. Simcoe (County)

Heard: February 12, 2026, by Video Hearing

APPEARANCES:

Parties	**Counsel**
Carriage Country Club Inc.	Samuel Judson Andrew Jeanrie (*in absentia*)
HSV GP Inc.	Samuel Judson Andrew Jeanrie (*in absentia*)
Oro-Medonte Association of Responsible STRs	Barry Sookman Jonathan Nehmetallah (*in absentia*)

Township of Oro-Medonte	Laura Dean Christopher J. Williams (*in absentia*)
County of Simcoe	Will Thomson

DECISION DELIVERED BY S. DIXON AND ORDER OF THE TRIBUNAL

Link to Order

INTRODUCTION

Background

[1] This Decision and Order results from a Hearing on the Merits of multiple appeals filed pursuant to s. 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended ("Act"), concerning a municipally initiated comprehensive update to the Official Plan of the Township of Oro-Medonte ("New OP").

[2] The New OP was adopted by the Township on October 5, 2022 and approved by the County of Simcoe on November 14, 2023. The New OP introduces s. 4.13 pertaining to short-term rental ("STR") accommodations.

[3] There are three remaining appeals in these proceedings, all of which pertain to the STR policies of s. 4.13, related glossary terms, and mapping. The remaining appellants are:

- Oro-Medonte Association of Responsible STRs (the "Association");
- Carriage Country Club Inc.; and
- HSV GP Inc.

[4] By operation of s. 17(27) of the Act, those sections of the New OP not subject to appeal are deemed to have come into full force and effect for all lands not subject to appeal as of the day after the last day for filing a notice of appeal, being December 12, 2023 in this instance.

Settlements

[5] The Township advised the Tribunal that settlements between the Township and each of the appellants had been reached. Collectively, the settlements propose to:

1. Replace the policies of s. 4.13 of the New OP with a revised s. 4.13;

2. Define STR accommodations in the glossary of the New OP; and

3. Modify *Schedule B2 – Land Use* of the New OP to add the Horseshoe Valley Resort lands to the "Village Designation Boundary".

[6] In support of the settlements, the Tribunal received an Affidavit of Brent Spagnol, which was marked as **Exhibit 1**. Mr. Spagnol is the Director of Development Services at the Township and a Registered Professional Planner. He has been practicing land use planning for over 20 years and has been previously qualified to provide the Tribunal with expert opinion evidence in Land Use Planning. Mr. Spagnol was so qualified once again at this Hearing.

REQUESTED RELIEF

[7] At the outset of the Hearing (and as provided for in a draft order submitted to the Tribunal), counsel for the Township submitted the following requests:

1. That the Tribunal approve the revised STR policies, definition and mapping, in principle, in the form attached as Exhibit "D" to the Affidavit of Mr. Spagnol (attached hereto as **Schedule 1**); and

2. That the Tribunal "withhold the issuance of its Final Order approving the Revised OP Schedule and Revised STR Policies until the Parties have requested in writing that the Final Order be issued."

The Revised Policies

[8] The first request is strictly a question of the planning merits of the revised STR policies, definition, and mapping, which the Tribunal finds to meet all applicable legislative tests, be in the public interest, and represent good planning.

[9] Mr. Spagnol proffered that, concurrent to settlement discussions with the Appellants, the Township undertook a significant two-year review of its overall framework for STRs to establish the revised policies as part of a program to better manage and regulate STR uses in the Township. That review, he proffered, consisted of an analysis of best practices and considerable public consultation, resulting in seven key objectives to be considered by the Township when making decisions regarding STR permissions:

1. Ensure safe, healthy, and peaceful neighbourhoods;

2. Ensure life safety provisions are in place to manage the operation of STRs;

3. Provide an effective tool for regulation and enforcement;

4. Establish a structured process for the establishment of STRs;

5. Establish clear land use regulations (permissions versus prohibitions);

6. Reduce the potential for significant costs associated with litigation (Court and Tribunal appeals); and

7. Establish a financially sustainable program (revenue generation to cover costs).

[10] The revised policies distinguish between STRs that advertise versus those that do not. STRs that advertise are considered by the Township to be commercial uses – devoted toward business revenue, whereas those that do not advertise are considered to be residential uses. In Mr. Spagnol's opinion, utilising advertising as an indicator as to when an STR moves from

residential to commercial provides the City with an effective threshold to gauge the type and intensity of a proposed use.

[11] Residential STRs (e.g., a homeowner renting all or part of their home or cottage to a friend or colleague, without advertising) are permitted throughout the Township and do not require a planning application or STR license.

[12] Commercial STRs are permitted only within the Village One (V1) Zone, including any (V1) Exception Zone, and the Residential Two Exception 123 (R2* 123) Zone. However, site-specific zoning by-law amendments are required to permit the operation of commercial STRs. In that regard, Mr. Spagnol proffered that the revised policies establish a structure to permit commercial STRs within specific zones as of right, but require site-specific zoning by-law amendments to ensure that the following criteria – intended to address community character considerations – are met:

- The intent of the New OP is maintained;
- The STR use does not generate conflicting land use impacts with surrounding land uses;
- The STR use is consistent with and maintains the character of the surrounding area;
- The scale of the proposed STR use is suitable for the site and surrounding area;
- Adequate water and sewage services can be provided to the satisfaction of the Township;
- Appropriate access routes and/or on-site parking can be provided;

- The shoreline and water quality are protected, if located within the Shoreline designation; and

- Nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.

[13] Mr. Spagnol further proffered that the revised policies address previously conflicting policy directions by clarifying that commercial STRs are indeed permitted in certain residential areas. The revised policies also remove the previous requirement for proposed STRs to obtain site plan approval prior to obtaining an STR license.

[14] In Mr. Spagnol's opinion, the revised policies provide for the establishment of STRs in the Township, supporting tourism and economic well-being while preserving neighbourhood character, land use compatibility, and ensuring safe, healthy, and resilient communities through the application of criteria to identify suitable sites for commercial STRs.

[15] Accordingly, it is Mr. Spagnol's opinion that the revised policies and mapping have appropriate regard for matters of provincial interest as set out in s. 2 of the Act, are consistent with the Provincial Planning Statement, 2024, conform to the County of Simcoe Official Plan, conform to the New OP, are in the public interest, and represent good planning.

[16] Mr. Spagnol emphasised that, following considerable "efforts and angst" regarding the need for STR policies in the Township, approval of the revised policies will establish a balance between several objectives, provide STR guidance on a Township-wide basis, and provide a mechanism for the Township to move forward with zoning and licensing by-laws to establish a clear, concise, and enforceable STR framework. The Tribunal agrees.

The Withholding Request

[17] The second request (that the Tribunal withhold its Final Order until the Parties request it be issued) is a question of mechanics regarding how (or when) the revised policies come into force.

[18] The Tribunal acknowledges that requests for Interim Orders are common and are regularly used by the Tribunal to ensure various prerequisite matters are completed prior to the Tribunal's final approval of a planning instrument. Examples include, but are not limited to, the finalisation of draft wording of a planning instrument, the submission of supporting studies that are not anticipated to materially impact the contents of the instrument, and/or confirmation that outstanding comments have been addressed.

[19] Notwithstanding the commonality of Interim Orders, the requested relief in this instance struck the Tribunal as peculiar. Unlike Interim Orders that are tied to the completion of specific prerequisite matters to the approval of an instrument, the requested relief in this instance is ambiguous and void of any prerequisite matters to be fulfilled prior to final approval. It simply requests that the Tribunal withhold its Final Order until the Parties request it be issued – thereby establishing an indefinite timeline for approval.

[20] The Parties are not seeking any further modifications to the revised policies. Nor are there any outstanding studies required to support the merits of same. As noted in Mr. Spagnol's Affidavit, which includes summaries of the settlements between the Township and each appellant (no Minutes of Settlement have been filed with the Tribunal), all three appellants have agreed not to oppose the approval of the revised policies.

[21] As further noted in Mr. Spagnol's Affidavit, the Township has agreed to prepare a site-specific zoning by-law amendment to expressly permit STRs on 10 properties owned by members of the Association. Therein lies the rub – the request to withhold a Final Order approving the STR policies on a Township-wide basis is to enable the Township to advance the site-specific amendment prior to the STR policies coming into full force and effect.

[22] To that end, counsel for the Association submitted that the settlement between the Township and the Association is on a "*quid pro quo*" basis, whereby the Association will not oppose approval of the revised policies in exchange for a Township-initiated site-specific zoning by-law amendment for 10 of the Association's properties.

[23] According to Mr. Spagnol's Affidavit, the Minutes of Settlement between the Township and the Association specifically require, among other matters:

- That planning staff (i.e., Mr. Spagnol) provide evidence in support of the revised STR policies;

- That the Association not oppose approval of the revised policies;

- That the Township prepare the aforementioned site-specific zoning by-law amendment; and

- That the Parties request the Tribunal withhold any Final Order approving the revised policies until such time as the site-specific zoning amendment is approved by either Township Council or, in the event of appeal, the Tribunal.

[24] In accordance with the above settlement summary, the Parties have requested that the Tribunal withhold its Final Order. However, the Tribunal is not satisfied that the *quid pro quo* arrangement between the Association and the Township amounts to a justifiable prerequisite or a true condition precedent to the approval of the revised policies. The request is therefore denied.

[25] The Tribunal has a public interest mandate. Previous decisions by this Tribunal and its predecessors confirm that the appeal process is not merely a dispute between parties but a process requiring the Tribunal to exercise that mandate. In fulfilling its responsibilities, decisions of the Tribunal must transcend the interests of the immediate parties to determine whether a proposal is in the public interest.

[26] That responsibility extends to decisions on settlements. The Tribunal's consideration of a settlement between two or more parties is not merely a rubber stamp exercise. Rather, a hearing on the merits of a proposed settlement is precisely that – a hearing on the merits. To that end, it is the merits of the revised STR policies that are currently before the Tribunal for consideration. The Tribunal is not a signatory to the Association's Minutes of Settlement, nor is it charged with enforcing same.

[27] The Township has agreed to advance a site-specific zoning by-law amendment to benefit members of the Association. That amendment may not be adopted by Township Council. If it is adopted, the adoption may not be according to anticipated timelines. If anticipated timelines are achieved, there is no certainty as to whether Township Council will adopt the amendment as proposed, adopt the amendment with modifications, refuse to adopt the amendment, or fail to adopt the amendment within the timelines prescribed by the Act. As contemplated in Mr. Spagnol's settlement summary, there may be appeals of Council's decision or lack thereof. If one or more appeals are filed, there is no certainty as to how long the appeal process may take, nor whether that process will result in the Tribunal's approval of the requested site-specific zoning by-law amendment.

[28] The variables are many. Any combination of the above potential outcomes leads the Tribunal to the same conclusion: Withholding a Final Order approving Township-wide policies for an indeterminate amount of time, so that a separate planning application can be made pursuant to a separate section of the Act (and therefore a separate approval and appeal process) in accordance with a private agreement to potentially benefit 10 landowners, is not in the public interest and not a justifiable prerequisite or true condition precedent to the approval of the revised STR policies on a Township-wide basis.

ORDER

[29] **THE TRIBUNAL ORDERS THAT** the appeals are allowed in part and the Official Plan for the Township of Oro-Medonte is modified by:

1. Replacing *Section 4.13 – Short-Term Rental Accommodations*, with the introductory text and policies as set out in **Schedule 1** to this Order;

2. Adding the definition of Short-Term Rental Accommodations to *Part 7 – Glossary*, as set out in **Schedule 1** to this Order; and

3. Modifying *Schedule B2 – Land Use* as set out in **Schedule 1** to this Order.

[30] **THE TRIBUNAL ORDERS THAT** the Official Plan for the Township of Oro-Medonte is approved as modified.

[31] **THE TRIBUNAL ORDERS THAT**, by operation of s. 17(27) of the *Planning Act*, the parts of the new Official Plan for the Township of Oro-Medonte that are not the subject of an appeal are deemed to have come into effect as of December 12, 2023.

"*S. Dixon*"

S. DIXON
MEMBER

SCHEDULE 1

4.13 Short-Term Rental Accommodations

In order to protect and maintain the *character* of neighbourhoods and to provide for the tourism accommodation needs of the Township the following policies apply:

1. This Plan recognizes that there are a variety of forms of commercial short-term rental accommodation uses within the Township. These include *Bed and Breakfast Establishments*, Residential Care Homes, Timeshare Establishments, Village Commercial Resort Units (except where they are part of a rental or lease management program) and *Short-Term Rental Accommodations* that advertise to the travelling public provided in *dwelling units*.

2. *Short-Term Rental Accommodation* that advertise are permitted in any Village One (VI) Zone including any (VI) Exception Zone and Residential Two, Exception 123 (R2*-123) Zones, which zones may be renamed, revised or amended from time to time.

3. For the purpose of Policies 4.13.1; 4.13.2; 4.13.5; 4.13.6; and 4.13.7 "advertise" includes promote, broker, market, facilitate or offer for rent, directly or indirectly, in any medium including a platform. "Platform" means to market or broker the booking, reservation, rental or listing of a *Short-Term Rental Accommodation* on behalf of a host by means of a website or digital application.

4. Residential rental accommodation in a residential *dwelling* for a period of twenty-eight (28) days or more shall not be considered a *Short-Term Rental Accommodation* use and is considered a principal residential use. Such uses are governed through other legislation including the *Residential Tenancies Act*, as amended.

5. *Short-Term Rental Accommodation* uses that advertise should be regulated to ensure that the principal residential *character* of a neighbourhood is generally maintained and potential *negative impacts* are minimized.

6. *Short-Term Rental Accommodation* uses that advertise shall not be permitted within registered plans of subdivision and other *existing* residential areas except in accordance with the policies and criteria contained in Policies 4.13.5; 4.13.7; 4.13.8; and 4.13.9.

7. Due to the commercial nature of *Short-Term Rental Accommodation* uses that advertise and their potential to negatively impact adjacent residential properties, where a *Short-Term Rental Accommodation* use that advertises is proposed, it shall be subject to a Zoning By-law Amendment. In reviewing any proposed Zoning By-law Amendment, the following criteria shall be considered:

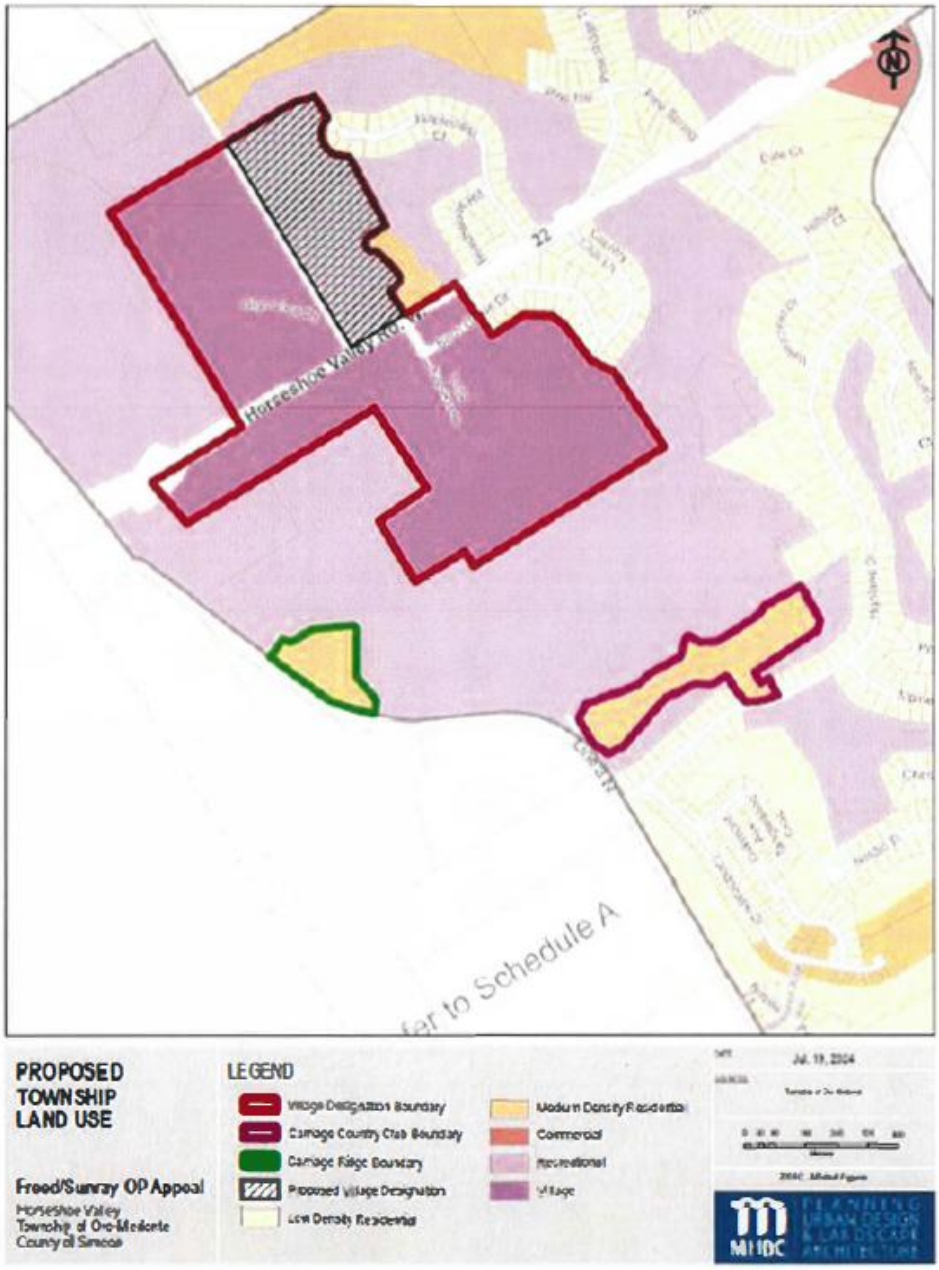
   i. the intent of this Plan is maintained;
   ii. the use does not generate conflicting land use impacts with the surrounding land uses, such as noise, garbage, etc.;
   iii. the use is consistent with and maintains the *character* of the surrounding area;
   iv. the scale of the proposed use is suitable for the site and surrounding area;
   v. adequate water and sewage services can be provided to the satisfaction of the Township;
   vi. appropriate access routes and/or on-site parking can be provided;
   vii. the shoreline and water quality are protected, if located within the Shoreline designation;
   viii. nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.

8. The implementing Zoning By-law shall establish appropriate provisions related to the scale of *Short-Term Rental Accommodation* uses such as parking requirements, separation distance, setbacks and buffering. The location, size and scale of the *Short-Term Rental Accommodation* use shall be regulated in a manner, which is considered *compatible* with surrounding uses. Where mitigation measures cannot adequately address potential land use conflicts, consideration of an amendment to the Zoning By-law will not be supported by the Township.

9. In addition to zoning by-laws, *Short-Term Rental Accommodation* uses may also be subject to, but not limited to, other municipal by-laws including licensing, parking, noise, property standards, Building Code, and fire and safety regulations.

Part 7 Glossary

Short-Term Rental Accommodation (STRA): means a *dwelling* or *dwelling unit*, or any portion of it, that is rented for any portion of a period of less than 28 days and includes a *Bed and Breakfast Establishment*, but does not include a hotel, motel, boarding lodging or rooming house, residential care home, time-share establishment, and Village Commercial Resort Units that are part of a rental or lease management program.


Horseshoe Valley Rd W
22
Refer to Schedule A
PROPOSED
TOWNSHIP
LAND USE
Freed/Sunray OP Appeal
Horseshoe Valley
Township of Oro-Medonte
County of Simcoe
LEGEND
Village Designation Boundary
Carriage Country Club Boundary
Carriage Ridge Boundary
Proposed Village Designation
Low Density Residential
Medium Density Residential
Commercial
Recreational
Village
Jul. 19, 2024
MHBC

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Staff Report

To: **Council**

From: **Brent Spagnol, Director of Development Services**

Meeting Date: **May 13, 2026**

Report No.: **DS2026-061**

Subject: **Short Term Rental Accommodation Program-Update**

Type: **For Information Only**

Motion No.:

Recommendation

It is recommended:

1. That Report No. DS2026-061 be received for information.

Introduction

The purpose of this report is to inform Council and to apprise the general public about the status of the Township's Short-Term Rental Accommodation Program (the program). The program is multi-faceted consisting of both legislative and policy provisions to ensure that effective instruments/tools are in place for the program to achieve the following objectives:

1. Ensure safe, healthy and peaceful neighbourhoods
2. Ensure life safety provisions are in place to manage the operation of STRAs
3. Provide effective tools for regulation and enforcement
4. Establish structured process for the establishment of STRAs
5. Establish clear land use regulations (permissions vs. prohibitions)
6. Reduce the potential for significant costs associated with litigation (Court and OLT Appeals)
7. Establish a financially sustainable program (revenue generation to cover costs)

The intent of this report is to outline the current status of the program along with the next steps to outline the implementation of the program with the goal of providing effective and factual communication prior to the roll out of various initiatives needed to implement the program.

Background

The Township has been attempting to address community issues associated with Short-Term Rental Accommodation (STRA) since 2018.

In March 2023, Council passed a motion directing staff to address the issue of Short-Term Rental activity within the municipality, and this matter has remained a significant area of focus since that time. In response, staff have undertaken research, reviewed enforcement challenges under the existing regulatory framework, and examined best practices across Ontario to identify a more effective approach for managing Short-Term Rentals.

At its meeting of September 11, 2024 Council received staff Report DS2024-093 which provided an overview of the Township's efforts and evolution of the Township's actions pertaining to short term rentals including the court proceedings pertaining to the appeal of By-law 2020-073 "Commercial Accommodation" which was initiated in 2020 with the Divisional Court rendering a final decision in March 2024.

As outlined in the DS2024-093 report, since 2018 the Township has pursued enforcement proceedings and regulation under the *Planning Act* through both the Provincial Offences Court and the Ontario Superior Court in relation to Short-Term Rental activities which presented significant challenges with:

1) Securing accurate, reliable, and sufficient evidence to meet the legal threshold of proving beyond a reasonable doubt that a Short-Term Rental was being operated at a given property. These evidentiary limitations significantly constrained the Township's ability to achieve successful prosecutions under the previous regulatory framework.
2) Determining a clear threshold of when a dwelling unit being used as a rental accommodation crossed into being used for commercial accommodation.
3) The overall efficiency, effectiveness and overall feasibility of using this approach alone.

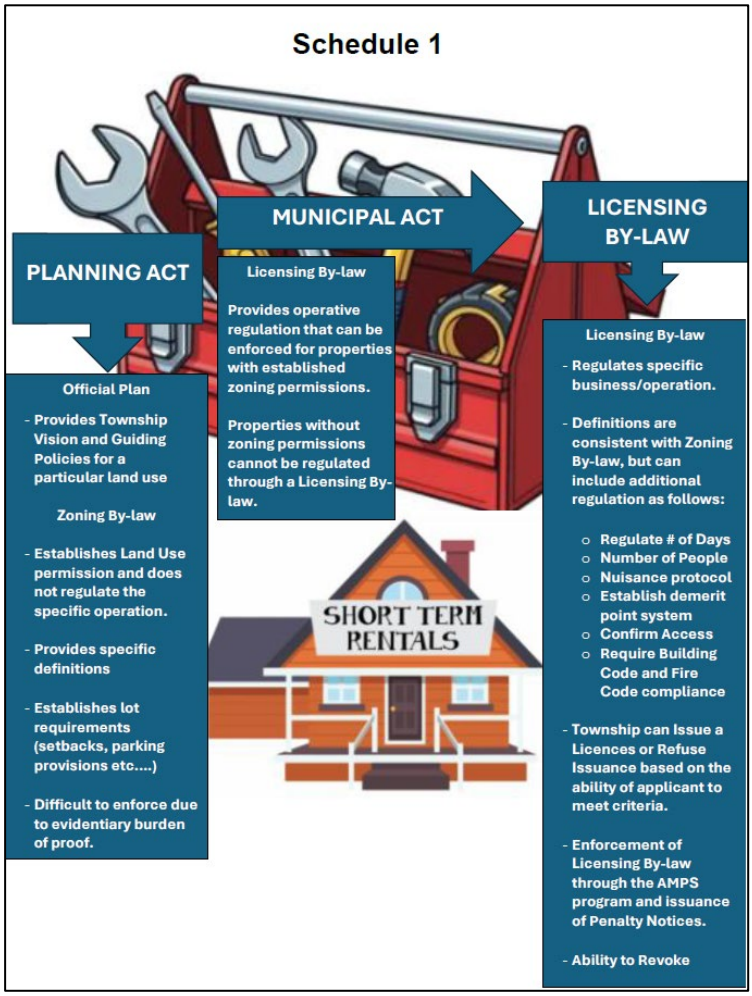
The decisions of the OLT also clarified that the short-term rental of a dwelling unit had to reach the threshold of commercial accommodation before it could be determined it was in violation of the Zoning By-law. It also provided some guidance on the potential threshold of evidence required.

Given the above, the Township has undertaken considerable research, community engagement, and advancement of actions to provide a program to meet the objectives listed above.

Over the last two years the Township has undertaken the following to enhance regulation and the enforcement of STRAs:

- Administrative Monetary Penalty Process direction provided on March 27, 2024-Link to Staff Report DS2024-026
- Public Education Session on Enforcement of Short-Term Rental Accommodations on October 16, 2024-Link to Staff Report DS2024-124

- Best Practice Review of Short-Term Rental Accommodations-January 22, 2025-Link to Staff Report DS2025-004
- Short Term Rental Accommodation Public Consultation Session on March 24, 2025 (In-Person Session)
- Completion of Draft Licensing By-law and acceptance by Council on August 13, 2025-Link to Staff Report DS2025-062
- Settlement Discussions and preparation of new revised Official Plan Policies to resolve Official Plan Appeals at the Ontario Land Tribunal (OLT) (January 2025 to December 2025) Resolution of the OLT appeals and Establishment of STRA Official Plans, March 30, 2026.



The work completed to date is representative of a multi-faceted approach required to establish a program that establishes clear land use policies, clear zoning provisions, and licensing provisions that allow for the enforcement of nuisances by utilizing tools provided within the Planning Act and the Municipal Act.

This report covers the following components being facilitated through the STRA program:

1. *OLT Update/Short-Term Residential Accommodation Official Plan Policies (Schedule 2-OLT Decision and STRA OP Policies)*
2. *Minutes of Settlement Details and Process*
3. *Short Term Rental Accommodation Licensing By-law Updates and Implementation*
4. *Short-Term Rental Accommodation Zoning Framework*

OLT Update/Short-Term Residential Official Plan Policies

At the time of the Official Plan approval in 2023, three appeals were filed with respect to the STRA policies. In efforts to resolve these appeals and bring the STRA Official Plan policies into force, Township staff, with the assistance of the Township Solicitor, engaged in without prejudice/confidential settlement discussions with the Parties.

Resolving the appeals was an important milestone to establish the policy framework for Short-Term Rental Accommodations in the Township as there was no Short-Term Rental Accommodation official plan policy guidance in place. Such policy guidance is needed at

the Official Plan level to lay the foundation for the Township to move forward with the other two pillars (Zoning and Licensing) to effectively manage STRAs in the municipality.

Resolution of the STRA appeals through settlement was considered to be the most financially prudent and expeditious approach, avoiding a costly hearing while enabling the timely implementation of needed STRA policies.

Formal minutes of settlement were prepared and executed with parties whom appealed Section 4.13 of the new Official Plan. The parties are listed below:

- Oro-Medonte Association for Responsible STRs (RSTRs) – Section 4.13 Short Term Rental
- Carriage Country Club Inc. – Section 4.13 Short Term Rental & Part 7: Glossary definition of Short-Term Rental Accommodation
- HSV GP Inc. – Section 4.13 Short Term Rental & Part 7: Glossary definition of Short-Term Rental Accommodation

The OLT issued a decision dated March 30, 2026 approving newly revised STRA Official Plan policies.

The newly in-force STRA Official Plan policies establish a structure and framework to guide land use planning applications and are intended to reflect the values/objectives of the Township.

An overview of the revised STRA Official Plan policies is provided below:

- Provide a definition for various types of rental arrangements.
- Recognize STRAs that advertise as permitted uses within the Village One (V1) Zone including any (V1) Exception Zone and Residential Two Exception 123 (R2*123) Zones.
- Distinguishes between Short-Term Rental Accommodations that are part of a block of rental properties managed by a condo corporation and Short-Term and individual freehold operations.
- Provides a definition of Short-Term Rental Accommodation that distinguishes between ‘commercial’ accommodations such as hotels and motels, residential care homes, time-share establishment, and Village Commercial Resort Units except where they are part of a rental or lease management program and STRAs within dwellings or dwelling units that advertise to the travelling public.
- Provides a definition of “advertise” and recognizes STRAs that advertise through various platforms and establishes regulations for these STRAs.
- Clarifies that rental accommodation in a residential dwelling for period of twenty-eight days (28) or more shall not be considered a short-term rental as per the Residential Tenancies Act.
- Requires rezoning amendments and approval on a site-specific basis prior to the operation of Short-Term Rental Accommodations that advertise subject to the following criteria, which is intended to address community character considerations to Council’s satisfaction as follows:

    - the use does not generate conflicting land use impacts with the surrounding land uses, such as noise, garbage, etc.;

- the use is consistent with and maintains the character of the surrounding area;
- the scale of the proposed use is suitable for the site and surrounding area;
- adequate water and sewage services can be provided to the satisfaction of the Township;
- appropriate access routes and/or on-site parking can be provided;
- the shoreline and water quality are protected, if located within the Shoreline designation;
- nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.

- Requires regulation for short-term rental accommodations that advertise through licensing, parking and property standards by-laws as well as Building Code, Fire and Safety Regulations and all other applicable regulations.

The resolution of the appeals has concluded the OLT process, but certain conditions of the Minutes of Settlement with the Oro-Medonte Responsible Short-Term Rentals (RSTR) group extend beyond the purview of the OLT and require a Township initiated zoning by-law amendment process to fulfill the terms of the settlement.

RSTR Minutes of Settlement Details and Process

As noted above, Minutes of Settlement (MOS) on the revised STRA Official Plan policies require the Township to facilitate the following:

- Initiate a Township rezoning process for ten (10) specific RSTR properties for consideration of Council to permit short-term rental accommodations.
- Staff to prepare a Draft By-law that outlines the extent of short-term rental accommodations for the subject properties.
- Township to circulate a Zoning By-law Amendment notice including a draft short-term rental accommodation by-law to properties within 120 metres of each property proposed to be rezoned.
- Circulation of the draft By-law to be sent to public agencies
- Township to host a statutory public meeting to receive comments from the public.
- Staff to prepare a report assessing the ability of the properties to meet the criteria outlined within the new in-force STRA Official Plan policies found within Section 4.13 (Schedule 2).
- Township Council to render Decisions for each of the specified properties.

The process is expected to take approximately three months, and the outcome is unknown. The Minutes of Settlement do not fetter Council's ability to decide (approve/refuse) on each of the ten (10) properties.

Updates to Short-Term Rental Accommodation Licensing By-law and Implementation

Township Council endorsed draft Licensing By-law for Short Term Residential Accommodations on August 13, 2025. The Licensing By-law is another important pillar in enforcing nuisances caused by STRA operators.

The Short-Term Rental Accommodation Licensing Public Consultation held on March 24, 2025 was an extremely valuable process leading to the creation of the By-law as many viewpoints were provided by attendees in person and in writing, which included residents and STRA operators.

These viewpoints assisted in the formation of municipal objectives that are being utilized to guide the Township's approach. It was from the stakeholders' comments received that the following seven (7) guiding objectives were identified:

1. Ensure safe, healthy and peaceful neighbourhoods
2. Ensure life safety provisions are in place to manage the operation of STRAs
3. Provide effective tools for regulation and enforcement
4. Establish structured process for the establishment of STRAs
5. Establish clear land use regulations (permissions vs. prohibitions)
6. Reduce the potential for significant costs associated with litigation (Court and OLT Appeals)
7. Establish a financially sustainable program (revenue generation to cover costs)

Operational aspects related to Short Term Residential Accommodations are articulated within the Township's Licensing By-law, which will establish clear parameters to regulate the intensity of short-term rental accommodations that advertise.

Revisions to the draft Short Term Residential Accommodation Licensing By-law are now planned to include provisions to ensure that short-term rental accommodation operations that advertise are secondary to the main residential use by only permitting rentals to occur for a fixed number of days per calendar year. Such, revisions to the draft Licensing By-law are to be brought to Council in late May or early June 2026 for consideration. The intent is to have the Short-Term Rental Accommodation Licensing By-law in effect in August/September 2026.

It is through the consideration of revisions to the By-law that a transition and notification period for operators with appropriate zoning permissions will be determined. Sufficient notification and time to allow operators to obtain licensing will be provided and communicated through outreach by the Township.

Implementation of Administrative Monetary Penalty System (AMPS)

Council established an Administrative Monetary Penalty System (AMPS) for most regulatory offences. The AMPS By-law will be revised to ensure that the penalty fees are applied to problematic Short-Term Rental Accommodations that are not complying with the Township's nuisance by-laws.

Platforms such as Cloudpermit and the services of Granicus will be utilized to provide management and enforcement STRAs.

Cloudpermit

Cloudpermit will provide a digital platform for the submission of license applications, complainant tracking, outward communications to complainants and internal file

connectivity so that files are available for review by applicable Township and external departments.

Granicus

Granicus is a third-party provider of enforcement services. STRA properties are identified through their “Host Compliance” platform. It is through this platform that the Township was informed that there are 298 unique STRA listings that were identified as of May 2026 in Oro-Medonte.

There is a menu of services relating to the enforcement of STRAs, including address identification, permitting and registration, tax collection, compliance monitoring, rental activity monitoring, complaints hotline services, and regulations consulting that a municipality can choose from depending on their needs.

Granicus is a service currently being utilized by the Township to search and establish an inventory of STRAs currently operating in the Township by location.

Subject to the adoption of the Licensing By-law, the services of Granicus would be expanded to support municipal law enforcement through the use of the following:

- Address Identification Module – Automated monitoring of 60+ STRA websites and on-line dashboards with complete address information and screenshots of all identifiable STRAs provided to the municipality.
- Compliance Monitoring – Ongoing monitoring of STRAs for zoning and permit compliance coupled with systemic outreach to illegal STRA operators with no licence. Granicus and Township staff can contact property owners directly to address illegal STRAs.
- 24/7 Complaint Hotline – Members of the public can use the 24/7 hotline by phone call or text to report, prove, and resolve non-emergency (i.e. noise, parking, etc.) STRA related problems in real-time. Granicus contacts the property owner or person responsible for the STRA to address the complaint. Township staff are notified when a complaint is received to take appropriate action as per the Licensing By-law.

The services needed to manage and enforce STRAs is planned to be in place and in operation within next two months and has been incorporated into the Divisions Budget.

Short-Term Rental Accommodation Zoning Framework

The Township is working through the process of updating its Zoning By-law which will need to conform to the new Official Plan including the in-force STRA policies. STRA Zoning matters are to be reviewed in more detail through a separate consultation process which is intended to improve and clarify zoning provisions.

Under the current zoning framework, short term rental accommodations are only permitted within the Village Commercial One (V1) and Residential (R2*123) Zones, which are located within Horseshoe Valley consistent with the resort and tourist operations within the settlement area.

Properties that are not zoned Village One (V1) or Residential (R2*123) are required to obtain zoning approval from Council to permit short-term rental accommodation uses through a zoning by-law amendment.

Licensing for short-term rental accommodation would only be available to properties that are zoned to permit short-term rental accommodation use and regulated/enforced on a Township-wide basis.

As outlined in staff report DS2025-088 dated August 13, 2026, (Link to Staff Report), Council has provided direction to undertake a consultation program on four zoning framework options which would be reviewed for direction as a second phase in 2027.

- Option 1- Status Quo
- Option 2- Secondary STRA Uses expanded into Agricultural/Rural Areas
- Option 3- Expand STRA Permissions to Residential Dwellings as a Secondary Use
- Option 4- Expand Permissions of STRAs as Secondary Uses on a Temporary Basis

The consultation process is being planned to proceed in 2027, and the implementation of the zoning framework is expected to be approved by Council in 2027. This phase of the STRA program includes the following:

- STRA Zoning Framework Public Consultation
- Staff Information Report compiling comments and outlining next steps
- Staff Recommendation Report seeking direction from Council
- Preparation of a Draft Zoning By-law Amendment and Report for Council consideration & Direction
- Statutory Public Meeting presenting the draft STRA Zoning By-law for receipt of comments from the public and stakeholders
- Staff Recommendation Report and Council consideration
- Council Adoption of an STRA Zoning By-law
- Commencement of Appeal Period
- By-law in full force and in effect*

*Subject to appeal rights as per the Planning Act.

Financial/Legal Implications/Risk Management

Immediate Financial implications associated with this report primarily include staff resources to move the processes forward. Potential for appeals and court proceedings exist depending on the outcomes of each process but will be examined in more detail during each stage of the STRA Program.

Policies/Legislation

- Municipal Act
- Planning Act
- Building Code Act
- Fire Protection and Prevention Act
- Residential Tenancies Act

- County Official Plan
- Township Official Plan
- Comprehensive Zoning By-law 97-95
- Township of Oro-Medonte Administrative Monetary Penalty System By-law

Consultations

- Chief Administrative Officer
- Manager of Planning
- Manager, Policy Planning/Special Projects

Related Reports

1) Staff Report dated February 25, 2026-DS-2026-024-OLT Hearing Update-Official Plan Appeals-Short Term Rental Accommodation Policies

2) Staff Report dated January 14, 2026-DS-2026-Ontario Land Tribunal OLT-24-000037-Short Term Rental Accommodation Official Plan Appeals Update

3) Staff Report dated August 13, 2025-DS2025-062-Public Comments & Recommendations on Draft Short Term Rental Accommodation & Bed Breakfast Establishments Licensing By-law

4) Staff Report dated January 22, 2025-DS-2025-004-Options Report to Address Illegal Short-Term Rental Accommodations in Oro-Medonte

5) Staff Report dated October 16, 2024-Council Education Session Pertaining to Enforcement Challenges in Addressing Short-Term Rental Commercial Accommodations in the Municipality

6) Staff Report dated September 11, 2024-DS2024-093-Information Report on Action/Activities of the Township of Oro-Medonte to Address the Matter of Short-Term Rental Accommodations in the Municipality

Conclusion

The information in this report provides an outline of the STRA program which is intended to reflect a holistic approach that utilizes all of the available tools to manage STRAs within the Township.

The resolution of the STRA Official Plan appeals and the establishment of Short-Term Rental Accommodation Official Plan policies is a significant milestone needed to establish the Township's STRA program as it allows for further Township processes to proceed which include the following:

- **Township Process**-Initiate Township Zoning By-law process for Responsible Short Term Rental properties (10) as per Minutes of Settlement (May to July)
- **Township Process**-Revise draft Short Term Rental Accommodation Licensing By-law in May/June/ 2026 for adoption by Council and to Notify stakeholders

- **Township Process**-Update Administrative Monetary Penalty System (AMPS) May /June to incorporate Short Term Rental Accommodation Licensing By-law
- **Township Process-**Short-Term Licensing By-law planned to be in effect August/September 2026
- **Township Process**-STRA Framework Process/Update Zoning By-law Updates (2027)

Council and the public can expect to see communication materials regarding the various processes in May 2026 as effective management and regulation of STRAs is a priority to the Township.

Respectfully submitted,

Brent Spagnol, RPP,
Director, Development Services — May 5, 2026

Approvals: — **Date:**
Shawn Binns, CAO — May 7, 2026

“Notice of a Public Meeting of the Township of Oro-Medonte pursuant to Section 34 (12) of the Planning Act in respect to a Proposed Zoning By-Law Amendment (2026-ZBA-14).

Meeting Date: June 11, 2026 4:45 p.m.

The Public Meeting will be held in a hybrid format which permits in-person attendance or remote electronic participation. The Township will continue to live stream the Public Meeting over the internet. Please refer to the Township’s website (www.oro-medonte.ca) for livestream viewing and participation information.

Purpose: To permit short-term Rental Accommodation (STRA) as a secondary use on the subject lands. This amendment is being undertaken by the Township as a result of an Ontario Land Tribunal (OLT) appeal process which has now concluded and resulted in the establishment of Short-Term Residential Accommodation Official Plan policies in Oro-Medonte.

Any person may write or attend to present submissions. For more information, contact the Township Planning Department at (705) 487-2171 or planning@oro-medonte.ca.”

From: [redacted]
Sent: May 24, 2026 1:50 PM
To: Planning <planning@oro-medonte.ca>
Cc: Lavoie, Peter <peter.lavoie@oro-medonte.ca>; . Council <council@oro-medonte.ca>; Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>
Subject: Public Notices

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Dear Planning Staff, Deputy Mayor Lavoie, and Members of Council,

I am writing to provide a brief supplemental submission regarding the wording presently appearing on the public notices and roadside signs associated with the proposed site-specific STR applications.

The notices currently state:

"This amendment is being undertaken by the Township as a result of an Ontario Land Tribunal (OLT) appeal process which has now concluded and resulted in the establishment of Short-Term Residential Accommodation Official Plan policies in Oro-Medonte."

While this wording may be technically accurate in part, I am concerned that it may reasonably create public confusion regarding the scope of the Ontario Land Tribunal's decision.

A resident reading the notice may conclude that the Tribunal directed or endorsed the current site-specific rezoning process, when Council retains independent authority to approve, modify, defer, or refuse each application on its planning merits and in the broader public interest.

Given the significant public interest surrounding these applications, I respectfully recommend that the existing notices and roadside signs be replaced or supplemented with wording that provides additional clarity.

As an example:

"This application is a Township-initiated site-specific zoning proposal following completion of the Ontario Land Tribunal (OLT) process relating to Township-wide Short-Term Residential Accommodation policies. The Tribunal approved revised Township-wide STR policies; however, the Tribunal did not direct approval of this specific application. Council retains full authority to approve or refuse this proposal following public input and planning review."

My concern is not with the existence of public notice itself, but rather ensuring that residents receive information that is complete, transparent, and unlikely to create misunderstanding regarding the role of the Tribunal and Council.

Thank you for your consideration.

Respectfully submitted,

[redacted]
Horseshoe Valley Resident

“Notice of a Public Meeting of the Township of Oro-Medonte pursuant to Section 34 (12) of the Planning Act in respect to a Proposed Zoning By-Law Amendment (2026-ZBA-14).

Meeting Date: June 11, 2026 4:45 p.m.

The Public Meeting will be held in a hybrid format which permits in-person attendance or remote electronic participation. The Township will continue to live stream the Public Meeting over the internet. Please refer to the Township’s website (www.oro-medonte.ca) for livestream viewing and participation information.

Purpose: To permit short-term Rental Accommodation (STRA) as a secondary use on the subject lands. This amendment is being undertaken by the Township as a result of an Ontario Land Tribunal (OLT) appeal process which has now concluded and resulted in the establishment of Short-Term Residential Accommodation Official Plan policies in Oro-Medonte.

Any person may write or attend to present submissions. For more information, contact the Township Planning Department at (705) 487-2171 or planning@oro-medonte.ca.”

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: May 27, 2026 12:30 PM
To: Stevens, Alison <astevens@oro-medonte.ca>; Planning <planning@oro-medonte.ca>
Subject: RE: Notice of Complete Application Public Meeting 445pm (2026-ZBA-14) Township of Oro-Medonte

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Thank you,

Casey O'Neil (she/her)
Advisor Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8

enbridge.com
Safety. Integrity. Respect. Inclusion. High Performance.

From: [redacted]
Sent: May 27, 2026 1:37 PM
To: Planning <planning@oro-medonte.ca>
Cc: Lavoie, Peter <peter.lavoie@oro-medonte.ca>
Subject: Request for Leadership Regarding Site-Specific STR Zoning Amendments

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Attention: Planning Department.

It was suggested that I forward this email to you so that it is part of the public record. A copy of this email was sent to the Mayor and Council this morning. Thanks in advance.

"Dear Mayor Greenlaw,

I am writing respectfully regarding the proposed site-specific Short-Term Rental Accommodation (STRA) zoning amendments presently before Council.

Over the past several years, both Township officials and members of Council have repeatedly acknowledged the challenges associated with STR operations in residential neighbourhoods, including enforcement difficulties, neighbourhood disruption, litigation costs, and compatibility concerns.

In 2024, you were understood to say that the Township had incurred "a huge expense" attempting to address STR issues. Those comments resonated with many residents because they reflected what communities across Oro-Medonte had already experienced firsthand.

The Township's own May 2026 Staff Report now confirms that Oro-Medonte has been attempting to address "community issues associated with Short-Term Rental Accommodation" since 2018, including significant enforcement challenges and concerns regarding peaceful neighbourhoods.

The Ontario Land Tribunal similarly emphasized the importance of protecting neighbourhood character, avoiding conflicting land-use impacts, and ensuring compatibility when considering site-specific STR approvals.

Residents understand that tourism forms part of Oro-Medonte's economy. However, many residents remain deeply concerned that permanent site-specific zoning permissions within established residential neighbourhoods may gradually alter the very character of the communities people chose to call home.

Once granted, these permissions run with the land indefinitely.

Residents were also advised through the Township's public notice materials that by signing the by-law, the Mayor "will not exercise the power to veto this by-law." This understandably signals to residents that the Mayor retains an important leadership role regarding these proposed amendments.

Given the Township’s own historical concerns regarding enforcement, compatibility, neighbourhood impacts, and litigation surrounding STRs, I respectfully ask that you carefully consider whether these permanent site-specific zoning amendments are truly in the long-term public interest.

I further respectfully ask that you decline to sign or support these proposed by-laws where compatibility with established residential neighbourhoods has not been clearly demonstrated.

This is ultimately a legacy issue for Oro-Medonte.

Homes should first and foremost remain places to live, raise families, and build communities.

Respectfully submitted,

[redacted]
Horseshoe Valley"

May 22, 2026

Notice of Public Meeting for Proposed Amendment to the Zoning By-law of the Township of Oro-Medonte

2026-ZBA-14
(Township of Oro-Medonte)

Take notice that the Council of the Township of Oro-Medonte will hold an electronic hybrid Public Meeting on **Thursday June 11, 2026 at 4:45 p.m**. The purpose of the Public Meeting is to notify the public and to obtain public comments on a proposed Amendment to Comprehensive Zoning By-law 97-95, under Section 34 of the Planning Act, R.S.O. 1990 c. P. 13 noted below.

Meetings are held in a hybrid format which permits in-person attendance or remote electronic participation. Protocols have been established to advise how to electronically participate at public meetings. Please refer to the Township's website (oro-medonte.ca) for Public Meeting viewing and participation information.

The Township of Oro-Medonte has deemed the following application to amend Zoning By-law 97-95, as amended, a "Complete" Application pursuant to the Planning Act on the 13th day of May, 2026.

The purpose of the Public Meeting is to seek comments regarding the proposed Zoning By-law Amendment to the Township's Comprehensive Zoning By-law No. 97-96 which proposes to permit Short-Term Rental Accommodation (STRA) as a secondary use on the subject lands noted below.

This amendment is being undertaken as a result of an Ontario Land Tribunal (OLT) appeal process which has now concluded and resulted in the establishment of Short-Term Residential Accommodation Official Plan policies in Oro-Medonte. The Township is required to initiate and facilitate a site-specific zoning application for ten (10) properties to consider permissions for STRAs as a secondary use, in accordance with a settlement reached during the OLT process between the Township and the Oro-Medonte Association of Responsible Short-Term Rentals.

The properties subject to this zoning by-law amendment process have been organized into three groupings, with each grouping having its own time slot for the public to attend.

Decisions of Council will not be rendered at the Public Meeting as this part of the process is to provide residents with opportunity to comment as per the statutory requriements of the Planning Act.

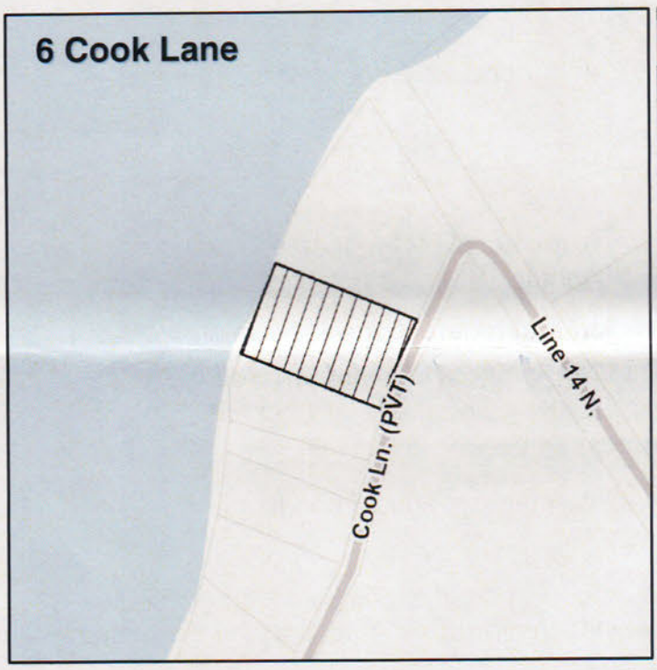
The subject lands being considered at the 4:45 p.m. time slot are described as follows:

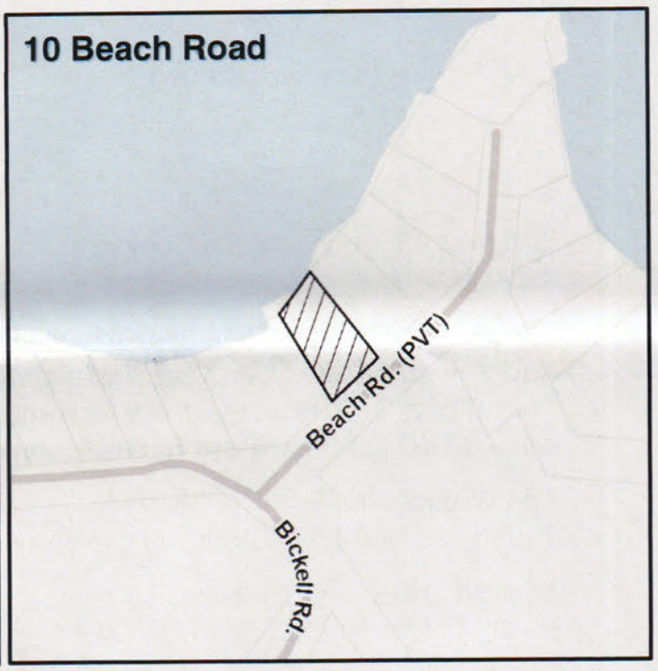
- 6 Cook Lane
- 10 Beach Road
- 68 Ward Avenue
- 15 Cathedral Pines

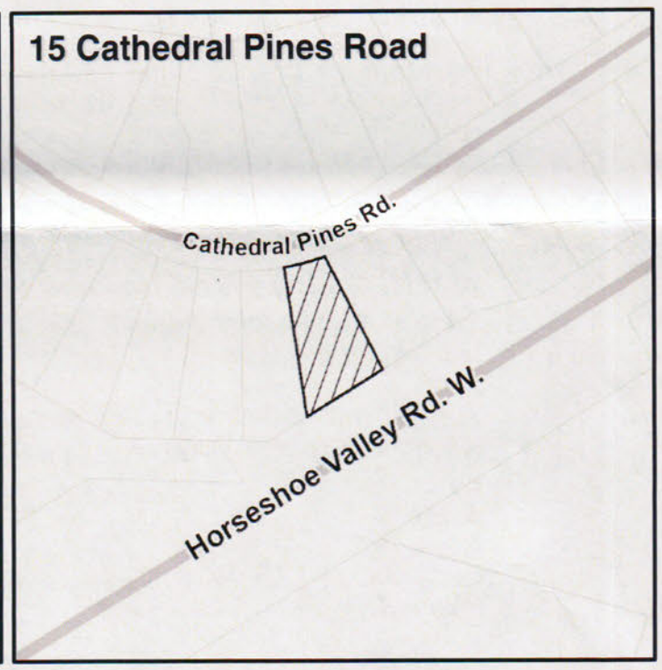
A key map illustrating the location of the subject lands is included with this notice.

A draft by-law is available for review and is appended to this notice. Based on the public consultation, the final by-law may be amended following the public meeting prior to Council's final consideration. Input on the draft by-law amendment is welcome and encouraged. For specific details regarding public participation during the meeting please check the Township website at Planning Information | Township of Oro-Medonte.

Location Maps







Written submissions can be made by:

1. Emailed to planning@oro-medonte.ca prior to or during the Public Meeting;
2. Dropped in the drop box at the Township Administration Office on Line 7 South;
3. Faxed to (705) 487-0133; or,
4. Mailed through Canada Post.

You can watch a live stream of the meeting on the Township's YouTube Channel (this link will not allow you to speak during the meeting).

Further details of the application are part of the public record and are available to the public for viewing/inspection on the Township's website www.oro-medonte.ca. Any person wishing further information or clarification with regard to the application should contact the Planning Division at 705-487-2171 or planning@oro-medonte.ca.

Individuals who submit letters and other information to Council and its advisory bodies should be aware that all information, including contact information, contained within their communications may become part of the public record and may be made available through the agenda process which includes publication on the Township's website.

If a specified person or public body would otherwise have an ability to appeal the decision of Council for The Corporation of the Township of Oro-Medonte to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a public meeting or make written submissions to The Corporation of the Township of Oro-Medonte before the by-law is passed, the specified person or public body is not entitled to appeal the decision.

If a specified person or public body does not make oral submissions at a public meeting, or make written submissions to The Corporation of the Township of Oro-Medonte before the by-law is passed, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Notwithstanding the above, subsection 34(19) of the Planning Act defines the parties that are eligible to appeal the decision to the Ontario Land Tribunal.

If you wish to be notified of the decision of the Township of Oro-Medonte in respect to the proposed Zoning By-law Amendment, you must make a written request.

Written submissions/requests should be directed to:

Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Brent Spagnol, Director, Development Services
planning@oro-medonte.ca

Dated at the Township of Oro-Medonte this 20th day of May, 2026.

Draft By-law:

The Corporation of the Township of Oro-Medonte

By-law No. 2026-XXX

A By-law to amend Zoning By-law 97-95, as amended (General Amendment)

2026-ZBA-14

Whereas the Council of the Corporation of the Township of Oro-Medonte is empowered to pass By-laws to regulate the use of land pursuant to Section 34 of the Planning Act, R.S.O. 1990, c.P.13.

And Whereas the Ontario Land Tribunal recently approved an amendment to the Township of Oro-Medonte Official Plan introducing new policies governing the establishment of Short Term Rental Accommodation uses;

And Whereas By-law 97-95 currently regulates commercial accommodations in dwelling units in the Township of Oro-Medonte;

And Whereas the Township wishes to introduce zoning provisions to regulate the establishment of Short-Term Rental Accommodations in dwelling units in the Township of Oro-Medonte as set out in By-law 97-95;

And Whereas Council deems it appropriate to amend the zoning provisions of By-law 97-95, in accordance with the policies of the Official Plan;

Now Therefore the Council of the Township of Oro-Medonte hereby enacts as follows:

1. Section 5.0 – is hereby further amended by adding the following provision:

   5.40 Secondary Use of Dwelling Units

   Notwithstanding any other provision of this By-law to the contrary, where a Short-Term Rental Accommodation (STRA) is permitted as a secondary use, the following provisions shall apply:

   The minimum number of required *parking spaces* for a *Short-Term Rental Accommodation* shall be one (1) *parking space* per bedroom used for a *STRA* use.

2. Section 6.0 – DEFINITIONS - is hereby further amended by adding the following new definitions:

   "**Short-Term Rental Accommodation (STRA)**

   Means a dwelling or *dwelling unit*, or any portion of it, that is rented for any portion of a period of less than 28 days as a secondary use to the *dwelling unit*, but does not include a *bed and breakfast establishment*, *motel*, *hotel*, hospital, *boarding, lodging or rooming house*, *residential care home*, *timeshare establishment*, and *Village Commercial Resort Units* that are part of a rental or lease management program."

   "**Secondary Use**

   Means a use secondary to the *principal use* of the property in the area of a property the secondary use occupies and/or the number of days per year the property is used for the secondary use."

3. Schedules 'A15', 'A18' and 'A19' to Zoning By-law 97-95, as amended, is hereby further amended by changing the zoning symbol applying to these lands by

adding Exception XXX (*XXX) to the existing Shoreline Residential (SR) Zone, Shoreline Residential Exception 103 (SR*103) Zone, Residential Limited Service (RLS) Zone, and Residential One Exception 63 (R1*63) Zone, as shown on Schedules "A", "B", "C" and "D" attached and forming part of this By-law.

4. Section 7.0 – EXCEPTIONS is hereby further amended by adding the following subsection:

   7.XXX *XXX [By-law 2026-XXX]

   Notwithstanding any other provision in this by-law to the contrary, a Short-Term Rental Accommodation (STRA) shall be permitted on lands denoted by the symbol *XXX on the schedules to this By-law.

5. Schedules "A", "B", "C" and "D" attached to By-law No. 2026-XXX is declared to form a part of this By-law.

6. This By-law shall take effect on the final passing thereof, subject to the provisions of the Planning Act, as amended.

Passed in Open Council this __ Day of _____, 2026.

The Corporation of the Township of Oro-Medonte

_____
Mayor, Randy Greenlaw

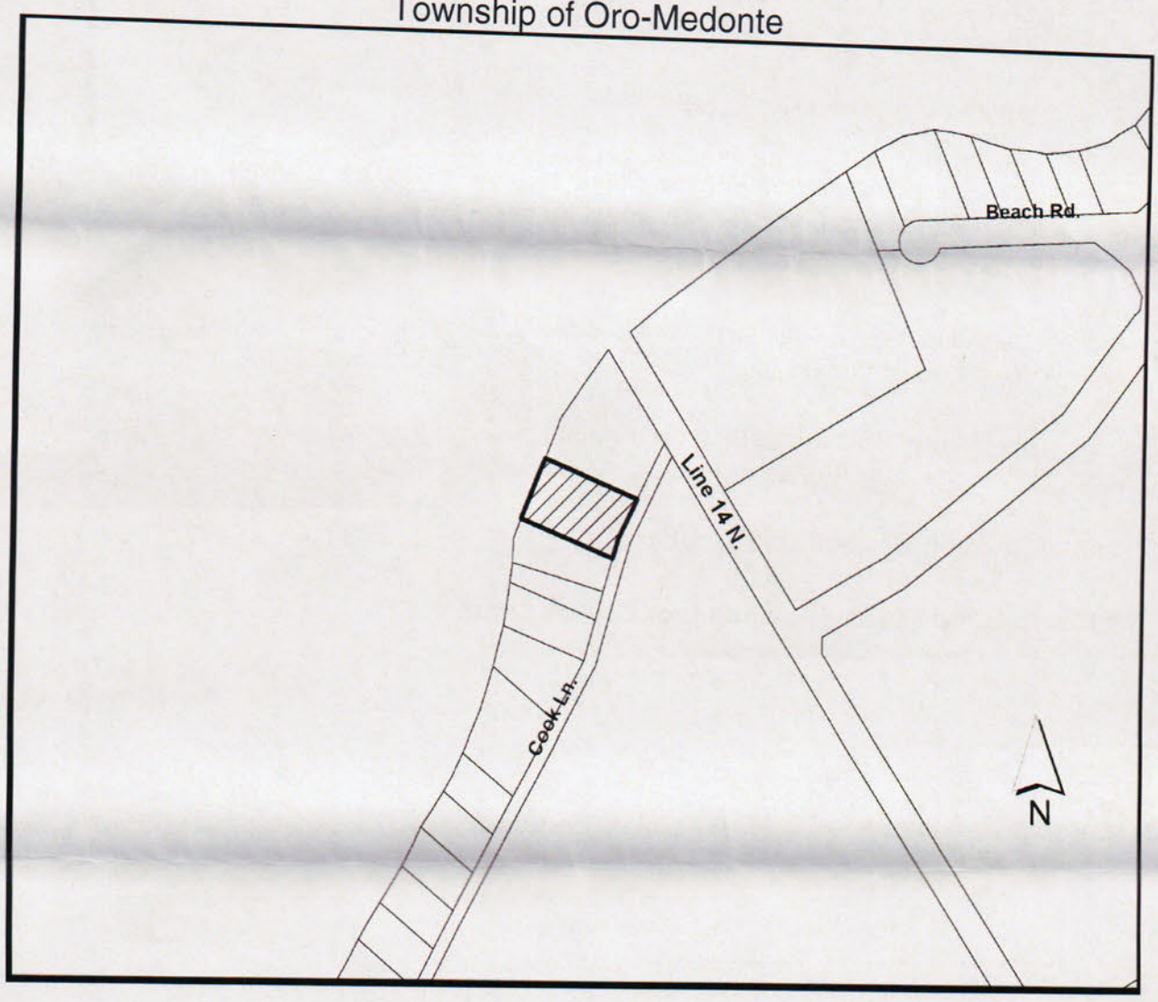
_____
Clerk, Yvonne Aubichon

By signing this by-law on _____, 2026, Mayor Greenlaw will not exercise the power to veto this by-law.

Schedule 'A'

To By-Law No. 2026-XXX

The Corporation of the
Township of Oro-Medonte



Lands subject to this By-law

This is Schedule 'A' to By-Law 2025-XXX
passed the ___ day of _____, 2026.

The Corporation of the Township of Oro-Medonte

_____
Mayor, Randy Greenlaw

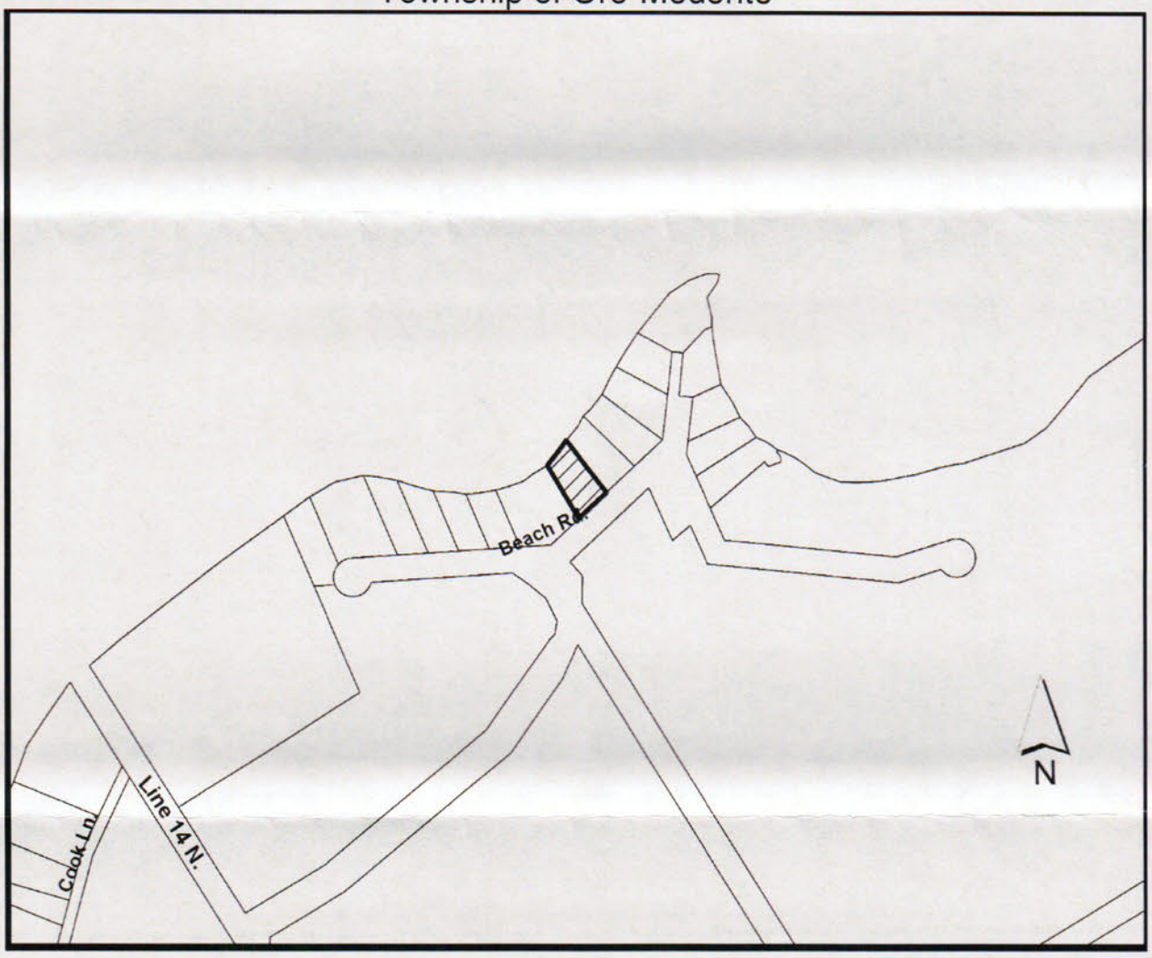
_____
Deputy Clerk, Janette Teeter

(Application 2026-ZBA-14)

Schedule 'B'

To By-Law No. 2026-XXX

The Corporation of the
Township of Oro-Medonte



Lands subject to this By-law

This is Schedule 'B' to By-Law 2025-XXX
passed the ___ day of _____, 2026.

The Corporation of the Township of Oro-Medonte

_____
Mayor, Randy Greenlaw

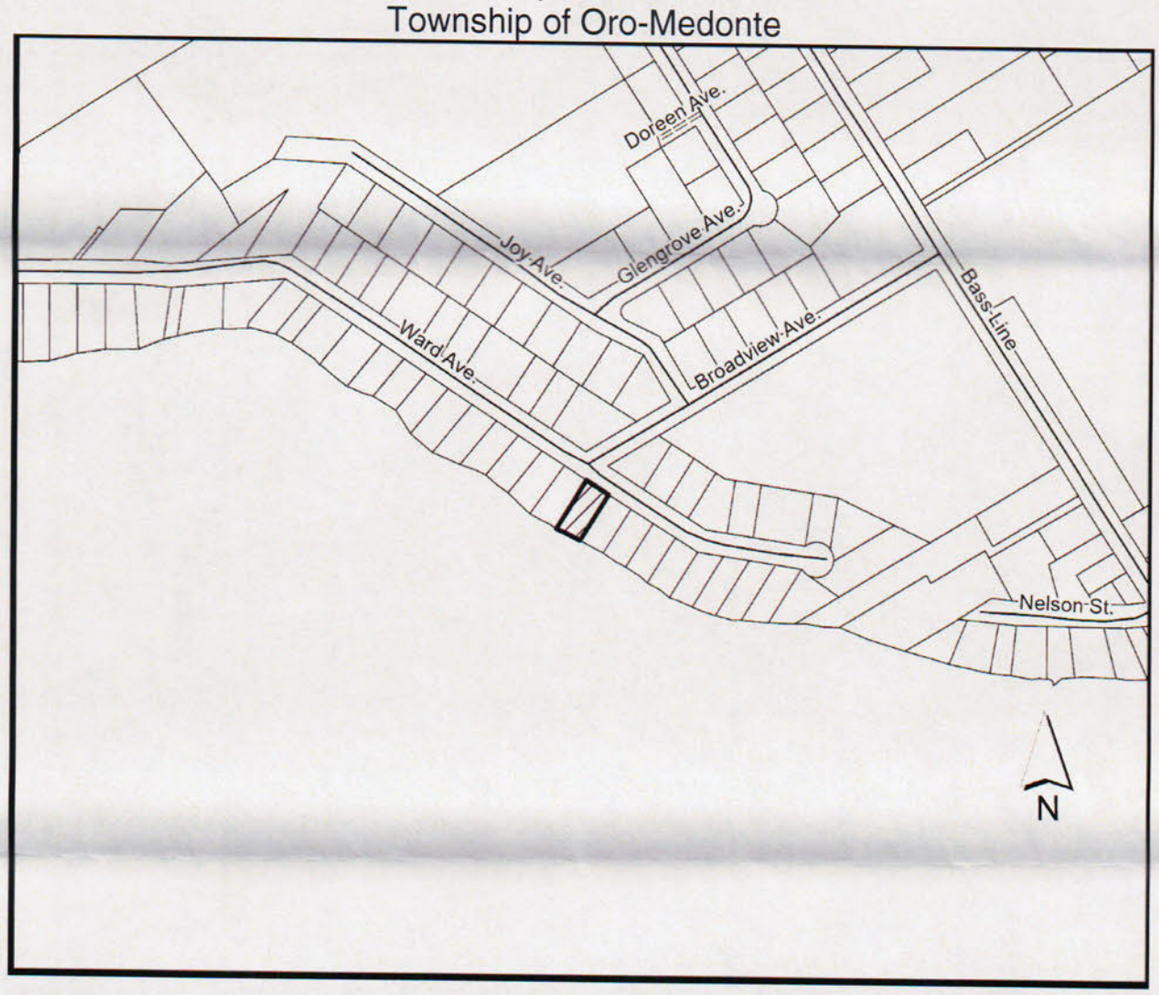
_____
Deputy Clerk, Janette Teeter

(Application 2026-ZBA-14)

Schedule 'C'

To By-Law No. 2026-XXX

The Corporation of the
Township of Oro-Medonte



Lands subject to this By-law

This is Schedule 'C' to By-Law 2025-XXX
passed the ___ day of _____, 2026.

The Corporation of the Township of Oro-Medonte

_____
Mayor, Randy Greenlaw

_____
Deputy Clerk, Janette Teeter

(Application 2026-ZBA-14)

Schedule 'D'

To By-Law No. 2026-XXX

The Corporation of the
Township of Oro-Medonte

Lands subject to this By-law

This is Schedule 'D' to By-Law 2025-XXX
passed the ___ day of _____, 2026.

The Corporation of the Township of Oro-Medonte

_____
Mayor, Randy Greenlaw

_____
Deputy Clerk, Janette Teeter

(Application 2026-ZBA-14)

From: Planning Dept <Planning@nvca.on.ca>
Sent: June 1, 2026 2:19 PM
To: Stevens, Alison <astevens@oro-medonte.ca>
Cc: Michelle Schaefle <mschaefle@nvca.on.ca>
Subject: RE: Notice of Complete Application Public Meeting 445pm (2026-ZBA-14) Township of Oro-Medonte

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Good afternoon,

NVCA has no comments/no concerns with this application at this time. Please continue to circulate us in the future as some of the noted properties are within the NVCA regulatory boundaries.

Kindly,

Pearl Gill | Planner I

Planning Department
Nottawasaga Valley Conservation Authority
8195 8th Line, Utopia, ON L0M 1T0
T 705-424-1479 ext.288
planning@nvca.on.ca | www.nvca.on.ca

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From: [redacted]
Sent: June 3, 2026 9:27 AM
To: Planning <planning@oro-medonte.ca>; Lavoie, Peter <peter.lavoie@oro-medonte.ca>
Subject: Re: What Happens After the First STRA Site-Specific Zoning Amendment Is Approved?

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

To the Planning Department, Mayor and Members of Council,

Re: What Happens After the First STRA Site-Specific Zoning Amendment Is Approved?

The present public discussion surrounding the proposed site-specific STRA zoning amendments has focused heavily on whether Council should defer, refuse, or proceed with the ten applications presently before the Township.

However, there is another discussion that may be even more important:

What does Oro-Medonte look like after the first approval is granted?

This is the question residents, taxpayers, Council, Planning staff, and future Councils should be carefully considering.

The issue is not simply whether one current operator appears responsible today.

The issue is what happens once Council establishes the first permanent precedent permitting a commercial-style transient accommodation use within a residential subdivision through a site-specific zoning amendment.

Once the first approval is granted, the planning conversation changes entirely.

The Township will no longer be debating whether STRAs belong within residential neighbourhoods.

The Township will instead be debating:
"How many?"
"Where?"
"And under what conditions?"

That distinction is critical.

Once one property receives permanent zoning approval, future applicants will almost certainly point to that approval as planning precedent.

Every future operator seeking similar treatment will understandably ask:

"If this property was considered compatible with a residential neighbourhood, why is mine different?"

Future Councils may then find it increasingly difficult to distinguish one application from another without exposing the Township to allegations of inconsistency, unequal treatment, or arbitrary decision-making.

This is how incremental land-use transformation occurs.

Not through one large decision.

But through a series of individual exceptions that gradually normalize what was once considered incompatible.

The Township presently describes these applications as “site-specific.” However, the long-term effects may be Township-wide.

Over time, additional operators may seek similar approvals in:
• Horseshoe Valley,
• Moonstone,
• Sugarbush,
• Shanty Bay,
• Hawkestone,
• Oro Station,
• Warminster,
• Rugby,
• Bass Lake,
• Carthew Bay,
• and other residential communities throughout Oro-Medonte.

If future approvals continue incrementally over five or ten years, the Township could gradually transition from a municipality where STRAs are carefully restricted to one where commercial-style transient accommodations become embedded throughout residential subdivisions.

This could fundamentally alter the character and expectations associated with residential zoning.

The long-term implications extend far beyond tourism.

The implications involve:
• land-use compatibility,
• infrastructure,
• governance,
• taxation,
• enforcement,
• investment pressure,
• neighbourhood stability,
• and long-term community identity.

One of the most important realities often overlooked in the present debate is this:

Zoning permissions generally run with the land.

Current operators may be responsible, responsive, and community-minded.

Future owners may not be.

Properties are bought and sold.

Investment pressures change.

Management models evolve.

What begins as a carefully managed occasional rental today may eventually become a high-frequency commercial accommodation business under future ownership.

Once zoning permissions attach permanently to the land, future Councils may have limited ability to revisit those permissions absent significant legal and financial exposure.

Residents are therefore not simply evaluating current operators.

Residents are evaluating permanent land-use permissions with potentially indefinite future consequences.

This raises serious long-term planning questions:

1. Will future residential subdivisions gradually become mixed residential-commercial accommodation zones?

2. Will long-term residents begin leaving communities where transient occupancy becomes increasingly common?

3. Will speculative investment pressure increase as investors seek properties capable of generating short-term rental income?

4. Will housing prices become increasingly influenced by tourism-related revenue potential rather than residential demand?

5. Will family-oriented neighbourhoods gradually shift toward investor-oriented occupancy models?

6. Will future purchasers fully understand the evolving character of these neighbourhoods before purchasing homes?

7. What cumulative impact occurs when ten approvals become twenty, then forty, then eighty?

8. At what point does the Township acknowledge that the character of residential zoning itself has materially changed?

The long-term implications also extend to infrastructure and municipal services.

Residential subdivisions were historically designed around relatively stable residential occupancy patterns.

Transient accommodation uses may create:
• increased traffic turnover,
• parking pressures,
• greater waste generation,
• intensified septic usage,
• increased servicing demands,
• noise complaints,
• policing calls,
• and by-law enforcement pressures.

Even where many operators act responsibly, cumulative intensity matters.

The Township must therefore consider not merely individual properties in isolation, but the aggregate effect of long-term expansion over time.

This becomes particularly important when considering enforcement.

Rules only matter if they can realistically be monitored and enforced consistently over the long term.

As approvals expand, future taxpayers may ultimately bear increasing costs associated with:
• by-law enforcement,
• legal disputes,
• planning administration,
• investigations,
• staffing,
• licensing,
• and policing.

Those long-term financial implications have not yet been clearly explained publicly.

Nor has the Township clearly articulated how cumulative impacts will be measured if more applications inevitably follow future approvals.

There are also important governance implications.

Once Council approves one or more applications, future refusals may become increasingly difficult to defend.

Applicants denied approval may cite previous approvals as precedent.

Future Ontario Land Tribunal appeals could increasingly focus on allegations of inconsistent treatment between approved and denied applications.

The Township may therefore be opening a planning and legal pathway that becomes progressively harder to manage over time.

This is precisely why precedent matters in planning.

Individual approvals rarely remain isolated forever.

They establish expectations.

They shape future decisions.

They influence investment behaviour.

And over time, they redefine the practical meaning of zoning itself.

The Township's Official Plan and zoning framework were originally designed to separate incompatible land uses and preserve orderly development patterns.

The central question now facing Council is whether permanent commercial-style transient accommodation uses remain compatible with the intended long-term character of established residential neighbourhoods.

That question does not disappear after the first approval.

In many respects, that is precisely when the real long-term consequences begin.

Regardless of one's position on STRAs generally, residents deserve a clear public explanation regarding:
• how precedent will be managed,
• whether approvals permanently attach to the land,
• how cumulative impacts will be measured,
• how future applications will be evaluated,
• and what Oro-Medonte may realistically look like ten years from now if site-specific approvals continue expanding.

These are not emotional questions.

They are fundamental planning and governance questions with potentially permanent implications for the future character of Oro-Medonte.

Respectfully submitted,

[redacted]

To the Planning Department, Mayor and Council,

This letter is in response to the Public Meeting Notification regarding the Township Initiated Site-Specific Zoning By-law Amendment for Ten Properties Application No. 2026-ZBA-14.

Please include this letter in the public record of this meeting.

I am writing as a resident of Oro-Medonte who lives in a residential neighbourhood in Horseshoe Valley near the resort, the Copeland Forest, and Hardwood Ski and Bike, all of which attract visitors seeking accommodation within our community.

Like many residents, I recognize that tourism is important to Oro-Medonte. However, supporting tourism should not require the permanent commercialization of residential neighbourhoods. This is a win-lose situation which is not consistent with the intent of the township's official plan.

What Council is now being asked to consider is not simply a routine planning matter. It represents a significant shift in how residential neighbourhoods may function moving forward.

For years, aside from a limited number of Bed and Breakfast establishments that went through formal rezoning processes, and occasional cottage rentals between friends and family, Short-Term Rental (STR) operations were generally viewed by many residents as incompatible with residential neighbourhoods. Unlike traditional B&B there is no one on site for STRs to manage customers to maintain the character of the surrounding neighborhood.

Today, I know every property owner on my street. I know their children, their routines, and in many cases their extended family members who visit throughout the year. That familiarity creates stability, accountability, and a sense of safety that cannot easily be replaced once residential neighbourhoods begin transitioning toward transient commercial accommodation uses. Most people purchased homes and invested in their communities based upon those long-standing expectations.

Even though I do not live beside one of the ten properties currently under consideration, I will still be affected by the precedent Council establishes through this process.

One only needs to review reports coming from the Town of The Blue Mountains, which went through a similar process that grandfathered selective STR properties, to understand why so many residents are expressing concern regarding these proposed rezoning applications.

As summarized by Terry Kellar, Chair of the Blue Mountains Ratepayers' Association STA Committee:

"Blue Mountains only resorted to licensing to try and control legally non-conforming use (LNCU) Short-Term Accommodations (STAs) in residential zones. After 10 years, and despite developing an extensive and costly licensing system, many LNCU STAs still continue to significantly disrupt the surrounding community."

One particularly concerning indicator involved calls for police assistance. According to Mr. Kellar:

"In the period 2017 to 2022, the frequency of calls for OPP help occurred at the average annual rate of 15 per 100 licensed STAs, while in the same period the frequency of calls for OPP help occurred at the average annual rate of 1.4 per 100 for all other dwellings."

Many Oro-Medonte residents are struggling to understand how ten Township-initiated, site-specific zoning amendments emerged through a settlement framework that does not appear to have formed part of the final OLT decision.

The question arises: Why ten properties? Why not five or fifty or even 350?

Surely these are also questions that other STR operators are going to be asking.

There are more questions. Were factors such as servicing capacity, parking, compatibility, complaint history, emergency access, safety concerns, or prior enforcement issues considered before these properties were advanced through the Township-initiated rezoning process?

Ordinarily, residents expect zoning applications to be initiated and funded by private applicants seeking relief from existing planning controls. In this case, however, the Township itself appears to have become involved in advancing a select group of site-specific applications arising from a broader settlement framework. How is this fair to the residents who then must go up against their municipal government in addition to the STR operator to have their say in any rezoning decision?

The answers matter because it raises legitimate questions regarding fairness in due process, the weight of neighborhood character in land use decisions, and more fundamentally, transparency.

These concerns are amplified by comments made by OLT Chair Dixon, who stated:

“The Tribunal is not satisfied that the quid pro quo arrangement between the Association (Oro-Medonte Association of Responsible STRs) and the Township amounts to a justifiable prerequisite or a true condition precedent to the approval of the revised policies. The request is therefore denied.”

Residents are therefore entitled to ask:

• how these ten properties were selected for the exceptional treatment they are receiving;
• what criteria were applied;
• what agreements or understandings exists between the parties (i.e., municipality and STR operators)
• what precedent Council may now be establishing for future applications for zoning amendments where the expressed purpose is to qualify for licensing as an STR

Because if even one of these applications is approved, it is entirely reasonable to expect additional applications in the future from property owners who believe they are situated in similar circumstances. Then residents will want to know what principle of good municipal planning Council will be using in future zoning decisions to assure the safe and peaceful neighborhoods.

Respectfully submitted,

[redacted]

11 Trillium Trail

Oro-Medonte

From: [redacted]
Sent: June 9, 2026 9:19 AM
To: Planning <planning@oro-medonte.ca>; . Council <council@oro-medonte.ca>
Subject: STR

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

We are totally opposed to the idea of STRs in residential neighborhoods.
We cannot understand why you would want to upset the number one characteristic of a residential neighborhood, SAFETY.
Safety is the number one concern of any parent when purchasing their home. That is our responsibility, raising our children in a neighborhood free of potential dangers.
The STR on our street Tudhope Blvd causes many issues. Quite often there are cars racing up and down the street, well above the speed limit at all hours of the day and night, revving their engines with no concern for the neighbours or pedestrians. There is often loud music playing into the early morning hours. Large groups of people walking down the street drinking alcohol with no concern for oncoming cars. Just to name a few examples.
The most important issue is that these renters are unknown in our neighborhood. That is where safety is circumvented.
It is very evident that monetary interest is excluding moral values.
All of administration and council need to take a step back and question why this issue is even being addressed.
Who is being appeased here?
STRs are illegal in Oro Medonte outside of two areas.

[redacted]
130 Tudhope Blvd

From: [redacted]
Sent: Wednesday, June 10, 2026 3:29 PM
To: Agenda Comment <agendacomment@oro-medonte.ca>
Cc: [redacted]; Lavoie, Peter <Peter.lavoie@oro-medonte.ca>; Bard, John <john.bard@oro-medonte.ca>; Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>
Subject: Comments from Bass Lake Ratepayers Association- Proposed Amendment to the Zoning By-law of the Township of Oro-Medonte

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Submitted from Bass Lake Ratepayers Association

Re: June 11 agenda item 5(a)
Proposed Amendment to the Zoning By-law of the Township of Oro-Medonte

Dear Mayor and Members of Council,

We are writing on behalf of Bass Lake Ratepayers Association regarding the proposed zoning/licencing framework for Short-Term Rentals (STRs) within our Township's waterfront and residential communities. Thank you for the opportunity to discuss this matter in our recent meeting to clarify the direction of the Township.

We support the approach of requiring site-specific zoning by-law amendments for commercial short-term rentals rather than permitting them broadly as a matter of right. STRs are fundamentally different from traditional residential uses and their impacts must be evaluated on a site-by-site basis to protect the long-term interests of residents, the environment, and the character of our communities.

Ten identified properties

We are opposed to approving the 10 identified properties The owners were not asked to formally apply and discuss how they would meet the eight criteria and mitigate residents' concerns. No information has been shared regarding how these applicants propose to meet the eight criteria or the past history of these applicants in terms of complaints or concerns raised by their neighbours. These properties were supposed to come for application before the official plan.

The Township has worked really hard with the community to address and find a way forward on the STR issue. My/our concern is that this good work will be undone if this arbitrary decision to approve any of these 10 applicants goes forward. This would undermine the credibility of council and erode confidence in the Township and its decision-making.

Temporary Use Permit Recommendation

We encourage Council to ensure that any commercial STR approvals, licences, or temporary-use zoning permissions remain non-transferable. Such permissions should not automatically transfer upon the sale of a property.

Commercial STR approval should be considered a conditional privilege granted by the Township under specific circumstances rather than a permanent right attached to the land. Allowing approvals to transfer automatically to future owners could create expectations of perpetual commercial use and limit Council's ability to respond to changing community needs, environmental conditions, and planning objectives.

If a property is sold, any commercial STR approval should expire and the new owner should be required to apply under the policies and standards in effect at that time. This would maintain accountability, preserve municipal flexibility, and ensure ongoing protection of the public interest.

The zoning should be a temporary use permit only, perhaps 3 years. The commercial zoning should only be in place as long as the property is owned by the applicant. The zoning should revert back to residential when the property is for sale. This would avoid the issue of having a reasonable owner when the zoning amendment was awarded, only to be replaced by a new owner with no stated commitment to the 8 criteria. It also addresses the problem of making STRs financially attractive on resale and attracting buyers who have no investment in the community and are only interested is making money on the STR.

The waterfront communities within our Township were established as residential and recreational neighbourhoods where families, seasonal residents, and permanent residents invest in their properties, build relationships with neighbours, and participate in the stewardship of the lake and surrounding natural environment. While tourism is an important part of our local economy, commercial short-term rental operations can, if not carefully managed, alter the character and function of these neighbourhoods

Eight Criteria of OLT Hearing

We believe the eight proposed evaluation criteria are essential and should remain central to Council's decision-making.

1. The Intent of the Official Plan Must Be Maintained

The Official Plan establishes a vision for the future of the Township and provides direction regarding residential development, environmental protection, waterfront planning, and community character. Commercial STR uses should not undermine these objectives. Any approval should demonstrate that it supports, rather than conflicts with, the long-term planning vision established by Council.

2. Conflicting Land Use Impacts Must Be Avoided

Commercial short-term rentals can generate impacts not typically associated with residential properties, including increased traffic, parking demand, noise, boating activity, garbage generation, and frequent occupant turnover. These impacts can create conflicts with neighbouring residential properties and diminish the quiet enjoyment of surrounding landowners. Site-specific review is necessary to ensure compatibility with adjacent uses.

3. Community Character Must Be Maintained

This criterion is particularly important.

Residential and cottage communities are built on continuity, neighbour relationships, and a shared commitment to protecting the lake environment. As the concentration of STR properties increases, neighbourhoods may gradually transition from communities of residents and seasonal occupants to areas characterized by transient visitors. While visitors are welcome, a continual turnover of occupants can reduce accountability, weaken neighbourhood cohesion, and alter expectations regarding privacy, safety, noise, waterfront access, and property use.

The cumulative effect of multiple STRs may fundamentally change the character of a lakefront community from a residential neighbourhood to a commercial tourism destination. Council should ensure that any approvals preserve the character that attracted residents and cottage owners to the area in the first place.

4. Scale Must Be Appropriate

The scale of a commercial STR operation should be appropriate for both the property and the surrounding area. Larger rental operations can create disproportionate impacts on roads, waterfront areas, neighbouring properties, and municipal services. Site-specific review allows Council to determine whether the intensity of use is suitable for the location.

5. Adequate Water and Sewage Services Must Be Demonstrated

Many waterfront properties rely on private wells and septic systems designed for family occupancy. Frequent turnover of larger rental groups may place additional pressure on these systems and increase the risk of environmental contamination. Water quality is one of the Township's most valuable assets, and any approval should require clear evidence that water and sewage services can safely accommodate the proposed use.

6. Access and Parking Must Be Adequate

Many cottage roads, private roads, and waterfront properties were not designed to accommodate commercial accommodation uses. Inadequate parking can lead to roadside congestion, emergency access concerns, and conflicts with neighbouring property owners. Safe access and sufficient on-site parking should be demonstrated before approval is considered.

7. Shoreline and Water Quality Must Be Protected

Protection of the shoreline should remain a paramount consideration. Increased occupancy levels can place additional pressure on waterfront areas through greater recreational use, increased boating activity, shoreline disturbance, and septic system demands. The health of our lakes directly affects property values, tourism, wildlife habitat, and quality of life. Any proposal within shoreline areas should demonstrate that water quality and shoreline ecosystems will be protected.

8. Nuisance Mitigation Measures Must Be Implemented

Appropriate setbacks, buffering, landscaping, and screening measures are necessary to reduce impacts on neighbouring properties. These measures can assist in preserving privacy, reducing noise transmission, managing lighting impacts, and maintaining the residential character of waterfront communities.

In conclusion, we respectfully urge Council to retain and strengthen these criteria and to continue evaluating commercial STR applications through a rigorous site-specific planning process. Such an approach recognizes the economic benefits of tourism while protecting public safety, environmental resources, property rights, and the unique character of our waterfront communities.

Thank you for your consideration.

Respectfully submitted

[redacted]

[redacted]

Bass Lake Ratepayers Association

From: [redacted]
Sent: June 12, 2026 10:09 AM
To: Planning <planning@oro-medonte.ca>; Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>; . Council <council@oro-medonte.ca>
Subject: How Can Compatibility Be Evaluated Without Site-Specific Evidence?

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Mayor Greenlaw, Members of Council, and Planning Staff,

Having attended the June 11 public meeting regarding the ten Township-initiated site-specific STRA zoning amendments, I was left with a fundamental question:

How can Council properly evaluate *compatibility* without being provided the level of site-specific planning information normally associated with individual zoning amendment applications?

Under ordinary circumstances, applicants seeking site-specific zoning relief typically provide detailed planning materials addressing matters such as:

- compatibility with surrounding land uses;
- setbacks and lot configuration;
- parking and traffic considerations;
- servicing and septic capacity;
- impacts on adjacent properties;
- neighbourhood character;
- buffering and mitigation measures;
- site constraints;
- photographs and analysis of surrounding properties; and
- other planning information necessary to evaluate the merits of the application.

In contrast, the information presented for many of the ten Township-initiated applications appeared limited primarily to aerial mapping, property outlines, and photographs taken from the roadway.

Residents were provided very little information regarding the actual relationship between the subject properties and neighbouring homes, including potential impacts, separation distances, compatibility considerations, or site-specific constraints.

Much of the discussion ultimately focused on the character and responsibility of current owners and operators.

While those comments may be sincere, zoning decisions are not intended to evaluate individuals.

Zoning applies to land.

The central question is not whether today's owner is responsible.

The central question is whether the proposed land use remains compatible with the surrounding neighbourhood both today and in the future.

Current owners may change.

Future operators may be different.

The zoning permission, however, remains.

For that reason, I respectfully submit that Council should be provided with substantially more site-specific planning information before making decisions that may permanently alter the permitted uses of these properties.

Compatibility cannot be meaningfully evaluated without sufficient evidence.

In my view, the record presently before Council does not provide the level of information normally associated with ten independent site-specific zoning amendment applications.

I therefore respectfully request that Council deny these applications until a more complete planning record is available for both Council and the public to review.

Respectfully submitted,

[redacted]
Horseshoe Valley

From: Spires, Delanie <dspires@oro-medonte.ca>
Sent: May 22, 2026 10:48 AM
To: Planning <Planning@oro-medonte.ca>
Cc: McCartney, Garry <gmccartney@oro-medonte.ca>
Subject: FW: Notice of Complete Application Public Meeting 630pm (2026-ZBA-14) Township of Oro-Medonte

Good morning,

Building Division has no comment at this time.

Review of sewage system and building use will be provided to owner/applicant at time of licensing application review. Building and/or on-site sewage permits may be required.

Kind regards,

From: [redacted]
Sent: Saturday, May 23, 2026 5:59:26 PM
To: Lavoie, Peter <peter.lavoie@oro-medonte.ca>
Subject: Council members of Ward 5 in Oro Medonte.

Security: External Email - from outside Oro-Medonte's system. Verify sender before clicking links, opening attachments, or responding.

Council members of Ward 5 in Oro Medonte.

My husband and I agree that STRs are incompatible with residential zones, and if you believe in ensuring that our neighbourhoods are safe and enjoyable places to live, please, members of Council, stand up for residents and to stop the intrusion of incompatible uses in our neighbourhoods.

We, [redacted], reside at 75 Stanley Ave Oro Medonte and have owned our property for 26 years.

Over the last few years, we have been finding destruction at the waterfront, unacceptable noise levels throughout the day and evening from short-term rental facilities that surround our property.

We have noticed water abuse with items thrown in the lake, and disregard for the environmental spaces that we as residents look after on a continual basis.
We have chosen to reside in Oro Medonte, in addition to being residents of Toronto, because if it's unique community, where owners respect the promenade and their neighbors.

The influx of short-term rentals has not only affected our privacy, but also our sense of security and in some cases safety.

Please do everything you can to make sure short-term rentals are not allowed to be established in active year-round living communities.

[redacted]

[redacted]

From: Municipal Planning <MunicipalPlanning@enbridge.com>
Sent: May 27, 2026 3:52 PM
To: Stevens, Alison <astevens@oro-medonte.ca>
Subject: RE: Notice of Complete Application Public Meeting 630pm (2026-ZBA-14) Township of Oro-Medonte

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Thank you for your circulation.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

Please continue to forward all municipal circulations and clearance letter requests electronically to MunicipalPlanning@Enbridge.com.

Thank you,

Casey O'Neil (she/her)
Advisor Municipal Planning
Engineering

ENBRIDGE
TEL: 416-495-5180
500 Consumers Rd, North York, ON M2J1P8

enbridge.com
Safety. Integrity. Respect. Inclusion. High Performance.

From: [redacted]
Sent: June 2, 2026 2:37 PM
To: Planning <planning@oro-medonte.ca>; . Council <council@oro-medonte.ca>
Cc: Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>
Subject: Fw: Request for Public Participation Form

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

1.This is a Request to
Provide Council Open Forum Verbal Comments (2 Minute Limit)

2. I am requesting participation to speak at
the Council Meeting

3. On the Date of
(DD/MM/YYYY)
11/06/2026 6;30pm – however, the message below applies to all 3 meetings; 3pm, 4:45pm and 6:30pm

4. Regarding agenda item
2026-ZBA-14

5. I will be participating
on my own behalf

6. Select method of attendance
In-Person, but the massage below can be read on my behalf so that the council can respond to inquiry of WHY?

- WHY the exception?
- WHY these 10?
- Have you thought of the ramifications of this precedent? How will you counter?

10. **Contact Information**

Note: It is the responsibility of the participant to ensure that they have received consent for any third party information.

Name of Requestor [redacted]

Email [redacted]
Phone [redacted]

Comments for June 11 Public Meeting regarding Zoning By-law Amendment applications for 10 properties.

Mayor Greenlaw, Council, Planning Department and staff,

I cannot comprehend why the township is looking to provide zoning amendments allowing STR activity to ANY residential properties. For many years the residents of Oro-Medonte have been opposing the STR activity in their neighbourhoods as this activity is not a permitted use in Residential Zones as listed in the Official Plan Zoning Bylaw 97-95. There have been numerous meetings regarding this issue during which, even the STR operators, indicated that they would not want to reside next door to an STR.

As per the Official Plan 97-95, there is a designated zone where STRs are a permitted use; Horseshoe Valley Village 1 (V1). The fact that the Official Plan had identified approved STR activity within a specified zone implies that unless identified as an exception, it is not a permitted use in other zones. STRs were not an unforeseen activity, it is not a "new phenomenon" requiring reconsideration and amendments to the Official Plan. There is no need to generate zoning exceptions for this activity to existing residential properties. Investors and corporations looking to engage in STR commercial activity should be directed to the Village 1 zoned properties.

I find it very disturbing that after all the meetings and discussions, this council would look to provide zoning amendments to a selected group of 10 residential properties. What is the justification and rationale for allowing these 10 properties to be rezoned? We know that once a precedent is set, it will be exploited. The other 120+ prior illegal operators in residential zones will claim discrimination and will pursue legal recourse against the township to legalize theirs. This council, with the exception of 1, have consistently affirmed that STR activity in residential zones is illegal and will continue to remain illegal. This Council has invested time and energy (and probably taxpayers expense) in exploring various options to supress STR activity in zones where not permitted, such as, the possible introduction of licensing in zones where STRs

are permitted and AMPS to provide punitive penalties to illegal STR use. The rezoning of ANY residential property is counter to all Council activity to date.

If the township proceeds with the zoning exception they will be violating the rights of the neighbouring properties. Other than the owners of properties in Village 1, no resident has knowingly purchased their home next to an STR, nor do they want to live next to one, not even the illegal operators. It is a nightmare as I have indicated in several township meetings and at the OLT Tribunal. Not only will this rezoning devalue the neighbouring properties, more significantly, it will degrade the quality of life of the neighbouring residents; their security, their peace, their sanity.

As a resident of Oro-Medonte, my family and I STRONGLY oppose the proposal to allow the rezoning of any residential property to enable STR activity. I hope that this Council, Planning department and STR investor can and will respect my rights and the rights of the 98+% residents in Oro-Medonte who have voiced this same sentiment so many times over the years.

I respect the rights of STR operators and corporations to invest and execute your businesses. If you want to run your commercial STR business in Oro-Medonte, please buy your properties in Village 1.

[redacted]
29 Maplewood Parkway
Oro-Medonte L3V 0K2

From: no-reply@oro-medonte.ca <no-reply@oro-medonte.ca>
Sent: Tuesday, June 02, 2026 12:39 PM
To: [redacted]
Subject: Request for Public Participation Form

Username: 8AA68CF7-8CAD-4AAA-BE89-308C9AC80A78
Numeric Response ID: 1240899
Response GUID: 8858BC56-6D31-4D7D-B12D-20A05AB23A83
Survey Start Date: Tuesday, 02 June 2026 12:32:23
Survey Completed Date: Tuesday, 02 June 2026 12:38:26

Page 1

If you would like to only **watch a meeting**, please visit the Township's YouTube channel at https://www.youtube.com/@TownshipofOroMedonte/streams. There is no requirement to register.

If you would like to be considered **to present:**

- a deputation,
- verbal comments at a Council meeting during the Open Forum item, or
- verbal comments at a Development Services Committee Public Hearing/Public meeting, please register below.

Note for Development Services Committee meetings:

- registrations to present comments for items under the "Reports of Municipal Officers for Action" heading are not permitted as the item has proceeded through the Planning public process.
- provide your written comments via email to planning@oro-medonte.ca.

If an applicant/agent would like to present a PowerPoint slide deck during a Development Services Committee Public Meeting/Public Hearing:

- all materials must be provided at the time specified above.
- no additional material will be added to the meeting.
- a PowerPoint type file must be submitted (vs. a PDF file).

Deadlines

- Deputation: 9:00 a.m. ten (10) calendar days prior to the preferred meeting
- Council Open Forum Verbal Comments: 3:00 p.m. one (1) calendar day prior to the meeting
- Development Services Committee Public Hearing/Public Meeting: 3:00 p.m. one (1) calendar day prior to the meeting

(Refer to Procedural By-law sections 14.8 and 14.10 respectively)

Important: Participants must have a ZOOM account in order to electronically participate in meeting(s). If you are attending electronically, it is your responsibility to ensure you have a computer with internet access, and appropriate updated software, to enable you to participate.

1.

This is a Request to

Provide Council Open Forum Verbal Comments (2 Minute Limit)
2.

I am requesting participation to speak at the

Council Meeting
3.

On the Date of

(DD/MM/YYYY)

11/06/2026
4.

Regarding agenda item

e.g. Application Name/Address or Application Number or Agenda Item Number

2026-ZBA14
5.

I will be participating

on my own behalf
6.

Select method of attendance

Please note that all registrations received to register either via Zoom or in-person, will receive a Zoom link.

In-Person
10.

Contact Information

Note: It is the responsibility of the participant to ensure that they have received consent for any third party information.

Name of Requestor [redacted]

Email [redacted]
Phone [redacted]

Page 3

Note the following for registrations for

1. **Deputations,**
2. **Council Open Forum Verbal Comments**
3. **Development Services Committee Public Hearings/Public Meetings:**

- Zoom links received shall only be used by the registrant.
- Zoom links shall not be forwarded or shared in any manner; each Zoom link is unique to each registrant.
- The registered name provided on the form must not be renamed.
- You will be advanced into the meeting to present comments when it is your turn. Users are in control of their own device for un-muting.
- If attending via computer, select the Zoom "Audio" button to unmute when it is your turn.
- If attending via telephone, press ***6** to unmute when it is your turn.

Non-compliance may result in the inability to connect and participate during the meeting.

Upon approval, you will be provided an email with a Zoom link or virtual telephone extension number, permitting access to the meeting **on the Tuesday afternoon/Wednesday morning before the meeting**. Please also check your junk folder.

Please note the following for registrations for Deputations

Scheduling will be at the discretion of the Clerk and will be confirmed the Friday of the week prior to the meeting. There are no guarantees that by requesting a certain date(s) your deputation/presentation will be accepted, as prior commitments may make it necessary to schedule an alternate date suggested by the Clerk.
For further instructions, please refer to Protocols for Public Participation Council and DS Meetings . The Clerk's Office will follow up with respect to your deputation request, however, please contact the Clerk's Office five (5) days after the request is submitted if you did not receive an email.

Personal information on this form is collected under the legal authority of the Municipal Act, S.O. 2001, c.25 as amended. The information is collected and maintained for the purpose of creating a record that is available to the general public pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act. Questions about this collection should be directed to the Clerk's Office, The Corporation of the Township of Oro-Medonte, 148 Line 7 South, Oro-Medonte, Ontario, L0L 2E0.

1.
I Acknowledge I have read and completed the required information

From: [redacted]
Sent: June 5, 2026 11:24 AM
To: Planning <planning@oro-medonte.ca>
Cc: . Council <council@oro-medonte.ca>
Subject: Short Term Rentals

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

[redacted]
33 Maplewood Pkwy
Oro-Medonte

Dear Members of the Council of Oro -Medonte:

We have lived at 33 Maplewood Pkwy for the past 27 years. As many of you know, our story is well, especially Mayor Randy Greenlaw. When he was our council member for Ward 5, he came to our home many times while incidents were happening. Many times, he saw personally how terrible it was to live beside 2 short-term rentals. Every single weekend, there were big problems that I am sure the township office has documented all the calls that were made to the By-law officers and the Police or Fire Department. We only call when was impossible to endure: we are not the type to call authorities for minor problems. We know how much each call costs us, the taxpayers. Three years ago, the STR to the right was sold, and the one to the left was rented for the long term. Since then, there have not been any calls to Mayor Greenlaw or any other authorities. This goes to show how different it is to live in a residential area without transients, where everyone knows each other, and everyone looks after their homes because we all care about our homes; they are not for business, we live in them.

We are back enjoying what we had before the STRs came.
PLEASE don't let these investors ruin the residential areas of our township, and in the end, it is more economical for everyone. Remember that those so call tourist when they come to the strs, they bring their food, their drinks and anything they need for the weekend. They pay lots of money for the rental, and they stay without going anywhere until they go home. If they are not here, there is no call to the Police or Fire Department, and the pile of garbage they make is nonexistent, a windfall for all we live here.

Short-term rentals DO NOT BELONG IN RESIDENTIAL AREAS. DO NOT LEGALIZE THEM PLEASE IN ORO-MEDONTE

Regards
[redacted]

From: Rogers Notifications [redacted]
Sent: June 8, 2026 3:36 PM
To: Planning <planning@oro-medonte.ca>; Agenda Comment <agendacomment@oro-medonte.ca>
Cc: . Council <council@oro-medonte.ca>; Binns, Shawn <sbinns@oro-medonte.ca>; Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>; Hutcheson, Lori <lori.hutcheson@oro-medonte.ca>; Bard, John <john.bard@oro-medonte.ca>; Clark, David <david.clark@oro-medonte.ca>; Young, Robert <robert.young@oro-medonte.ca>; Shelswell, Curtis <cshelswell@oro-medonte.ca>; Payment, Roree <rpayment@oro-medonte.ca>; Vadeboncoeur, George <gvadeboncoeur@oro-medonte.ca>; Teeter, Janette <jteeter@oro-medonte.ca>
Subject: PROPOSED STR POLICY

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Dear Mayor, Members of Council and Planning,

PLEASE INCLUDE THIS EMAIL AS PART OF THE PUBLIC RECORD AND COMMUNICATIONS PERTAINING TO THIS STR ITEM for WED 20260610. THANK YOU.

Openness, transparency and accountability seem to not apply in Oro-Medonte.

In spite of the usage of these words by people seeking to be elected to OM Council, it appears the electorate was lied to and have been continuously lied to.

A new hire and folks who weren't even close to the issues are pushing for STR Licensing. The most recent Spagnol Report even surmises that Council will approve Staff's wants, not the needs of the electorate. This is NOT leadership, it's scamming by a Stupid and Naive Council.

Examples are 2303 LRE, 7 Shoreline Drive, 2339 LRE, 2255, 2259, 2229 LRE and many others. I didn't ask or seek STRs in my neighbourhood, which is residential; however, Council has continuously cow towed to STR Operators and wannabes at the expense of residents. This is NOT acceptable leadership, especially when Council is in direct opposition. It's pathetic. A Zoning By-law is forever; however, the mess to clean up regarding STRs will be the new job of the new 2026 Council. None of the existing members of Council will be left as the electorate will ALWAYS remember who lied to them, and won't put an X on their ballots for liars. I know I won't, as I don't like being strung along and lied to by people who take an oath to represent the people, almost like a democracy, which has disappeared on this Council's watch. Blinded by the C$15 million (Barrie Annexation funds & 2025 Weather Recovery monies) received by OM is not an acceptable excuse.

Theses monies ALL came from DEBT and the ratepayers wallets, taking credit for theses dollars would be more BOGUS behaviour from a Council who is already used to breaking their own rules, eg. 2025 Burl's Creek Special Events permit approved by Council while breaking their own rules. Council was not elected to do this and re-election becomes virtually impossible. The 'Do as I say, NOT as I do' mantra is completely and totally bogus and unacceptable. The olde, 'screw you, I'm a Councilor or Staff member' does not apply to this, altho' some, eg. C. Schell, seem to think the rules don't apply to them.

I will speak and write publicly against all of the current Council members who have been liars
purposefully misleading the voting public, This is not a new tactic, as OM has been ignoring residents for years, missing green 911 property markers, not answering inquiries, call the Ministry of Labour or contact your septic pumper, and so forth. Another case of foisting the OM job onto residents to do the OM job. I didn't sign up for doing someone else's job either. At least Hughes DID pave all of OM roads, while not mentioning the poor quality.

Calling the OPP 3 times in one 24 hour period for noise & disruption at an STR is NOT what I signed up for AND neither is having a nude male running around the STR property while fully aroused. Whatever happened to all of my written complaints? Ignored by Council and OM MLE

Like, requested action(s) multiple times to get rid of a non-compliant Council Schell who can't be governed and doesn't get it, yet Council has still taken a 'do nothing' approach and 'wait and see', which is simply another example of 'do nothing' to support democracy (supposedly).Doesn't work.

What about previous complaints? I recall this Council complaining about how long it was taking to undo the previous regime's mess (es). At least [redacted] DID pave all roads in OM; altho' the quality, poor as it is, was never mentioned. The point here in this example is there was NO lying to the Electorate, while unusual, it is a FACT in this example about telling the truth. Openness, transparency and accountability is in fact possible, if people would use common sense and not mislead others with untruths. Simply think first before opening your pie hole to disseminate untruths. It's really quite easy if there is 'political will' to be open and truthful, behavior can be modified.

How will non-advertising STRs ever be prosecuted successfully?
The approach by Council and Planning sounds like a 'trust me' policy, which no one will ever do. How can one trust liars after being knifed in the back by a Council who may 'listen'; but still does nothing to protect residents' needs?

The Chief of Enforcement won't go to STRs at nite as he is uncomfortable doing so, OR, he really means he won't do his job, as he reported to Council in his August Report. However, the Sunshine List really shows who is working and who is not doing their jobs as well as listing folks who won't do their jobs. The 'HAVES' do not have an inside line to Council and Planning

I do NOT support and will NEVER, EVER SUPPORT 10 NEW STR's, or any more, coming to our community. Such action will only create the 'haves' and have nots' a two tiered system supporting STR Operators while IGNORING THE NEEDS OF THE RATEPAYERS.

There is NO way I will vote for NOR financially support any of the Council's actions to legitimize STRs in our residential neighbourhoods. I don't like being lied to and strung along as has been the case for almost 9 years. and NEWBIES establishing policies is a clear indication certain people were gotten to by the opposing side.

Openness, transparency and accountability are missing from the actions of the 2022-26 Council and Staff.

Sincerely,

[redacted]
2251 LRE,
HAWKESTONE,
Oro-Medonte, ON
L0L 1T0

p.s. My home since 1953 is for sale for C$3million, no tire kickers please. I can't wait to move to a jurisdiction that actually does stuff for the electorate, unlike OM who would rather 'wait & see' which is to do nothing. While STR actions may indicate some possible policy changes, there is no way STRs should be approved for any region of OM. Anything less is a Council & Staff who may listen; however, leadership is lacking in there are no actions to reflect the needs of the residents/ratepayers, just political activities to support STR Operators, which the majority never requested as a need. Council of 2022-2026 are shameful at best.

June 8, 2026

To: The Planning Department, Mayor and Council,

This letter is in response to the Public Meeting Notification regarding the Township Initiated Site-Specific By-Law Ammendment for Ten Properties Application No. 2026-ZBA-14. Please include this letter in the public record of this meeting.

I am writing as a resident of Oro-Medonte. I live on Lake Simcoe and have several illegal STRS in close proximity to my home.

BACKGROUND

On February 12, 2026 an OLT hearing was held, in part, to approve the Township's revised STR policies.

The revised policies considered by the OLT were as follows:

STRs that advertise are considered by the Township to be commercial in use.

Commercial STRs are permitted only within the Village One (V1) Zone, including any (V1) Exception Zone, and the Residential Two Exception 123 (R2* 123) Zone.

Commercial STRs are not permitted within Residential Zones.

A site specific zoning by-law amendment is required to permit the operation of commercial STRs in a Residential Zone to ensure that the following 8 criteria – intended to address community character considerations – are met:

1. The intent of the New OP is maintained;

2. The use does not generate conflicting land use impacts with surrounding land uses, such as noise, garbage, etc;

3. The STR use is consistent with and maintains the character of the surrounding area;

4. The scale of the proposed STR use is suitable for the site and surrounding area;

5. Adequate water and sewage services can be provided to the satisfaction of the Township;

6. Appropriate access routes and/or on-site parking can be provided;

7. The shoreline and water quality are protected, if located within the Shoreline designation; and

8. Nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.

On March 30, 2026 S. Dixon, Member of the OLT, released a decision that the Official Plan for the Township of Oro-Medonte was approved as modified.

The other issue considered at the February 12, 2026 OLT hearing was a request for the OLT to withhold its Final Order on the Township's revised STR policies on a Township-wide basis to enable the the Township to enact site specific zoning by-laws for 10 properties owned by members of the Association for Responsible STRs prior to the policies coming into full effect.

This request was denied by the OLT in the March 30, 2026 decision.

HOW THESE 10 SITE SPECIFIC ZONING BY-LAWS, IF APPROVED WILL AFFECT THE CHARACTER OF ORO-MEDONTE AND SHOULD, THEREFORE, BE DENIED

In general, STRs shift rural neighbourhoods from quiet, permanent communities into transient resort zones. This fundamentally alters the area's character through a rotating stream of vacationers, inflated housing costs and tensions between commercial operators, short0term guests and long-term locals. Neighbourhoods transform into unstaffed tourist zones, eliminating the quiet predictability of a neighbourhood.

Specifically, these 10 Site Specific Zoning By-Laws do not meet the Township's 8 criteria intended to address community character considerations

1. The intent of the New OP is not met as these 10 STRs are a commercial use - the intent of the New OP is to allow only residential uses in a residential zone.

2. The 10 proposed STRs will generate conflicting land use impacts with their neighbours. Vacationers are, by definition, "on vacation" and seeking leisure, leading to clashes with full-time residents over expected rural quiet, motorized recreation, garbage, and trespassing.

3. STRs in general do not maintain the character of the surrounding area. These 10 proposed STRs, specifically, will alter the character of Oro-Medonte as follows:

- Loss of Permanence: A continuous rotation of temporary visitors replaces tight-knit, multi-generational neighbourly bonds with a transient environment.
- Declining Local Engagement: Absentee investors or commercial operators replace engaged, community-oriented homeowners, reducing participation in local initiatives and volunteer organization Environmental Impact: Unregulated access to fragile natural features, such as overloaded beaches and conservation trails, can lead to environmental degradationPricing Pressures: High returns on platforms like Airbnb and Vrbo artificially inflate property values, which prices out local families seeking permanent homes.

- Diverted Emergency Resources: Police and bylaw enforcement officers spend excessive time responding to neighbourhood noise complaints, parties, and parking disputes.

4. to 8. The appropriate and suitable scale of the 10 proposed STRs for the various sites and whether they are able to provide adequate water and sewage systems, sufficient on-site parking, protection of the environment while also implementing acceptable nuisance mitigation measures is impossible to discern from the Township's applications.

SUMMARY

These 10 Site Specific By-Law Amendments should be denied because of the ways we know they will affect the character of Oro-Medonte. More importantly, due to the fact that these applications do not tell us how the Owners of these 10 proposed STRs plan to temper and alleviate the aforementioned acknowledged detrimental effects - the neighbours have no way to know if the Owners are adequately addressing potential land use conflicts.

For this reason, these 10 Site Specific By-Law Amendment Applications, as proposed, should be denied by the Township and be reapplied for on a site-by-site basis to allow for more thoroughly detailed proposals and and to provide the opportunity for the Owners to respond specifically to the Township's criteria and to be questioned by their neighbours.

Furthermore, it appears that these 10 by-law amendments were drawn up at a time when the OLT decision was not a factor and, therefore, the New OP was not in effect. But, as the settlement agreement process did not occur in the sequence anticipated by the parties. That is to say, because the10 Site Specific Zoning By-Law Applications were not approved prior to the OLT's final decision, the situation has changed and the new OP is a now in force. Therefore, these by-law amendments should be resubmitted on a site-by- site basis under the new Official Plan policy regime.

Submitted,

[redacted]
67 Stanley Avenue
Oro-Medonte

From: [redacted]
Sent: June 9, 2026 2:47 PM
To: Planning <planning@oro-medonte.ca>
Subject: Short Term Rentals in Oro Medonte

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

As a long term resident of Simcoe Side in Oro Medonte I am totaly opposed to having any Short Term Rentals in Oro Medonte. The facts are quite clear . They disruptive to local neighborhoods and are not regulated enough that a clear and present saftey factor could be maintained.
I had thought this had been delt with 2 years ago. But for some reason (Money)
It seems to be pushed again..

I Say "NO STR'S IN ORO "

[redacted]
10 Myrtle Ave
Oro Medonte

Short-Term Rentals in Oro-Medonte

I could list many concerns regarding short-term rentals (STRs), but my overall view is that allowing STRs, including Airbnb-style accommodations, in Oro-Medonte would be a local and regional mistake.

In my opinion, the municipality does not currently have the resources necessary to effectively regulate, monitor, and enforce rules related to STRs. Unless someone has been completely isolated from the issue, we have all heard stories of excessive noise, large gatherings, property damage, parking problems, and ongoing disturbances associated with some short-term rentals.

Point in question; next door to my wife and I, the owners are trying to sell, mentioning in their ‘for sale details’ a driveway that could hold 9 vehicles! Which to us is just a marketing ploy to attract buyers interested in starting an STR, our driveway is larger and would only hold 4 maybe 5 at a pincgh

In many cases, an STR can become a weekend party venue, creating disruption for neighbouring residents. These disturbances can last for days and significantly affect the quality of life of those living nearby.

I see no benefit in having an STR next door to my home, nor would many people choose to retire in a quiet lakeside community if they knew they might be subjected to frequent noise, traffic, and disruption from transient renters. Permanent residents invest in their homes and communities with the expectation of stability, not uncertainty.

Approving additional STRs would, in my view, be a serious mistake. Without effective enforcement and accountability measures, there is little assurance that problems can be prevented or resolved. Once these operations are established, the burden often falls on neighbouring residents to deal with the consequences.

For these reasons, I believe approving short-term rentals in Oro-Medonte is the wrong decision.

[redacted]

789-line 9 south Oro Medonte L0L 1T0

[redacted]

June 10, 2026

Township of Oro-Medonte
148 Line 7 South
Oro-Medonte ON
L0L 2E0

Att'n: Council council@oro-medonte.ca
Planning planning@oro-medonte.ca

Re: Notice of Public Meeting, June 11, 2026 (2026-ZBA-14): Submission by Residents of Eight Mile Point

We are writing in response to the above noted Notice of Public Meeting that outlines the proposal by the Township to amend the zoning of certain properties in the Township to permit the operation of short term rental accommodations ("STRAs"). As long-term residents of Oro-Medonte we are extremely concerned about the negative impact of STRAs and are firmly opposed to the proposal to amend the zoning of properties now zoned as Residential to allow commercial STRAs to operate in residential neighbourhoods.

Although the Notice does not include properties on Eight Mile Point, the precedent that will arise could determine how future zoning amendment proposals are decided in other neighbourhoods including Eight Mile Point.

We have chosen to make Oro-Medonte our home precisely because of the benefits and lifestyle afforded by its stable, peaceful and enjoyable residential neighbourhoods. Our neighbourhood of Eight Mile Point is characterized by a vibrant and cohesive residential community whose residents share a common vision of maintaining and strengthening our neighbourhood as a peaceful, enjoyable and sustainable place to live.

STRAs are the antithesis of strong and vibrant communities. They exist for the purpose of generating a profit for the operator. They do this by attracting transient visitors who have no stake or interest in the community and no connection to the neighbouring residents. The operator is motivated not by community values but by the revenues derived from the STRA. The disruptions and conflict brought into a residential community by transient visitors to a STRA have been discussed at length in many public meetings and forums in which the Township and its representatives have been involved. As a result the ill effects and negative impacts of STRAs on established residential neighbourhoods are well known and documented. And it is common for these intrusions and disruptions to occur repeatedly with every new rental as new groups of unknown strangers arrive every week or weekend. As has also been well discussed with Township representatives on many occasions, neither Municipal Law Enforcement Staff nor the OPP have the resources to effectively curtail problematic behaviour when it occurs or prevent it from recurring on a repeated basis.

Needless to say, this type of conduct and behaviour by unknown strangers in a residential community destroys the bonds and cohesion of the residential neighbourhood where residents have a right to peaceful enjoyment of their community. Sacrificing the stability of a cohesive and tight knit community for a steady stream of transient visitors leads to a degraded and transient environment. Allowing and facilitating this through the proposed zoning amendments is not proper planning and will result in long term residents becoming disengaged and detached from the community. The erosion of resident participation in their community and a decline or elimination of resident volunteer efforts is a loss that cannot be replaced.

The very nature and design of our neighbourhoods located in Residential Zones means that these negative impacts on the surrounding community cannot be mitigated or minimized. As is the case in most residential neighbourhoods in the Township, the properties on Eight Mile Point are set out on a plan of subdivision where adjoining lots are in close proximity and residential homes are separated by just a few meters. In this situation there is no type of buffering or landscaping that can be implemented that will shut out or overcome disruptive and intrusive behaviour at an STRA. Moreover, lakefront neighbourhoods such as Eight Mile Point are particularly vulnerable as the open shoreline transmits noise more readily, with the waterfront often being the location where the disruptions and conflicting behaviour at the STRA take place.

We believe that the land use impacts generated by an STRA operating in a Residential Zone would clearly and obviously have a direct negative impact on the surrounding residents and community and would fundamentally alter the character of the residential neighbourhood. STRAs are simply and clearly incompatible with safe and healthy residential communities. We therefore are opposed to any proposal to amend the zoning of a property in a Residential Zone to permit the operation of a STRA.

We respectfully ask that our elected Council members categorically reject those proposed Zoning By-law Amendments as set out the Notice of Public Meeting and 2026 ZBA-14.

Submitted by Residents of Eight Mile Point as Listed Below:

[redacted]

-----Original Message-----
From: [redacted]
Sent: June 10, 2026 2:41 PM
To: Planning <planning@oro-medonte.ca>; . Council <council@oro-medonte.ca>
Subject: ZONING CHANGE

Security: External Email - from outside Oro-Medonte's system. Verify sender before clicking links, opening attachments, or responding.

Almost 4 years ago, this council was elected after committing to address the growing issues of Short Term Rentals and to help keep our township safe and livable. Many residents actively supported and promoted that vision within the community. Those commitments were supported because residence wanted stable, safe neighbourhoods with permanent neighbours rather than a constant turnover of short term visitors. Many people particularly seniors chose to live here because they valued the peace, quiet, and sense of community that residential areas are intended to provide.

Given those commitments , it is difficult to understand how council can justify a zoning change that appears to move in the opposite direction. What message does that send to the residents who relied on those promises when casting their votes? I would also like to know the cost of the zoning change process to the Township and the taxpayers. Residents deserve transparency and accountability. When significant policy changes are being considered, including clarity regarding who is funding the related application. Council was entrusted with helping to keep our neighbourhoods safe. Allowing a continual rotation of different occupants each weekend raises, legitimate concerns about community stability and security. Residents who chose this area did so to live in a residential community not beside accommodations that operate in a manner similar to a hotel. Approving this change could set a president that leads to many more developments. I respectively ask council to consider the long-term impact on our community and to protect the character, safety, and quality of life that make it such a desirable place to live.

Respectively,

[redacted]

-----Original Message-----
From: [redacted]
Sent: June 10, 2026 2:16 PM
To: Planning <planning@oro-medonte.ca>; . Council <council@oro-medonte.ca>
Subject: Zoning By-Laws

Security: External Email - from outside Oro-Medonte's system. Verify sender before clicking links, opening attachments, or responding.

Zoning By- laws exist to protect neighbourhoods and the people who live in them. Operating an STR in a residential area is not a permitted use.. The township needs to intervene when an STR operator flaunts the law, especially when the operator attempts to intimidate neighbours. Residents should not have to fear being confronted by Short Term Rental operators or renters when they speak up about issues affecting their community.

Even more concerning is the behaviour associated with some Short Term Rental owners or operators . Residents have experienced intimidation in their own neighbourhoods. It is unacceptable that people cannot walk down the streets without being intimidated by owners of Short Term Rentals pacing in front of their driveway or by removing signs from private property or taking pictures of you as you walk down the street. Does this sound like the behaviour of a responsible Short Term Rental operator ?

The STR owners are now asking council to reward owners for behaviour that has been operating outside the law by bringing an application for a zoning by-law amendment on their behalf? I ask you: is that fair?

Residents voted for this council with the understanding they would address and shut down illegal Short Term Rentals. With less than six months remaining in the term many residents expect council to stand by the commitments they were elected to an uphold and protect our neighborhoods.

Please do not weaken the regulatory protections any further by granting exceptions that will set a precedent for permanently changing our neighbourhoods. Please deny these applications

Respectively, [redacted]
Sent from my iPhone

Letter of Opposition – Proposed STRA Zoning Amendment (2192 Town Line Road)

Re: Public Meeting – Proposed Amendment to Zoning By-law 97-95 Short-Term Rental Accommodation (STRA) as a Secondary Use Subject Property: 2192 Town Line Road, Oro-Medonte

To the Members of Council,

I am writing to formally oppose the proposed Zoning By-law Amendment that would permit Short-Term Rental Accommodation (STRA) as a secondary use at 2192 Town Line Road. My opposition is based on direct, repeated, and well-documented negative impacts experienced when this property previously operated as an Airbnb-style short-term rental.

During the period in which 2192 Town Line Road functioned as a short-term rental, my household experienced multiple incidents of trespassing by guests staying at that address. These were not minor or isolated occurrences. Guests were found walking on our private trails, entering areas clearly marked as private, and even wandering around our pool area, which is an unacceptable intrusion on our privacy and security. These incidents created ongoing stress, disrupted the peaceful enjoyment of our property, and required us to remain constantly vigilant.

Given this history, I am deeply concerned that legalizing STRA use at this location will re-establish these very conditions.

Concerns Regarding the Township's STRA Framework

The Township's experience with STR regulation—particularly the development and appeal of By-law 2020-073—demonstrates that STRs can create significant land-use conflicts. As Council is aware, the Oro-Medonte Association for Responsible STRs appealed the by-law to the Ontario Land Tribunal (OLT), arguing that the Township's restrictions were too severe. Conversely, the Oro-Medonte Good Neighbours' Alliance supported the by-law, emphasizing the need to protect neighbourhood character and the rights of long-term residents.

This history raises an important question: Where are the protections for property owners who live directly beside STR properties?

The OLT appeal highlighted the tension between commercial short-term rental activity and the rights of permanent residents. Yet, despite this, the current proposal appears to expand STR permissions without clearly outlining how neighbouring property owners will be safeguarded from the very issues the Township has already acknowledged.

Letter of Opposition – Proposed STRA Zoning Amendment (2192 Town Line Road)

Key Issues Requiring Council's Attention

- Neighbourhood Compatibility — STRs introduce transient occupancy patterns that are fundamentally different from residential use. Our experience shows that these impacts are not hypothetical; they are real and recurring.
- Property Rights of Adjacent Owners — Residents who live next to STRs bear the burden of noise, trespassing, and loss of privacy. The Township must demonstrate how these rights will be protected.
- Enforcement Limitations — Even with by-laws in place, enforcement is reactive and often ineffective once harm has already occurred.
- Precedent Setting — Approving STRA use at this property may encourage similar applications, compounding neighbourhood impacts.

Request to Council

Given the documented history of trespassing and disruption caused by STR guests at 2192 Town Line Road and given the broader policy concerns highlighted during the By-law 2020-073 OLT proceedings, I respectfully request that Council deny the proposed Zoning By-law Amendment.

Until the Township can clearly demonstrate robust, enforceable protections for residents living adjacent to STR properties, it is premature and unsafe to expand STR permissions—especially at locations with a proven record of negative impacts.

Thank you for considering my concerns. I trust Council will prioritize the safety, privacy, and rights of long-term residents when making its decision.

Sincerely,

[redacted]

2184 Townline Rd Oro Medonte.

[redacted]

[redacted]

Opposition to Proposed Short-Term Rental – 2192 Townline Road Council Meeting: June 11, 2026

Submitted by: [redacted] 2184 Townline Rd, RR5 Coldwater, ON L0K 1E0

Your Worship and Members of Council,

Thank you for the opportunity to speak. My name is [redacted], and I live at 2184 Townline Road, directly beside the property at 2192 Townline Road. I am here to state my opposition to the proposed short-term rental at that address, based on the direct and repeated impacts it has had on our land, our privacy, and our family's peaceful use of our home.

On June 30, 2015, individuals hired by the property owner entered our property during tree-clearing activities and used it as a toilet, leaving behind human waste and garbage. We were left to clean up this hazardous and disrespectful mess ourselves. This raised serious concerns about sanitation, safety, and the level of disregard shown for our property boundaries.

Further issues occurred during construction to expand the home for short-term rental use. On September 7, 2018, construction continued past midnight, including loud power troweling of concrete. Despite my request for the work to stop due to an upcoming shift, the disturbance continued and directly affected our ability to rest in our own home.

Opposition to Proposed Short-Term Rental – 2192 Townline Road Council Meeting: June 11, 2026

On April 13, 2021, a visitor or guest from 2192 Townline Rd was observed walking across the back of our property and then along the north side on our private trails. This was another clear example of trespassing and disregard for our boundaries, adding to the ongoing pattern of intrusion.

There have also been multiple instances of individuals associated with this property, including Airbnb guests, trespassing onto our property. These repeated intrusions have compromised our privacy and our sense of security.

Taken together, these incidents show a clear pattern of disregard for our property rights. Based on this history, establishing a formal short-term rental at this location would likely lead to further disruptions and boundary violations affecting our land and home.

I respectfully ask Council to consider these documented impacts and to prioritize our rights to privacy, safety, and quiet enjoyment of our own property. For these reasons, I do not support approval of a short-term rental at 2192 Townline Road.

Thank you for your time and consideration.

From: [redacted]
Sent: June 8, 2026 10:53 PM
To: Planning <planning@oro-medonte.ca>
Cc: Schell, Richard <richard.schell@oro-medonte.ca>; Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>
Subject: RE: Notice of Statutory Public Meeting – June 11, 2026 (4:45 p.m. Agenda) Proposed Amendments to Comprehensive Zoning By-law No. 97-95 (Short-Term Rental Accommodations)

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Date: June 8, 2026
To:
The Corporation of the Township of Oro-Medonte
Planning Division & Members of Council
148 Line 7 South, Oro-Medonte, ON L0L 2E0
Via Email: planning@oro-medonte.ca
CC:
Ward 5 Councillor Richard Schell (*richard.schell@oro-medonte.ca*)
Mayor Randy Greenlaw (*randy.greenlaw@oro-medonte.ca*)
RE: Notice of Statutory Public Meeting – June 11, 2026 (4:45 p.m. Agenda)
Proposed Amendments to Comprehensive Zoning By-law No. 97-95 (Short-Term Rental Accommodations)
Target Property: 10 Beach Road (File: 2026-ZBA-14)
Letter of Formal Objection from an Immediate Neighbouring Property

Dear Mayor Greenlaw, Councillor Schell, and Members of Council,

I am writing to formally register my strong objection to the proposed site-specific Zoning By-law amendments intended to permit Short-Term Rental Accommodations (STRAs) at **10 Beach Road**. As the immediate neighbour living at **8 Beach Road**, this zoning change directly jeopardizes our quality of life, property values, and the peaceful enjoyment of our home.

As a resident whose property shares a boundary line with one of the proposed exceptions, I request that Council consider the following during the June 11 public meeting:

1. Severe Degradation of Immediate Residential Character

Permitting an STRA and rezoning the property at 10 Beach Road fundamentally threatens our quiet, low-density lakeside neighbourhood. Introducing transient, commercial-style tourist lodging right next door creates a rotating door of occupants who lack accountability to local property standards. We have had issues in the past with noise violations, guests ignoring fire bans, parking on the lawn, and litter on our quiet road.

2. Potential Septic Overloading, Well Vulnerability, and Bass Lake Water Quality

Properties on Beach Road rely strictly on private well water and individual on-site septic systems. Residential septic systems are sized and engineered based on the predictable, baseline daily wastewater flow of a single-family household. Converting 10 Beach Road into a commercial-scale short-term rental can result in chronic overcrowding, with large rotating groups overloading the leaching bed. Overtaxed

shoreline septics are a known catalyst for blue-green algae blooms that have affected Bass Lake. This high-volume effluent discharge directly threatens the safety of my adjacent private well water supply and completely violates the Township's official mandate in Report DS2026-061 to protect shoreline water quality. Council should not grant a zoning exception without a certified, independent engineered septic capacity assessment on file.

3. Parking Constraints and Emergency Vehicle Access on Beach Road

Beach Road is a narrow road with no capacity for public or overflow street parking. STRs routinely attract multiple guest vehicles, boats, and trailers. Any overflow parking onto the narrow shoulders of Beach Road completely obstructs local traffic and poses potential safety hazards by blocking access for emergency fire and medical vehicles. The applicant has not demonstrated the physical lot capacity to contain commercial-scale parking entirely on-site. Furthermore, who will be monitoring and ensuring that guests will be adhering to parking regulations of the proposed bylaw changes. Guests frequently park on the lawn and on the grass across from the house which is city property.

4. Unenforceability of the Proposed 92-Day Annual Limit

The Township's framework highlights a maximum restriction of 92 rental days per calendar year for STRAs. While this restriction looks reasonable on paper, it raises a major compliance issue: Who is actively monitoring and enforcing this limit? What are the penalties for exceeding this? If a property is zoned as a STRA, it would be impossible to rescind the zoning designation and there would be no recourse for repeat offenders. At the very least a yearly paid permit for a STR could be revoked if a homeowner is noncompliant to the rules.

I was informed that homeowners would be required have a log-book to track days rented. Who is consistently monitoring this? Will it be digital? Tracking cumulative rental nights across multiple global booking platforms (e.g., Airbnb, Vrbo, and private booking sites) requires dedicated software tracking, mandatory algorithmic auditing, and exhaustive staff resources. Expecting me to watch my neighbor's home, count guest nights, and log dates is both unrealistic and an unfair abdication of municipal oversight. If the Township lacks an automated, data-sharing registry with the platforms to flag properties the moment they hit their 93rd day, this 92-day limit is completely toothless. I request that Council explicitly name the department, software, or third-party auditor tasked with tracking this limit before moving forward.

Without proper rules monitoring and accountability in place, homeowners of STR's are more likely to continually ignore the rules.

5. Ambiguity Regarding On-the-Ground Monitoring and Enforcement Infrastructure

The proposed amendments fail to detail a robust, proactive monitoring and enforcement strategy. Historically, by-law enforcement in Oro-Medonte has been largely complaint-driven, leaving the burden of monitoring entirely on tax-paying residents. What concrete monitoring measures will be actively funded and enforced on Beach Road? Without round-the-clock, strictly enforced municipal monitoring, this site-specific allowance will inevitably degrade the quality of life for adjacent homeowners.

6. Unfair Disparity with Non-Zoned Properties

By creating a patchwork of site-specific STR zoning provisions, the Township creates a

confusing environment for properties that do not have this zoning. It opens the door to unchecked, illegal STR operations on adjacent properties that assume enforcement will be spread too thin to notice them. This is currently the situation with the numerous STR properties on and around Bass Lake. Why not consider a limited number of yearly paid permits and leave the onus on the respective homeowners to consistently maintain the standards and safety regulations set for running a STR? There is no valid reason to change the zoning of the properties.

7. The Risk of Investor Speculation and Aggressive Density Rezonings

My most significant concern is the dangerous precedent this rezoning sets for the future of the Bass Lake area. Allowing these provisions will attract outside real estate investors whose only interest is maximizing profit. It will also signify that Oro-Medonte's residential zoning rules are flexible. This creates a high risk that corporate investors will purchase multiple neighbouring properties and aggressively lobby the Township for subsequent re-zonings.

Specifically, we risk facing future applications to:

- Maximize the number of secondary units or detached accessory dwellings on a single property strictly for STR use.
- Push for multi-level, high-density residential designs that do not match the existing rural and low-density aesthetic of Oro-Medonte.

Such investor-driven density increases would devastate our local environment, overtax vulnerable septic and well water systems near Bass Lake, and permanently price local families out of the housing market.

Several communities, including Prince Edward County, Tofino, and parts of Calgary, to name a few, have experienced significant investor-driven speculation and aggressive rezoning to maximize short-term rentals, resulting in reduced housing affordability and increased transient community density.

Conclusion & Request for Notice

Zoning laws exist to provide predictability, safety, and community stability. Moving STRs out of purpose-built resort zones and into immediate residential spaces threatens those core municipal goals. What is more concerning and potentially damaging is the proposed bylaw changes allowing rezoning of these properties as STRAs. It is simply not needed and poses too much risk for the future of this entire lake neighbourhood.

As a directly impacted resident at 8 Beach Road, I urge Council to reject the amendment for 10 Beach Road. At a minimum, defer it until a bulletproof, transparent enforcement framework and a strict ban on future investor-led rezoning applications are locked in place.

Please include this correspondence in the official public record for the June 11, 2026 meeting. I also request to be formally notified of any future meetings, staff reports, or final decisions made by Council regarding these proposed amendments.

Thank you for your time and consideration.

Sincerely,

[redacted]

8 Beach Road, Oro-Medonte, ON

[redacted]

[redacted]

[redacted]

NOTE: Requests for surgery dates are NOT confirmed until you receive a confirmation email. Please contact us again if you have not received a confirmation email within 48 hours. Thank you.

From: [redacted]
Sent: June 11, 2026 7:23 PM
To: Planning <planning@oro-medonte.ca>
Cc: Schell, Richard <richard.schell@oro-medonte.ca>; Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>
Subject: Re: Notice of Statutory Public Meeting – June 11, 2026 (4:45 p.m. Agenda) Proposed Amendments to Comprehensive Zoning By-law No. 97-95 (Short-Term Rental Accommodations)

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Respectfully we would like to summarize issues DIRECTLY related to rezoning of 10 Beach Road:

Illegal parking on lawn and blocking laneway and parking on city property under hydro lines
More cars than bedrooms
Excessively loud neighbour - yelling, screaming, etc.
Using other peoples personal property (I.e., using the inflatable water feature).
Tenants not abiding fire bans
Tenants fishing out of season
Neighbours have noted garbage on the property and in the water after big parties there
We have fished out beer cans etc from the lake the morning after
Pets are allowed on their AirBnB - but some have not been properly restrained.
Excessively loud music both during the day and well after dark to the degree we can't have our own windows open.
We are quite confident they are currently renting it out for more than 92 days per year.

The homeowner is using this property primarily as an income property and does not enforce any of their own house rules on their AirBnB listing. This owner does not respect the property or neighbourhood as a quiet private residence, purely as an income stream.
Maximum of 6 guests - will frequently have MANY more than that on the property.
No parties - will frequently have large parties, even had a wedding
Smoking is not allowed as per their rules - but most guests do smoke either cigarettes or marijuana. (I recognize a private residence a person has the right to smoke and we could be living next to a chain smoker) - however this illustrates the fact that the home owner is not well connected to the home and majority of the time does not know what is going on on their own property.

We have lived here for 26 years and shouldn't have to police our neighbours. To be clear, I actually don't have an issue with STR's per se - I have an issue with enforcement and guideline and in the case of the owners of 10 bBeach Rd - ignoring basic etiquette and often complete lack of vetting potential tenants and the fact that they are not in a position to readily address issues and ensure their rules are being enforced (unlike some of the other homeowners STR's where they actually live in the home or have strict rules and vetting process for renting).

For these reasons, 10 Beach Rd should NOT be rezoned as allowing STR's

Thank you for your time.

[redacted]
8 Beach Rd

[redacted]

[redacted]

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On Jun 8, 2026, at 10:53 PM, [redacted] wrote:

Date: June 8, 2026
To:
The Corporation of the Township of Oro-Medonte

Planning Division & Members of Council
148 Line 7 South, Oro-Medonte, ON L0L 2E0
Via Email: planning@oro-medonte.ca
CC:
Ward 5 Councillor Richard Schell (*richard.schell@oro-medonte.ca*)
Mayor Randy Greenlaw (*randy.greenlaw@oro-medonte.ca*)
RE: Notice of Statutory Public Meeting – June 11, 2026 (4:45 p.m. Agenda)
Proposed Amendments to Comprehensive Zoning By-law No. 97-95 (Short-Term Rental Accommodations)
Target Property: 10 Beach Road (File: 2026-ZBA-14)
Letter of Formal Objection from an Immediate Neighbouring Property

Dear Mayor Greenlaw, Councillor Schell, and Members of Council,

I am writing to formally register my strong objection to the proposed site-specific Zoning By-law amendments intended to permit Short-Term Rental Accommodations (STRAs) at **10 Beach Road**. As the immediate neighbour living at **8 Beach Road**, this zoning change directly jeopardizes our quality of life, property values, and the peaceful enjoyment of our home.

As a resident whose property shares a boundary line with one of the proposed exceptions, I request that Council consider the following during the June 11 public meeting:

1. Severe Degradation of Immediate Residential Character

Permitting an STRA and rezoning the property at 10 Beach Road fundamentally threatens our quiet, low-density lakeside neighbourhood. Introducing transient, commercial-style tourist lodging right next door creates a rotating door of occupants who lack accountability to local property standards. We have had issues in the past with noise violations, guests ignoring fire bans, parking on the lawn, and litter on our quiet road.

2. Potential Septic Overloading, Well Vulnerability, and Bass Lake Water Quality

Properties on Beach Road rely strictly on private well water and individual on-site septic systems. Residential septic systems are sized and engineered based on the predictable, baseline daily wastewater flow of a single-family household. Converting 10 Beach Road into a commercial-scale short-term rental can result in chronic overcrowding, with large rotating groups overloading the leaching bed. Overtaxed shoreline septics are a known catalyst for blue-green algae blooms that have affected Bass Lake. This high-volume effluent discharge directly threatens the safety of my adjacent private well water supply and completely violates the Township's official mandate in Report DS2026-061 to protect shoreline water quality. Council should not grant a zoning exception without a certified, independent engineered septic capacity assessment on file.

3. Parking Constraints and Emergency Vehicle Access on Beach Road

Beach Road is a narrow road with no capacity for public or overflow street parking. STRs routinely attract multiple guest vehicles, boats, and trailers. Any overflow parking onto the narrow shoulders of Beach Road completely obstructs local traffic and poses potential safety hazards by blocking access for emergency fire and medical vehicles. The applicant has not demonstrated the physical lot capacity to contain commercial-scale parking entirely on-site. Furthermore, who will be monitoring and ensuring that

guests will be adhering to parking regulations of the proposed bylaw changes. Guests frequently park on the lawn and on the grass across from the house which is city property.

4. Unenforceability of the Proposed 92-Day Annual Limit

The Township's framework highlights a maximum restriction of 92 rental days per calendar year for STRAs. While this restriction looks reasonable on paper, it raises a major compliance issue: Who is actively monitoring and enforcing this limit? What are the penalties for exceeding this? If a property is zoned as a STRA, it would be impossible to rescind the zoning designation and there would be no recourse for repeat offenders. At the very least a yearly paid permit for a STR could be revoked if a homeowner is noncompliant to the rules.

I was informed that homeowners would be required have a log-book to track days rented. Who is consistently monitoring this? Will it be digital? Tracking cumulative rental nights across multiple global booking platforms (e.g., Airbnb, Vrbo, and private booking sites) requires dedicated software tracking, mandatory algorithmic auditing, and exhaustive staff resources. Expecting me to watch my neighbor's home, count guest nights, and log dates is both unrealistic and an unfair abdication of municipal oversight. If the Township lacks an automated, data-sharing registry with the platforms to flag properties the moment they hit their 93rd day, this 92-day limit is completely toothless. I request that Council explicitly name the department, software, or third-party auditor tasked with tracking this limit before moving forward.

Without proper rules monitoring and accountability in place, homeowners of STR's are more likely to continually ignore the rules.

5. Ambiguity Regarding On-the-Ground Monitoring and Enforcement Infrastructure

The proposed amendments fail to detail a robust, proactive monitoring and enforcement strategy. Historically, by-law enforcement in Oro-Medonte has been largely complaint-driven, leaving the burden of monitoring entirely on tax-paying residents. What concrete monitoring measures will be actively funded and enforced on Beach Road? Without round-the-clock, strictly enforced municipal monitoring, this site-specific allowance will inevitably degrade the quality of life for adjacent homeowners.

6. Unfair Disparity with Non-Zoned Properties

By creating a patchwork of site-specific STR zoning provisions, the Township creates a confusing environment for properties that do not have this zoning. It opens the door to unchecked, illegal STR operations on adjacent properties that assume enforcement will be spread too thin to notice them. This is currently the situation with the numerous STR properties on and around Bass Lake. Why not consider a limited number of yearly paid permits and leave the onus on the respective homeowners to consistently maintain the standards and safety regulations set for running a STR? There is no valid reason to change the zoning of the properties.

7. The Risk of Investor Speculation and Aggressive Density Rezonings

My most significant concern is the dangerous precedent this rezoning sets for the future of the Bass Lake area. Allowing these provisions will attract outside real estate investors whose only interest is maximizing profit. It will also signify that Oro-Medonte's residential zoning rules are flexible. This creates a high risk that corporate investors will

purchase multiple neighbouring properties and aggressively lobby the Township for subsequent re-zonings.

Specifically, we risk facing future applications to:

- Maximize the number of secondary units or detached accessory dwellings on a single property strictly for STR use.
- Push for multi-level, high-density residential designs that do not match the existing rural and low-density aesthetic of Oro-Medonte.

Such investor-driven density increases would devastate our local environment, overtax vulnerable septic and well water systems near Bass Lake, and permanently price local families out of the housing market.

Several communities, including Prince Edward County, Tofino, and parts of Calgary, to name a few, have experienced significant investor-driven speculation and aggressive rezoning to maximize short-term rentals, resulting in reduced housing affordability and increased transient community density.

Conclusion & Request for Notice

Zoning laws exist to provide predictability, safety, and community stability. Moving STRs out of purpose-built resort zones and into immediate residential spaces threatens those core municipal goals. What is more concerning and potentially damaging is the proposed bylaw changes allowing rezoning of these properties as STRAs. It is simply not needed and poses too much risk for the future of this entire lake neighbourhood.

As a directly impacted resident at 8 Beach Road, I urge Council to reject the amendment for 10 Beach Road. At a minimum, defer it until a bulletproof, transparent enforcement framework and a strict ban on future investor-led rezoning applications are locked in place.

Please include this correspondence in the official public record for the June 11, 2026 meeting. I also request to be formally notified of any future meetings, staff reports, or final decisions made by Council regarding these proposed amendments.

Thank you for your time and consideration.

Sincerely,

[redacted]

8 Beach Road, Oro-Medonte, ON

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

NOTE: Requests for surgery dates are NOT confirmed until you receive a confirmation email. Please contact us again if you have not received a confirmation email within 48 hours. Thank you.

Written Submission Opposing Proposed Approval of Short-Term Rental Use at 68 Ward Avenue, etc. 2026-ZBA-14 (Township of Oro-Medonte)

To: Township of Oro-Medonte
148 Line 7 South
Oro-Medonte, Ontario L0L 2E0
Attn: Brent Spagnol, Director, Development Services
planning@oro-medonte.ca

Re: Public Meeting on proposed approval / legalization of short-term rental use at 68 Ward Avenue

- Proposed Zoning By-law Amendment to the Township's Comprehensive Zoning By-law No. 97-95 which proposes to permit Short-Term Rental Accommodation (STRA) as a secondary use on the subject lands

From: [redacted]
12 Ward Ave
Oro-Medonte, Ontario L3V 0J9

Date: June 8, 2026

Please accept this written submission in opposition to the proposed approval of short-term rental use at 68 Ward Avenue.

We reside at 12 Ward Ave, just down the street from 68 Ward Avenue, and within the same shoreline residential area that also includes 6 Cook Lane and 10 Beach Road. This is a shoreline residential neighbourhood, and residents should not see a precedent set for legal short-term rentals on the lake.

Approval of 68 Ward Avenue would not represent good planning for this street or for the lakefront area as a whole. The issue is not simply whether a property has operated for a long time, but whether approving that use now is appropriate planning for a residential shoreline neighbourhood.

There have been direct concerns associated with 68 Ward Avenue, including noise, garbage bins left out on the road on non-collection days, and parking in the intersection. The driveway for the property is at an intersection, which makes improper parking especially concerning from a safety and visibility standpoint.

We are also concerned about algae blooms in the lake at and near that shoreline. We cannot say with certainty what the cause is, and it may be from a source other than the property, but it is an environmental concern that should not be ignored in a sensitive shoreline residential area.

There is also a broader precedent concern. If 68 Ward Avenue is approved as a legal use, it will become harder to resist similar requests for other long-standing short-term rentals in the same lakefront area, including properties such as 6 Cook Lane and 10 Beach Road. Approving one property after another risks normalizing a commercial accommodation use within a shoreline residential area that residents expected to remain residential in character.

The long-running operation of these properties as short-term rentals, despite the zoning issue being clear and public, is relevant to Council's decision. It suggests a pattern of disregard for the existing planning framework and raises concern about future compliance with Township by-laws, including those protecting the character, safety, and environmental quality of this shoreline residential area.

For these reasons, we respectfully ask Council to refuse the proposed approval for 68 Ward Avenue. At minimum, Council should place substantial weight on the residential shoreline character of Ward Avenue, Cook Lane, and Beach Road, the direct impacts already experienced by nearby residents, and the precedent that this approval would create for further legalization of short-term rentals on the lake.

Respectfully submitted,

[redacted]
12 Ward Ave
Oro-Medonte, Ontario L3V 0J9
[redacted], Bass Lake (Oro-Medonte) Ratepayers Association
[redacted] Township of Oro-Medonte Heritage Committee

[redacted]
12 Ward Ave
Oro-Medonte, Ontario L3V 0J9

11 Cathedral Pines Road, R.R. #1
Barrie, Ontario
L4M 4Y8

June 9, 2026

Oro-Medonte Township
148 Line 7 South
Oro-Medonte, Ontario
L0L 2E0

Attention:
Mr. Brent Spagnol, Director Developmental Services
Mr. Randy Greenlaw, Mayor
Mr. Peter Lavoie, Deputy-Mayor/Ward 4 Councillor
Ms. Lori Hutcheson, Ward 1 Councillor
Mr. John Bard, Ward 2 Councillor
Mr. David Clark, Ward 3 Councillor
Mr. Richard Schell, Ward 5 Councillor
Mr. Robert Young, Ward 6 Councillor

Township Iniated Zoning By-Law Amendment
15 Cathedral Pines Road
Application No. 2026-ZBA-14

Dear Mr. Spagnol, Mayor Greenlaw, Deputy-Mayor Lavoie & Members of Council,

Enclosed please find a petition signed by 81 adult residents and/or property owners in Cathedral Pines Road, Pine Point or Pine Lane.

Please note the following:
1. This petition is a work in progress. Due to time constraints, some adult residents and property owners in the two Cathedral Pines subdivisions, M-11, and M-23 were not contacted and are not included in this petition;
2. Of those who were contacted, an overwhelming majority are opposed to the proposed rezoning of 15 Cathedral Pines Road;
3. Please acknowledge receipt of this petition;
4. I request that this petition become part of the permanent public record.

Respectfully submitted,

[redacted]

[redacted]

Homes in residential subdivisions, NOT HOTELS

PETITION TO THE TOWNSHIP OF ORO-MEDONTE COUNCIL

RE: Proposed STRA Zoning Amendment – 15 Cathedral Pines Road, Horseshoe Valley

We, the undersigned residents and property owners of Cathedral Pines respectfully oppose the proposed zoning amendment affecting the property municipally known as 15 Cathedral Pines Road that would permit Short-Term Rental Accommodation (STRA) use within the Cathedral Pines residential neighbourhood. In addition, please consider this petition as being the submission of each of the signees at the public meeting scheduled for 4:45 PM on Thursday, June 11, 2026 regarding the property located at 15 Cathedral Pines Road.

This petition is *NOT* directed toward traditional home-sharing or homeowners occasionally renting their homes. Rather, it concerns a *permanent zoning change* that may introduce a use that is incompatible with an established low-density residential neighbourhood.

We respectfully submit the following concerns:

1. Residential neighbourhoods are intended primarily for homes, families, and stable community living.

2. Compatibility matters. Uses that create conflicting impacts should be carefully separated from established residential neighbourhoods.

3. Residents have expressed concerns regarding safety, security, traffic, parking, neighbourhood character, and the quiet enjoyment of their homes.

4. Permanent site-specific approvals may create precedents affecting future neighbourhoods throughout Horseshoe Valley and Oro-Medonte.

5. Residents should have access to sufficient information and meaningful opportunity to participate before permanent land-use changes proceed.

Accordingly, we respectfully request that Council:

A) Defer the application until residents have had sufficient opportunity to review information and participate in a meaningful public process;

B) Make available the *Minutes of Settlement* and related information so residents may better understand the broader context surrounding these site-specific applications and participate in an informed public process;

C) Carefully assess compatibility before approving permanent zoning changes;

D) Place neighbourhood stability, safety, and residential character at the forefront of decision-making; and

E) Refuse land-use changes that cannot be demonstrated to be compatible with established residential neighbourhoods.

Good planning separates incompatible uses.

Residential neighbourhoods should remain primarily residential neighbourhoods.

Homes should first and foremost remain places to live, raise families, and build communities.

	Name (PRINT)	Address	Signature	Date
1.	[redacted]	6 Pine Ln.	[redacted]	May 28/26
2.		20 PINE Ln.		May 28 26
3.		20 Pine Ln.		May 28/26
4.		11 PINE LN.		MAY 28/26
5		11 Pine Ln		May 28 2026
6		8 PINE LN		May 28 2026
7		5 PINE LN		28/05/26
8		02 PINE POINT		28/05/26
9		39 CATHEDRAL PINES RD.		28/05/2026
10		39 Cathedral Pines Rd.		28/05/26

	Name (PRINT)	Address	Signature	Date
11.	[redacted]	9 Cathedral Pines Rd	[redacted]	May 29, 2026
12.		11 Cathedral Pines Rd		May 29, 2026
13.		11 Cathedral Pines Rd.		May 29, 2026
14.		[redacted] 1 Cathedral Pines Rd	[redacted]	May 29/26
15.		1 CATHEDRAL PINES RD		2026-05-29
16.		27 Cathedral Pine Rd		May 30/26
17.		25 Cathedral Pines Rd		May 30 26
18.		49 CATHEDRAL PINES RD		MAY 30/26
19.		49 Cathedral Pines Rd.	[redacted]	May 30/26
20.		[redacted] 53 Cathedral Pines Rd	[redacted]	May 30/26
21.		61 CATHEDRAL PINES Rd.		May 30/26
22.		61 CATHEDRAL PINES ROAD		May 30/26
23.		[redacted] 6 PINE PT.	[redacted]	May 30/26
24.		6 PINE POINT	[redacted]	May 30/26
25.		12 CATHEDRAL PINES RD.	[redacted]	May 31/26
26.		10 CATHEDRAL PINES		MAY 31/26
27.		10 Cathedral Pines Rd.		May 31/26
28.		6 PINE LANE BARRIE, ON.	[redacted]	MAY 31/26
29.		[redacted] 7 Cathedral Pine Rd.	[redacted]	May 31, 2026
30.		7 Cathedral Pines Rd		May 31, 2026

12.c) DS2026-076, Brent Spagnol, Director of Development Services re: Zo...

	Name (PRINT)	Address	Signature	Date
31	[redacted]	6 Cathedral Pines Rd	[redacted]	May 31/26
32		2 cathedral Pines Rd		May 31
33		2 Pine Lane		May 31, 2026
34		2 Pine Lane		May 31/26
35		51 Cathedral Pines		May 31 26
36		51 Cathedral Pines		May 31/26
37		77 CATHEDRAL PINES		May 31/26
38		18 Cathedral Pines		June 3/26
39		23 Cathedral Pines		June 3/26
40		14 Cathedral Pines		June 3/26
41		14 Cathedral Pines Rd		June 3/26
42		20 CATHEDRAL PINES		June 6/26
43		4 PINE POINT		JUNE 6/26
44		4 PINE POINT		JUNE 6/26
45		1 Pine Point		June 6/26
46		1 Pine Point		June 06/26
47		73 Cathedral Pines		June 6/26
48		8 Pine Pt.		June 6/26
49		81 Cathedral Pine		June 7/26
50		69 Cathedral Pine		June 7/26.

	Name (PRINT)	Address	Signature	Date
51	46 CATHEDRAL PINE Rd			Jun 7th 2026
52	46 Cathedral Rine Rd			June 7, 2026
53	[redacted]	67 CATHEDRAL PINES Rd		June 7, 2026
54		67 Cathedral Pines Rd		June 7, 2026
55		5 Pine Lane		June 7, 2026
56		5 Pine Lane		June 7/2026
57		5 Pine Lane		June 7/2026
58		12 Pine Lane		June 7/26
59		12 Pine Lane		June 7/26
60	[redacted]	14 Pine Lane		June 7/26
61		18 PINE LANE		June 7/26
62		18 PINE LANE		JUNE 7/
63	[redacted]	17 CATHEDRAL PINES		JUNE 8 '2
64		45 Cathedral Pines Rd	[redacted]	June 8, 26
65	[redacted]	28 CATHEDRAL Pine		Jun 8, 26
66	[redacted]	53 Cathedral Pines Rd.		08 Jun 2026
67	[redacted]	36 CATHEDRAL PINES	[redacted]	08 JUNE 2026
68	[redacted]	36 CATHEDRAL PINES		8 JUNE 2026
69		40 CATHEDRAL PINES	[redacted]	JUNE 8/2026
70	[redacted]	57 Cathedral Pines Rd		June 8, 2026

12.c) DS2026-076, Brent Spagnol, Director of Development Services re: Zo...

	Name (PRINT)	Address	Signature	Date
71	[redacted]	42 CATHEDRAL PINES	[redacted]	JUNE 8, 2026
72		63 CATHEDRAL PINES		JUNE 8, 2026
73		63 Cathedral Pines		June 8, 2026
74		11 Cathedral Pines		June 9, 2026
75		1 PINE LANE		June 9 2026
76		1 PINE LANE		June 9, 2026
77		3 PINE LANE		June 9, 2026
78		3 Pine Lane		June 9 2026
79		71 Cathedral Pines		June 9 '26
80		71 Cathedral Pines		June 9, 2026
81		52 Cathedral Pines		June 9, 2026
82				
83				
84				
85				
86				
87				
88				
89				
90				

12.c) DS2026-076, Brent Spagnol, Director of Development Services re: Zo...

1 PEMBERTON LANE

1 Pemberton Lane is part of the property known as Glen Warren. The land was purchased in 1927 and built on by [redacted] He was a key founder of the construction of the Kettle Valley Railroad, and a principal head of Cominco now known as TECH. [redacted] was the grandfather of my recently deceased wife. Our grandchildren are the fifth generation to care for and enjoy Glen Warren.

The original property included two summer homes (#1 and #3) and a winter log cabin (#6). Composed of approximately 15 acres most of the property remains in the extended family, namely #1, #2 and #6 Pemberton. Our home at #1 Pemberton has 231 feet of shoreline frontage.

Following the death of [redacted] in 1939, and due to the stress of the war years and the obligation to sustain three other properties, his widow began renting what is now #1 Pemberton Lane. What is now #3 had always been her daughter's summer home next to her parents' place. Following her death in 1949, Glen Warren was purchased by her daughter [redacted]. # 2 was built during the late 1950's, by [redacted] son on some of the additional shoreline purchased in the 1930's. The first rentals of our property thus go back to 1939. This is a history of short-term summer rentals going on for 87 years!

From 1949 onward # 1, #3 and the cabin property (# 6) were rented, and often all three, during the summer season. The property at #3 Pemberton was sold in the late 60's (200 feet of frontage). Since that time there have been many different owners and the current owner has also done short term rentals. My wife and I have rented out our property at #1 for summer seasons and occasionally during the winter since we became the owners in 1987.

Renting has enabled (and at times been a necessity) the property to remain in the family for its historical connection and its enjoyment, particularly of gardening. Our property has been featured on Cottage Life TV and has also been part of various garden tours. Winterizing made it available during the winter, although it is not usually rented for that season. Glen Warren is closing in on 100 years of being cherished and maintained by our family.

Over the years it has been rented to various well-known figures, and this continues to be the case. Our home remains predominantly the same as it has been since 1949. We have the original wicker furniture and two original 1929 clawfoot tubs. Our kitchen has had the same cabinets for 70+ years. It is a quiet, charming and peaceful property with beautiful gardens. There is no hot tub, jet skis or swimming pool. It is not a luxury party place kind of rental!

During the 87-year history of summer rentals, the rental period has varied. During the 1939-1960s era of Glen Warren, tenants rented for an entire season (June to September), to escape the heat of the city (or various epidemics e.g. polio outbreak). In that era, tenants were often a family, the mother and children would stay up at Shanty Bay and the father commuted from

working in the city to join them on weekends. Since the 1970's, dual-income earning families have become the norm. Additionally, holidays from work are often prescribed/limited in weeks. These factors have caused a decrease in the duration of leases to an average length of rental period to two weeks. This year we have the same person coming for two separate two-week periods. This year's tenants, as in the past have names that are well-known.

This submission is made in support of short-term rentals, not because we intend to get into week-end rentals, but because our clientele, typically are for 2-3 weeks at a time. They do not follow the pattern of rental longer than or as long as a month.

We wish to remain within the law and to make Oro-Medonte and Shanty Bay attractive to those on summer vacations, some of whom are potential buyers.

Property Name Owner Name	[redacted]
Property Address with postal code	1 Pemberton Lane, Oro-Medonte L0L2L0
Date STR was Initiated Does the STR Advertise	The property has been in the family since 1929 and rentals began in the war years with the first rental in 1943. Yes, the property is advertised.
Does the owner live on the property	Yes, it is the owner's principal residence
Is the owner present on the property when guests are present?	No
Is the entire house rented or is just a room or a suite rented?	Entire house is rented. Rooms or suites are not rented.
Is the host or manager available all the time by phone	Yes
Is the STR in an accessory building (garage)	No
How many bedrooms are rented.	5 Don't think all five have ever been used during a rental!
Is this your cottage or secondary residence? Or is it strictly an income property	It is my principal residence.
How is garbage managed?	By Simcoe County. Tenants assume responsibility. No problems.
How is noise managed (any special landscaping)?	We have planted cedars to try to reduce the noise from the neighbour's tennis court next door. Both sets of tenants this year have come back yearly for 5-6 years for quiet peaceful enjoyment of the property.
How many parking spots do you have for guests.	5+, There is parking on the two driveways plus a parking area in the woods.
If you're a shoreline lot, are there any measures that have been taken to protect the water quality of the lake. For example,	The 200+ feet of shoreline have always had trees and shrubs planted on the bank.

is there vegetation along the shoreline. Or has any vegetation been added?		
Have building permits been obtained for all building and renovation activity?	I assume so. Built in 1929 with an addition in the 1930's	

From: [redacted]
Sent: June 11, 2026 3:40 PM
To: Planning <planning@oro-medonte.ca>
Cc: [redacted]
Subject: Opposition to Short Term Rentals

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

We understand there is a meeting tonight in regards to a proposal to allow short term rentals put forward by the owners of 1165 Woodland Drive Orillia (or thereabouts).

We wish to register our opposition to this as residents of 861 Woodland Drive.

Please confirm this email will be addressed approximately.

[redacted], owners and residents, 861 Woodland Drive, Orillia

Thanks

[redacted]
Toronto Ontario
M6C 2C9
[redacted]

*Services provided through
[redacted] Professional Corporation

Sent from my iPhone

From: [redacted]
Sent: June 11, 2026 3:04 PM
To: Planning <planning@oro-medonte.ca>
Subject: Letter opposing 2026- ZBA-14

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Can you please reply to this email and let me know if this letter reached the right hands. Thank you.

To the Mayor, Council, and Planning Staff,

Hello, my name is [redacted] and I am writing as the immediate neighbouring property owner regarding the proposed zoning amendment to permit a Short-Term Rental Accommodation on the property beside our home, 1161 Woodland Drive.

My family and I strongly oppose this application.

My family chose to purchase our home in this area because it is a quiet, residential community. We left Toronto and returned to where I was raised for this very reason. We invested our life-savings, our time, and our future into this property.

Here is a list of our concerns: a short-term rental accommodating large groups creates a revolving door of temporary occupants rather than permanent residents. Instead of one neighbouring household, nearby residents may be expected to live beside, and patrol, dozens of different groups of strangers throughout the year. This changes the character of the neighbourhood and has a direct impact on our lives.

My concerns are not hypothetical. My husband and I chose this neighbourhood because it was a residential community where we could raise our children. We have a 10-year-old daughter and a 13-year-old son, and we invested everything we had into creating a home here. One of our greatest concerns is not any single group of renters. In fact, many visitors may be respectful and well-intentioned.

The concern is the constant turnover.

Last fall, a large group of approximately eight to ten young men arrived next door. They did nothing wrong, and this is not a criticism of them personally. However, it was unsettling to realize that overnight the people living beside my family had completely changed. You don't feel at home even when you are there.

That is the fundamental difference between a residential neighbour and a short-term rental: with a neighbour, you build familiarity, trust, and a sense of friendliness over time. With a short-term rental, the occupants can change every few days. As a parent, it is difficult to accept that the property immediately beside our home may be occupied by a constant rotation of strangers throughout the year. We purchased our home with the expectation that we would be living

beside neighbours, not operating beside a commercial accommodation business with transient occupants.

I do not believe that is what most families envision when they make the largest investment of their lives and choose a place to raise their children.

There have already been occasions where I have had to address issues associated with activity at this property. I have already had to call over people renting the property, to both the owners and the township, and these experiences have demonstrated the very challenges that residents fear when large-scale short-term rentals come to established residential areas.

The proposed house is capable of accommodating a significant number of occupants. While the bedrooms alone reportedly sleep approximately twelve people, actual occupancy could be even higher. This raises very legitimate concerns regarding noise, parking, traffic, privacy, outdoor gatherings, and the cumulative impact on neighbouring homes.

My family should not have to wonder who will be occupying the property next weekend, whether additional vehicles will be parked near our home, or whether our quiet enjoyment of our property will be disrupted. We purchased a home in a residential neighbourhood, not beside a commercial accommodation business and we have put everything we have into it. I believe, strongly, in treating others the way that I would want to be - and I simply would not expect any family to accept this.

I respectfully request that Council deny this zoning amendment.

Thank you,

[redacted]

--
"I find the more grateful I am, the more beauty I see." ~ Mary Davis

[redacted]
St. Joan of Arc High School
Barrie, Ontario
[redacted]

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From: [redacted]
Sent: June 11, 2026 3:01 PM
To: Planning <planning@oro-medonte.ca>
Subject: Short Term Rental at 1165 Woodland Drive

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

[redacted]
1013 Woodland Drive
Oro Medonte L3V 0R8

To the Planning Commitee,

My Husband and I have lived in our home for 20 years. I am 80 years old and my husband, [redacted] is 84. We have enjoyed the quiet serenity of the street.

If the Zoning changes to allow Short Term Rentals at 1165 Woodland Drive, there will be many others that will apply for the same changes. I can't imagine that the committee will allow it for one home and not grand others the same.

Those that rent a home on the water will not be an elderly couple or a family; it will be as many adults and children that the house can hold. This includes all bedrooms and sleeping bags wherever they will fit.

I respectfully ask that the committee refuse the zoning change and allow the residents of Woodland Drive to continue to enjoy our homes.

Sincerely,
[redacted]

From: [redacted]
Sent: Sunday, May 31, 2026 5:35 PM
To: Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>; Hutcheson, Lori <lori.hutcheson@oro-medonte.ca>; Bard, John <john.bard@oro-medonte.ca>; Clark, David <david.clark@oro-medonte.ca>; Lavoie, Peter <peter.lavoie@oro-medonte.ca>; Schell, Richard <richard.schell@oro-medonte.ca>; Young, Robert <robert.young@oro-medonte.ca>
Cc: Agenda Comment <agendacomment@oro-medonte.ca>
Subject: Re: Zoning By-law No. 97-95 amendment

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Dear Council,

Re: Zoning By-law No. 97-95 amendment

I am writing to say that I DO NOT support the amendment to Zoning By-law No. 97-95 to allow the following 10 properties to operate as STR's in residential areas. This sort of amendment opens the door to favoritism & further undermining of the By-law. More people will be encouraged to ask for similar treatment.
The 10 properties are located at:

- 2192 Town Line
- 4598 Line 5 North
- 4524 Line 5 North
- 1 Pemberton Lane
- 1165 Woodland Drive
- 247 Moonpoint Drive
- 6 Cook Lane
- 10 Beach Road
- 68 Ward Avenue
- 15 Cathedral Pines

Thank you for your time & attention to this matter.

Regards,

[redacted]

From: [redacted]
Sent: Saturday, August 16, 2025 9:31 AM

To: Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>; lori.hutcheson@oro-medonte.ca <lori.hutcheson@oro-medonte.ca>; john.bard@oro-medonte.ca <john.bard@oro-medonte.ca>; david.clark@oro-medonte.ca <david.clark@oro-medonte.ca>; peter.lavoie@oro-medonte.ca <peter.lavoie@oro-medonte.ca>; richard.schell@oro-medonte.ca <richard.schell@oro-medonte.ca>; robert.young@oro-medonte.ca <robert.young@oro-medonte.ca>
Cc: agendacomment@oro-medonte.ca <agendacomment@oro-medonte.ca>
Subject: Re: No STR's wanted!

Dear Council,

Re: Township to License Short Term Rentals

I am writing as a reminder that resident of Oro-Medonte elected this Council with a mandate to protect residential neighbourhoods against short term rentals. We don't want STR's in residential areas, licenced or otherwise.

None of the 5 options presented by Vadeboncoeur are acceptable to voters. We don't want the township to license STR's in residential areas. I don't believe the advertising point is sufficient to distinguish between disruptive Airbnb operators and the traditional bnb's it appears you're trying to exempt.

Regards

[redacted]

[redacted]

From: [redacted]
Sent: Wednesday, August 13, 2025 11:32:07 AM
To: Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>; lori.hutcheson@oro-medonte.ca <lori.hutcheson@oro-medonte.ca>; john.bard@oro-medonte.ca <john.bard@oro-medonte.ca>; david.clark@oro-medonte.ca <david.clark@oro-medonte.ca>; peter.lavoie@oro-medonte.ca <peter.lavoie@oro-medonte.ca>; richard.schell@oro-medonte.ca <richard.schell@oro-medonte.ca>; robert.young@oro-medonte.ca <robert.young@oro-medonte.ca>
Cc: agendacomment@oro-medonte.ca <agendacomment@oro-medonte.ca>
Subject: No STR's wanted!

Dear Council,

Re: Township to License Short Term Rentals

I am writing as a reminder that resident of Oro-Medonte elected this Council with a mandate to protect residential neighbourhoods against short term rentals. We don't want STR's in residential areas, licenced or otherwise.

The Township needs to make it clear on their website that the recent Court decision does not change the 1997 bylaw - STRs are illegal in residential areas. The only people who stand to make money if STRs are licensed are a small group of people who do not even live here. And those of us who live here will pay for it monetarily and emotionally.

The members of my family and friends will not re-elect a council that supports short term rentals. We do not want any short term rentals in Oro-Medonte residential areas!

Thank you.

[redacted]
Moon Point Dr resident

From: [redacted]
Sent: June 1, 2026 8:32 PM
To: Planning <planning@oro-medonte.ca>
Subject: Fwd: June 11 meeting- Proposed Short-Term Rental Licensing – Protecting Oro-Medonte Residential Communities

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

For your consideration.

With appreciation,

[redacted]
137 Moon Point Drive
Oro-Medonte

Begin forwarded message:

From: [redacted]
Date: June 1, 2026 at 5:27:40 PM EDT
To: Randy Greenlaw <Randy.Greenlaw@oro-medonte.ca>, council@oro-medonte.ca
Subject: June 11 meeting- Proposed Short-Term Rental Licensing – Protecting Oro-Medonte Residential Communities

Mayor Greenlaw and Members of Council,

I hope this message finds you well. I understand that Council will be considering the proposed short-term rental licensing matter for 10 or so properties at the June 11th meeting, which is open to public attendance, and I appreciate the opportunity for residents to observe and engage in this important discussion.

Background

- I am writing as a concerned resident and property owner regarding the proposal to license additional short-term rental properties within shoreline and established residential communities in Oro-Medonte.
- Many residents supported this Council in the last election based on a clear commitment to protect residential neighbourhoods from the growing impacts associated with poorly controlled short-term rental and "party house" activity.

- At the centre of this issue is community safety and the expectation that residential neighbourhoods remain secure, predictable, and suitable for permanent residents and families.
- Residents were promised:
    - Protection of community character
    - Peaceful enjoyment of property
    - Meaningful enforcement against disruptive activities
    - Strong safeguards to protect neighbourhood safety and quality of life

Concerns

- Many residents view the proposal to license additional short-term rental properties as a significant departure from Council's earlier commitment.
- Community safety concerns remain a primary issue for residents living near short-term rentals, particularly where high turnover occupancy can make accountability and oversight difficult.
- While Council must consider competing interests and legal considerations, policy affecting the long-term future of our residential communities should not be driven primarily by:
    - Litigation concerns
    - Pressure from individual property owners
- Municipal decisions should be guided first and foremost by:
    - The broader public interest
    - Protection of established residential neighbourhoods
    - The safety and well-being of permanent residents
- This decision carries consequences far beyond the approximately ten properties currently under consideration.
- Approving new licenses in shoreline and nearby residential communities establishes a precedent that may be effectively irreversible.
- Once permissions are granted and expectations created, future Councils may find themselves constrained from reversing course, resulting in the gradual commercialization of communities intended and purchased as residential environments.
- Residents are increasingly concerned that expanding short-term rental permissions may normalize conditions where emergency access, noise complaints, impaired behaviour, overcrowding, and unfamiliar transient occupancy become more common features of neighbourhood life.

Evidence

- Experience elsewhere demonstrates that licensing alone does not necessarily resolve community concerns or safety issues.
- Municipalities across Ontario continue to struggle with enforcement and compliance.
- The City of Mississauga, despite having a licensing regime, reported:
    - Thousands of service requests

    - Extensive enforcement action relating to short-term rental violations
    - Issues involving unlicensed operations and ongoing non-compliance
- Similar concerns have been raised in other municipalities where residents continue to report noise disturbances, unsafe gatherings, parking conflicts, and delayed enforcement responses despite licensing frameworks being in place.
- This demonstrates that licensing without consistent and effective enforcement may simply legitimize expansion while leaving residents to continue bearing the impacts.

Impacts

- The burden of these impacts falls disproportionately upon permanent residents and taxpayers.
- Full-time homeowners are often left dealing with:
    - Recurring disturbances
    - Diminished privacy
    - Transient occupancy
    - Parking congestion
    - Garbage and sanitation issues
    - Safety concerns
    - Uncertainty about whether municipal protections will be effectively enforced
- Safety concerns deserve particular attention. Residents should not have to question who is occupying neighbouring properties, whether occupancy limits are being respected, or whether emergency services can respond effectively in densely occupied or poorly supervised rental situations.
- Beyond financial implications, there are emotional and social costs that are difficult to quantify but deeply felt within communities where:
    - Neighbours no longer know one another
    - Residential stability is gradually displaced by rotating occupancy
    - Residents feel less secure and less connected within their own neighbourhoods
- The issue before Council is therefore not simply about property rights or tourism accommodation.
- It is about preserving the residential fabric and safety of Oro-Medonte communities.
- Shoreline and residential neighbourhoods were established as places to:
    - Live
    - Raise families
    - Retire
    - Enjoy peaceful community life
    - Feel safe and secure in one's home and surroundings
- They were not intended to evolve into commercial accommodation zones.
- Council’s decisions today will shape these communities for decades.
- Once precedent is created and commercial expectations established, the opportunity to preserve residential character and neighbourhood safety may be permanently diminished.
- With a municipal election approaching in October, this has become a significant issue for many residents and one that will undoubtedly influence public confidence and have an impact on those seeking reelection.

Recommendation

- I respectfully urge Council to:
  - Reconsider the proposed licensing approvals
  - Honour the commitment you made to residents to protect established residential communities
  - Support careful planning and meaningful enforcement
  - Prioritize community safety and enforceable protections for residents
  - Place neighbourhood integrity ahead of incremental commercialization
- Residents are asking Council not simply to regulate growth, but to preserve the character, safety, and long-term livability of the communities they were elected to protect.

Respectfully submitted,

[redacted]

137 Moon Point Drive

From: [redacted]
Sent: June 1, 2026 11:46 AM
To: Planning <planning@oro-medonte.ca>
Subject: Proposed Amendment to the Zoning By-law for property 247 Moon Point Drive

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

This submission is pertaining to the Zoning By-law amendment proposed for 247 Moon Point Drive, Oro-Medonte. As a full time permanent resident in the neighbourhood of this property, I have significant concerns regarding this proposal.

The majority of the properties in this neighbourhood are currently permanent residents, living and working, contributing to the local economy on a full time basis.

Short Term Rentals have been associated with considerable issues regarding noise, parking infractions and irresponsible behaviour on the part of the renters. Personally we have had to contact and initiate Police and Fire water rescue services for two different groups of renters at 247 Moon Point Drive in the past 18 months. This property provides numerous watercraft for renters use, regardless of their abilities and knowledge/ understanding of local water conditions. We have also personally effected a private rescue of renters. The risks involved and the cost to we the taxpayers of Oro Medonte for these rescues cannot be discounted.

I find it incongruous that a property owner can designate themselves a 'Responsible Short-Term Rental' owner and thus deserve an exception to the current status regarding STRs. No owner can ever guarantee the behaviour of renters - especially when a property such as 247 Moon Point Drive is listed to sleep such a large number of people. As a physician with experience in private practice and Emergency Department work, I appreciate that human behaviour cannot be regulated or guaranteed by any business owner.

I understand that the Exception XXX designation would be assigned to the property address, and as such, could be transferred on to any future potential owner of this property. It seems ludicrous to me that this could be granted as it places all the adjoining properties in the neighbourhood at peril of an irresponsible future owner. Regardless of how 'responsible' an owner declares themselves to be, they are NOT present on the property when disruptions occur and are not adversely affected like we, the neighbours are. It would be naive to believe that this will not occur in the future at this property.

We, and our neighbours have invested significantly in our homes and properties and do not wish for our quality of life nor the value of our homes to be adversely affected by Short Term Rentals. As an Oro Medonte voting full time resident of Moon Point Drive, I feel that granting this Exception should NOT be allowed..

I appreciate your acceptance and review of this submission.

[redacted]
223 Moon Point Drive, Oro-Medonte

-----Original Message-----
From: [redacted]
Sent: June 1, 2026 6:52 PM
To: Planning <planning@oro-medonte.ca>
Subject: Proposed amendment to zoning by-law 97-95, regarding property 247 Moon Point Drive

Security: External Email - from outside Oro-Medonte's system. Verify sender before clicking links, opening attachments, or responding.

Dear Mr. Spagnol,

I am opposed to the proposed granting of an exception to property number 247 Moon Point Drive which would allow for it to continue to be used as a short term rental property.

It does not make sense that specific properties within the township that exist in residential areas should be granted an exception on any grounds. Exceptions have been granted to resort areas. This is not a resort area.

I live on Moon Point Drive and am also a landlord to a property on Moon Point Drive that is rented on a long term basis. The majority of the Moon Point Drive residents are full time inhabitants.

On two separate occasions in the past year and a half the Oro Medonte Fire and Rescue team and the OPP have been required to perform water rescues for the renters from 247 Moon Point Drive. The water craft were provided by the owner of 247. This irresponsible use of these watercraft has cost the taxpayers in Oro-Medonte a significant sum.

An owner of a property may consider themselves to be responsible but these cases demonstrate that the renters may still act in an irresponsible manner. The owner of the STR cannot control what a renter may do and we as tax paying neighbours to the property pay the price.

Sincerely,

[redacted]

From: [redacted]
Sent: June 4, 2026 5:08 PM
To: Planning <planning@oro-medonte.ca>; . Council <council@oro-medonte.ca>
Subject: short term rentals

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Sir,
I have lived on Moon Point Road for over 40 years. It has been a wonderful residential location to raise my family. Now I feel everything is changing because you are considering allowing permanent short term rentals. How could you possibly do this in our quiet,peaceful permanent neighbourhood? We have paid the taxes, fixed our waterfront with rocks as requested by the city at a huge cost, kept our properties neat,and been respectful to our neighbours.
Renters not familiar with our lake tend to abuse the lakefront with their seadoos, traveling close to shore where OUR CHILDREN SWIM.
Short term renters never quite seem to grasp the garbage situation, and leave messy garbage out for the animals to make a mess, to tip bins and mess up our gardens, attracting rodents .
Surely the Air B and Bs would be better off in a lovely specific zoned area, that is not residential, and has police monitoring it if necessary..
I hope we can trust our elected leaders to act properly with regards to this matter..
[redacted]

From: [redacted]
Sent: June 4, 2026 11:34 AM
To: Planning <planning@oro-medonte.ca>
Cc: . Council <council@oro-medonte.ca>
Subject: Fw: Zoning By-law No. 97-95 amendment

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Dear Council,

Re: Zoning By-law No. 97-95 amendment

I am writing to say that I DO NOT support the amendment to Zoning By-law No. 97-95 to allow the following 10 properties to operate as STR's in residential areas. This sort of amendment opens the door to favoritism & further undermining of the By-law. More people will be encouraged to ask for similar treatment.
The 10 properties are located at:

- 2192 Town Line
- 4598 Line 5 North
- 4524 Line 5 North
- 1 Pemberton Lane
- 1165 Woodland Drive
- 247 Moonpoint Drive
- 6 Cook Lane
- 10 Beach Road
- 68 Ward Avenue
- 15 Cathedral Pines

Thank you for your time & attention to this matter.

Regards,

[redacted]

From: [redacted]
Sent: Saturday, August 16, 2025 9:31 AM
To: Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>; lori.hutcheson@oro-medonte.ca <lori.hutcheson@oro-medonte.ca>; john.bard@oro-medonte.ca <john.bard@oro-medonte.ca>; david.clark@oro-medonte.ca <david.clark@oro-medonte.ca>; peter.lavoie@oro-medonte.ca <peter.lavoie@oro-medonte.ca>; richard.schell@oro-medonte.ca <richard.schell@oro-medonte.ca>; robert.young@oro-medonte.ca <robert.young@oro-medonte.ca>

Cc: agendacomment@oro-medonte.ca <agendacomment@oro-medonte.ca>
Subject: Re: No STR's wanted!

Dear Council,

Re: Township to License Short Term Rentals

I am writing as a reminder that resident of Oro-Medonte elected this Council with a mandate to protect residential neighbourhoods against short term rentals. We don't want STR's in residential areas, licenced or otherwise.

None of the 5 options presented by Vadeboncoeur are acceptable to voters. We don't want the township to license STR's in residential areas. I don't believe the advertising point is sufficient to distinguish between disruptive Airbnb operators and the traditional bnb's it appears you're trying to exempt.

Regards

[redacted]

[redacted]

From: [redacted]
Sent: Wednesday, August 13, 2025 11:32:07 AM
To: Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>; lori.hutcheson@oro-medonte.ca <lori.hutcheson@oro-medonte.ca>; john.bard@oro-medonte.ca <john.bard@oro-medonte.ca>; david.clark@oro-medonte.ca <david.clark@oro-medonte.ca>; peter.lavoie@oro-medonte.ca <peter.lavoie@oro-medonte.ca>; richard.schell@oro-medonte.ca <richard.schell@oro-medonte.ca>; robert.young@oro-medonte.ca <robert.young@oro-medonte.ca>
Cc: agendacomment@oro-medonte.ca <agendacomment@oro-medonte.ca>
Subject: No STR's wanted!

Dear Council,

Re: Township to License Short Term Rentals

I am writing as a reminder that resident of Oro-Medonte elected this Council with a mandate to protect residential neighbourhoods against short term rentals. We don't want STR's in residential areas, licenced or otherwise.

The Township needs to make it clear on their website that the recent Court decision does not change the 1997 bylaw - STRs are illegal in residential areas. The only people who stand to make money if STRs are licensed are a small group of people who do not even live here. And those of us who live here will pay for it monetarily and emotionally.

The members of my family and friends will not re-elect a council that supports short term rentals. We do not want any short term rentals in Oro-Medonte residential areas!

Thank you.

[redacted]
Moon Point Dr resident

From: [redacted]
Sent: June 5, 2026 9:37 AM
To: Planning <Planning@oro-medonte.ca>
Cc: . Council <Council@oro-medonte.ca>
Subject: Re: short term rentals

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

I would also
Like to add the person renting at 247 Moonpoint has 16 people per night. It's a lot of renters for one house.

From: [redacted]
Sent: June 9, 2026 10:05 AM
To: Planning <planning@oro-medonte.ca>
Subject: Zoning By-law Amendment to the Township's Comprehensive Zoning By-law No. 97-96 which proposes to permit Short-Term Rental Accomodation (STRA)

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

My name is [redacted] I own 219 Moonpoint Drive, 5 properties away from 247 Moon Point Drive, one of the ten properties seeking a re-zoning to permit Short Term Rental of their property.

I am unsure why we are still dealing with this again as I thought that it was put to bed. I can't understand why the Municipality and council feel that it is so important to disrupt the communities who reside near the proposed applicants. Beside the applicants, I have not spoken to anyone who feels that this is a good and appropriate change to the land use. It is disruptive and makes the value of the neighbouring properties decrease.

Should an owner wish to rent their property for at least a month or more, after indicating that they are using it as well, then I would have some sympathy for the owners and agree that is a reasonable compromise. This is a reasonable compromise to assist in paying for the costs of their lakefront vacation property. But to own the property mostly for business purposes is not in the best interest of the community. If the owner doesn't like the existing zoning, then they should have never purchased the property. They also have the right and ability to sell it whenever they choose to an owner who respects the current zoning.

In addition to renting for a weekend to groups having too many people stay in the property, over burdening the septic system, not knowing or caring how to deal with the garbage, creating loud noise late at night with music or rowdy campfires, it just isn't safe for people who don't understand the dangers of Lake Simcoe to come for a weekend, wreak havoc and leave. All for the benefit of the owner and the detriment of all of the neighbours.

On a number of occasions I have seen people at 247 Moonpoint go out in Kayak's or canoe's and watch as an off shore wind sweet them away. The police and fire department had to rescue them at great cost to Oro-Medonte. There is also a poorly marked shoal (moon shoal on a map) 400 meters off the shore. I have watched renters of this STR hit the shoal with their motor boats and be stranded until they are rescued. Again, another reason why STR's make no sense.

I voted for this council precisely because it seemed that they were against STR's. I and all my neighbours can vote against them if they are now in favour of this change in zoning.

I trust that you will take my comments into consideration.

[redacted]
Executive Chair
[redacted]

[redacted]

[redacted]

[redacted]
TORONTO, ONTARIO, M5B 1J3
CANADA

[redacted]

[redacted]

For tenant service and maintenance enquiries, please visit [redacted]

Ü Please consider the environment before printing this e-mail.

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient you are hereby notified that any distribution, copying, disclosure and use of, or reliance on the contents of this transmission is strictly prohibited. If you have received this transmission in error, please notify us immediately by return email and delete this message and any attachments from your system. Thank you.

From: [redacted]
Sent: June 9, 2026 6:14 AM
To: Planning <planning@oro-medonte.ca>
Subject: Fw: June 11/26 Public Meeting

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

From: [redacted]
Sent: June 9, 2026 6:11 AM
To: planning@oro-medonte <planning@oro-medonte>; council oro-medonte <council@oro-medonte.ca>
Subject: June 11/26 Public Meeting

In1979, my family found the perfect waterfront lot sandwiched between Columbus Boys Camp and a permanent family home. We purchased in a residential community with supportive neighbours in Lake Simcoe Lowlands. The Natural Heritage System enhanced the area. We had to provide our private water and septic services.

The situation changed in 2018. The property beside us had new ownership and was advertising as a STR.

We lost our peace to a hotel-like use that was totally incompatible with residential living.

The ecosystem, Lake Simcoe and our neighbourhood suffered the consequences.

The investor built an illegal oversized party building with a sauna and a huge attached deck with a large hot tub on the Environmentally Protected setback just 2 feet from our property. The noise we tolerated was unacceptable.

Oro-Medonte had it removed after 3 hearings and 2 appeals - A process which took about 2 years creating stress for us and expenses for we taxpayers.

There were sport activities available and used. The renters/strangers without knowledge of Lake Simcoe were caught in Lake Simcoe currents and storms when using waterfront toys. Some arrived with Jet Skis which caused danger to others and damage to the shoreline due to their lack of knowledge about waterfront safety.

My property was vandalized when a stranger climbed the tree to take my "No one wants to live near a Disruptive Short Term Rental" sign. When I asked for it, the answer was "maybe". The sign was not returned.

A drone flew over our property which is a complete invasion of privacy.

There were other issues of noise, tresspassing and invasion of privacy which I could speak about.

The nightmare was over when the investor sold and tranquility was restored.

NOW

Having been informed about the Public Meeting regarding a Site-Specific Amendment application for 247 Moon Point Drive and 9 other properties, I was both shocked and fearful.

Please consider our health, safety and the wellbeing of our community and as well as Lake Simcoe.
"The LAKE IS LIFE and the health of the lake determines the QUALITY OF LIFE"

I look to Council to refuse the Site- Specific By-law Amendment application regarding 247 Moon Point Drive, Oro-Medonte.

Thank you for your consideration,

[redacted]
[redacted]
[redacted]
263 Moon Point Drive,
Oro-Medonte,ON.

From: [redacted]
Sent: June 9, 2026 11:09 AM
To: Agenda Comment <agendacomment@oro-medonte.ca>
Subject: Fw: Short term rentals in Oro Medonte

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

Sent from Rogers Yahoo Mail on Android

----- Forwarded Message -----
From: '[redacted]>
To: "agendacomment@oro-medonte.cante" <agendacomment@oro-medonte.cante>
Cc: "council@oro-medonte.ca" <council@oro-medonte.ca>
Sent: Tue, Jun 9, 2026 at 8:44 a.m.
Subject: Short term rentals in Oro Medonte

I am writing this on behalf of my family who live on Moonpoint Dr.

We oppose allowing 10 (short term rentals) STR's be rezoned to commercial.

If a STR permit is issued to 10 properties in our township this will open the door for a continuous challenge for allowing more STR properties.

This has been an ongoing battle with residents opposed to STR's. STR's have been denied but they continue to fight to challenge the decision that they are not allowed.

STR's can disrupt neighborhoods by constant guest turnover. They can disrupt community cohesion by feeling unsafe because you don't know who's staying there. Also, there are usually too many cars and people staying in one house. The noise level and increased garbage can become an issue.

Most people are horrified at the thought of a house next to them becoming a STR. We feel safe in knowing our neighbours.

Please don't allow "10" homes to become STR's as this will lead to a fight for more being allowed.

We voted in council opposed to STR's because we don't want this in our neighborhood.

[redacted]

Sent from Rogers Yahoo Mail on Android

From: [redacted]
Sent: Wednesday, June 10, 2026 8:02:01 a.m.
To: Greenlaw, Randy <randy.greenlaw@oro-medonte.ca>; Hutcheson, Lori <lori.hutcheson@oro-medonte.ca>; Bard, John <john.bard@oro-medonte.ca>; Clark, David <david.clark@oro-medonte.ca>; Lavoie, Peter <peter.lavoie@oro-medonte.ca>; Schell, Richard <richard.schell@oro-medonte.ca>; Young, Robert <robert.young@oro-medonte.ca>
Subject: Re: Strong Objection to Short-Term Rentals in Our Residential Community

Security: External Email - from outside Oro-Medonte's system. **Verify sender before clicking links, opening attachments, or responding.**

On Tue, Jun 9, 2026 at 11:47 PM [redacted] wrote:

We are writing to formally and strongly object to the approval and expansion of short-term rentals ("STRs") within our residential neighbourhood.

Our opposition is based on serious concerns regarding safety, privacy, property values, quality of life, and the preservation of the residential character of our community.

The following are our primary concerns:

1. **Safety Concerns for Residents**
   Short-term rentals create an unsafe and unsettling environment for families, children, and seniors by introducing a constant flow of unfamiliar individuals into what has always been a stable residential neighbourhood.
2. **Increased Risk to Homeowners**
   Transient occupants who have no long-term investment in the community increase security risks for permanent residents and undermine the sense of trust and accountability that exists among neighbours.
3. **Lack of Respect for Properties and Community Standards**
   Based on our direct experience with previous STR properties in the neighbourhood, these homes are frequently not maintained with the same level of care as owner-occupied residences. Garbage, litter, and debris have been left on both the rental properties and neighbouring properties.
4. **Excessive Noise and Disruption**
   STR occupants often generate elevated noise levels during evenings and late-night hours, disrupting the peaceful enjoyment of neighbouring homes. Permanent residents have families, children, work obligations, and established routines that deserve to be respected.
5. **Party and Vacation Behaviour**
   Our experience has shown that many STR occupants are visiting primarily for vacation and entertainment purposes, often resulting in party-like behaviour and a complete disregard for neighbouring homeowners and the residential nature of the community.
6. **Trespassing and Safety Hazards**
   We have experienced incidents involving STR guests trespassing onto private property and

leaving behind garbage and alcoholic beverages. This creates both property concerns and serious safety hazards, particularly for children.

7. **Loss of Privacy**
   The constant turnover of strangers in neighbouring properties has compromised residents' privacy and sense of security within their own homes and properties.
8. **Water and Boating Safety Concerns**
   We are deeply concerned that STR occupants may access the lake and operate boats or watercraft without proper licences, training, or familiarity with local water conditions. This creates significant safety risks for residents and visitors alike and could lead to serious injury or loss of life.
9. **Negative Impact on Property Values and Residential Zoning**
   We purchased our homes in an area that has long been zoned and understood to be residential in nature. Permitting STRs effectively introduces commercial-style activity into our neighbourhood for the financial benefit of a small number of property owners, while negatively impacting surrounding homeowners and potentially reducing property values.
10. **Fundamental Change to the Character of the Neighbourhood**
    The quiet, stable, residential character of this community was a major factor in our decision to purchase property here. Allowing STRs fundamentally changes the profile and atmosphere of the neighbourhood and erodes the very qualities residents invested in and have worked to preserve for decades.

We also wish to express our disappointment that elected representatives who campaigned on opposition to short-term rentals now appear to be changing their position during their term in office. Residents placed their trust in those commitments when casting their votes.

Homeowners in this community should not be forced into a situation where peaceful residential streets are transformed into revolving "hotel-style" accommodations. Our neighbourhood has been residential for decades, and we strongly oppose any effort that effectively rezones or alters it for commercial short-term rental activity.

We do not want our quality of life, safety, privacy, and property values jeopardized for the financial gain of STR operators.

We respectfully urge you to reject the expansion and approval of short-term rentals within our residential community.

Sincerely,

[redacted]

107 Moon Point Drive

Oro-Medonte, Ontario

L3V 0R8

39 Moon Point Drive,
Oro Medonte, Ontario, L3V 0R8

June 2, 2026

Dear Oro Medonte Mayor Greenlaw and Council Members
Planning and George Vadeboncoeur

RE: Proposed Amendment to the Zoning By-law of the Township of Oro Medonte – 2026-ZBA-14

We are opposed to the proposed zoning changes to the property at 247 Moon Point Drive from Shoreline Residential to Short-Term Rental.

Piecemeal erosion of our neighbourhood is not proper planning. Multi generational neighbourhoods provide safe secure and supportive communities in which to live. To call one another by name and experience the common bond of community is desirable. Having unfamiliar, uncaring, noncommitted guests arrive regularly does not contribute to neighbourly living or our feeling safe within our neighbourhood.

If this zoning passes, what stops the next sale of property from being zoned as a Short-Term Rental. Many of the residents are well into their senior years and the homes will be sold. These landowners are making money and could easily be the next purchaser of a residence. With these proposed amendments a precedent has been set for future zoning changes. Our beautiful community could readily become a string of commercial properties in a fragmented community with absent landlords.

Respect for our Lake Simcoe and the environment is of utmost importance. In recent years we have endured some unbearable abuse of watercraft use with shoreline buzzing, noise and improper use of water toys. We were happy that we did not have guests so we turned on the air conditioning, closed the windows and locked the doors. There are too few weather perfect weekends to enjoy for this happen.

Zoning changes are permanent changes, and the effects of these changes will last forever. These changes are not just for the current owner, but also for future owners of the property. Often over time, interest and the significant lack of property maintenance becomes a problem which devalues the neighbouring properties.

We ask council to refuse the amendment to the official plan to protect Moon Point as a Lakeshore Residential community.

Yours truly

[redacted]

Staff Report

To:	**Council**
From:	**Christy Scheffel, Deputy Treasurer/Manager of Accounting**
Meeting Date:	**June 24, 2026**
Report No.:	**FI2026-07**
Subject:	**Overview of Investment Governance and Legislative Frameworks (Legal List and Prudent Investor)**
Type:	**For Information Only**
Motion No.:	

Recommendation

It is recommended:

1. That Council receive the presentation from representatives of the ONE Investment Program regarding municipal investment frameworks, including Legal List and Prudent Investor approaches, for information purposes only; and,

2. That Council acknowledge that the presentation is intended to provide general information on legislated investment frameworks and pooled municipal investment options and does not constitute a procurement process, comparative evaluation, or recommendation regarding the selection of investment providers or investment structures; and,

3. That Council acknowledge that no decisions regarding changes to the Township's investment framework are being requested through this report, and that staff will bring forward a subsequent report on July 15, 2026, outlining a recommended investment policy, by-law, and implementation approach for Council's consideration.

Background

At the June 10, 2026, meeting, Council received Report FI2026-06, which provided an overview of the Township's current investment holdings and governance framework, along with an information-only presentation from RBC Dominion Securities regarding the Township's existing fixed-income portfolio and an illustrative investment approach.

That report established the Township's current position within the Legal List framework under Ontario Regulation 438/97 and identified the opportunity for Council to consider broader investment frameworks available under the Municipal Act, 2001.

As part of this staged approach, staff committed to bringing forward additional information to support Council's understanding of available investment frameworks, including both the Legal List and the Prudent Investor framework, prior to presenting a recommended approach.

The ONE Investment Program is a municipally sponsored investment program available to Ontario municipalities and provides access to both Legal List compliant investment options and pooled investment structures that may support a Prudent Investor approach.

Analysis

ONE Investment Program Presentation

Representatives from the ONE Investment Program will provide Council with an overview of:

- The structure and governance of the ONE Investment Program;
- Investment options available under both Legal List and Prudent Investor frameworks;
- Pooled investment funds and portfolio construction approaches;
- Governance and oversight considerations associated with municipal investing; and
- The role of Joint Investment Boards in supporting Prudent Investor implementation.

This presentation is intended to complement the previous RBC Dominion Securities presentation by focusing on legislated investment frameworks and governance structures, rather than specific portfolio strategies or provider-based approaches.

Legal List Framework – Current Approach

The Township currently operates under the “Legal List” framework, as prescribed under Ontario Regulation 438/97.

This framework establishes a defined list of eligible investments, primarily consisting of high-quality fixed-income securities such as government bonds, GICs, and high-interest savings accounts. It emphasizes:

- Preservation of capital;
- Maintenance of liquidity; and
- Investment in highly rated Canadian issuers.

While this approach provides a high level of security and simplicity, it offers limited flexibility and diversification, as investment options are restricted to those specifically permitted under the regulation.

Prudent Investor Framework - Overview

As part of Council’s review of the Township’s investment approach, it is important to understand the legislated investment frameworks available to Ontario municipalities.

Under the *Municipal Act, 2001*, municipalities may invest funds not immediately required in accordance with prescribed rules set out in Ontario Regulation 438/97 (commonly referred to as the “Legal List”). This framework defines eligible investments and has historically emphasized capital preservation, credit quality, and liquidity.

In 2018, amendments to the Municipal Act introduced the option for municipalities to adopt the Prudent Investor Standard, which represents a shift from a prescriptive list of allowable investments to a principles-based approach focused on total portfolio management.

Under the Prudent Investor framework, investments are evaluated based on how they contribute to the overall portfolio, rather than solely on individual security characteristics. The framework requires that investments be made with the care, skill, diligence, and judgment that a prudent investor would exercise.

In doing so, municipalities must consider factors such as:

- General economic conditions;
- The potential effects of inflation or deflation;
- The role of each investment within the overall portfolio;
- Expected total return from both income and capital appreciation; and

- Liquidity requirements and the need to preserve capital.

This approach enables broader diversification across asset classes, including certain investments not permitted under the Legal List, and supports alignment of investment strategy with the longer-term nature of municipal reserve funds. However, this expanded flexibility is accompanied by additional governance, oversight, and legislative requirements.

Governance and Implementation Considerations

A key distinction between the Legal List and Prudent Investor frameworks is the governance structure required to support investment decision-making.

Municipalities adopting the Prudent Investor Standard must establish an Investment Board or participate in a Joint Investment Board, which is delegated authority for the control and management of investments not immediately required.

Key features of this governance model include:

- The Investment Board operates independently and is responsible for day-to-day investment decisions;
- Council retains authority over the Investment Policy, which defines objectives, risk tolerance, and constraints;
- Funds not immediately required are transferred to the Board for management, generally aligned with longer-term reserve balances. For the purposes of the legislation, this is commonly referred to as “Money Not Required Immediately (MNRI),” which is defined within a municipality’s investment policy; and
- Enhanced reporting and oversight requirements are established to support accountability and transparency.

For many municipalities, participation in a Joint Investment Board, such as that established through the ONE Investment Program, provides access to professional investment management and governance structures while achieving economies of scale.

Investment Governance Context

Municipal investment decision-making can generally be understood within two primary frameworks:

Feature	Legal List Framework	Prudent Investor Framework
Legislative Basis	O.Reg.438/97	Municipal Act s.418.1
Approach	Prescriptive (restricted list)	Principles-based
Diversification	Limited	Broad (multi-asset)
Eligible Investments	Primarily fixed income	Includes equities and broader asset classes
Governance	Staff managed	Requires Investment Board
Risk Management	Security-level	Portfolio-level
Flexibility	Limited	Greater flexibility

Strategic Context and Considerations

The Prudent Investor framework represents a material shift not only in investment approach, but also in governance and oversight.

While the framework provides increased flexibility and the potential for improved risk-adjusted returns over the long term, it also introduces additional complexity and formalized governance structures that must be carefully considered.

It is also important to note that adoption of the Prudent Investor framework is made through by-law and is not easily reversed, requiring thoughtful consideration of long-term implications prior to implementation.

The information presented through both the RBC Dominion Securities and ONE Investment Program presentations is intended to support Council's understanding of these considerations in advance of any future decision-making. The intent of this report is to ensure Council has a clear understanding of these considerations prior to being asked to evaluate a recommended approach.

Next Steps and July 15, 2026, Report

This report forms part of a staged process to support informed Council decision-making:

1. **June 10, 2026** – Overview of Investment Governance and Strategic Direction on Investment Approach

2. **June 24, 2026 –** Overview of Investment Governance and Legislative Frameworks (Legal List and Prudent Investor)

3. **July 15, 2026** – Staff report with recommended investment approach

The July 15, 2026, report will include:

- A recommended investment framework for the Township;
- A proposed Investment Policy and By-law, including consideration of a combined Legal List and Prudent Investor approach;
- Governance, risk, and liquidity considerations; and
- Implementation and transition considerations.

No decisions regarding changes to the Township's investment framework are being requested through this report.

Strategic and Asset Management Considerations

Regardless of the investment framework ultimately selected, the Township's investment strategy continues to be guided by the core principles of:

- Preservation of capital;
- Maintenance of liquidity; and
- Generation of returns that support long-term financial sustainability.

These principles remain central and will be reflected in the policy and by-law brought forward for Council's consideration.

Financial Implications

There are no immediate financial implications associated with this report.

Policies/Legislation

- Municipal Act, 2001
- Ontario Regulation 438/97

Corporate Strategic Priorities

- Financial Sustainability

Consultations

Donna Herridge – Executive Director MFOA, and Co-President of ONE Investment

Martin Leclair – Institutional Portfolio Manager, PH&N Institutional

Attachments

Appendix A - ONE Investment Program – Prudent Investment Opportunity

Conclusion

This report provides context for an information-only presentation by the ONE Investment Program regarding municipal investment frameworks, including both Legal List and Prudent Investor approaches.

The presentation is intended to support Council's understanding of investment governance, portfolio construction, and the legislative options available to Ontario municipalities. It does not constitute a procurement process or recommendation regarding investment providers or investment strategies.

This report forms part of a broader staged approach to investment governance review. Staff will return to Council on July 15, 2026, with a recommended investment policy, by-law, and implementation approach to support Council's consideration of the Township's long-term investment strategy.

Respectfully submitted,

Christy Scheffel, Deputy Treasurer/Manager of Accounting, June 16, 2026

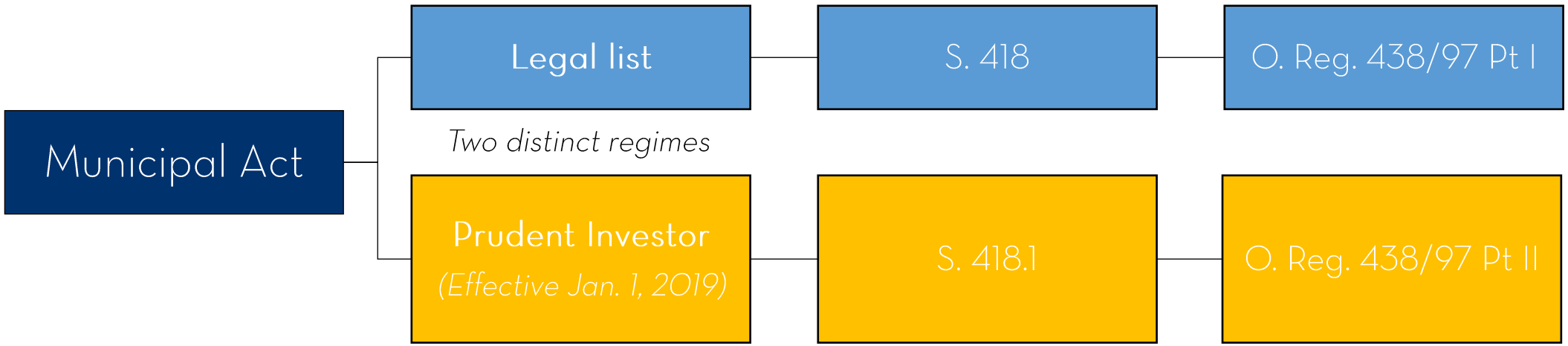
Approval:	**Date of Approval**
Shannon Johnson, Director, Finance / CFO	June 16, 2026
Shawn Binns, CAO	June 17, 2026

ONE INVESTMENT

Prudent Investment Opportunity

Township of Oro-Medonte
June 24, 2026

INVESTMENT LEGISLATION & REGULATION



LEGAL LIST vs PRUDENT INVESTMENT

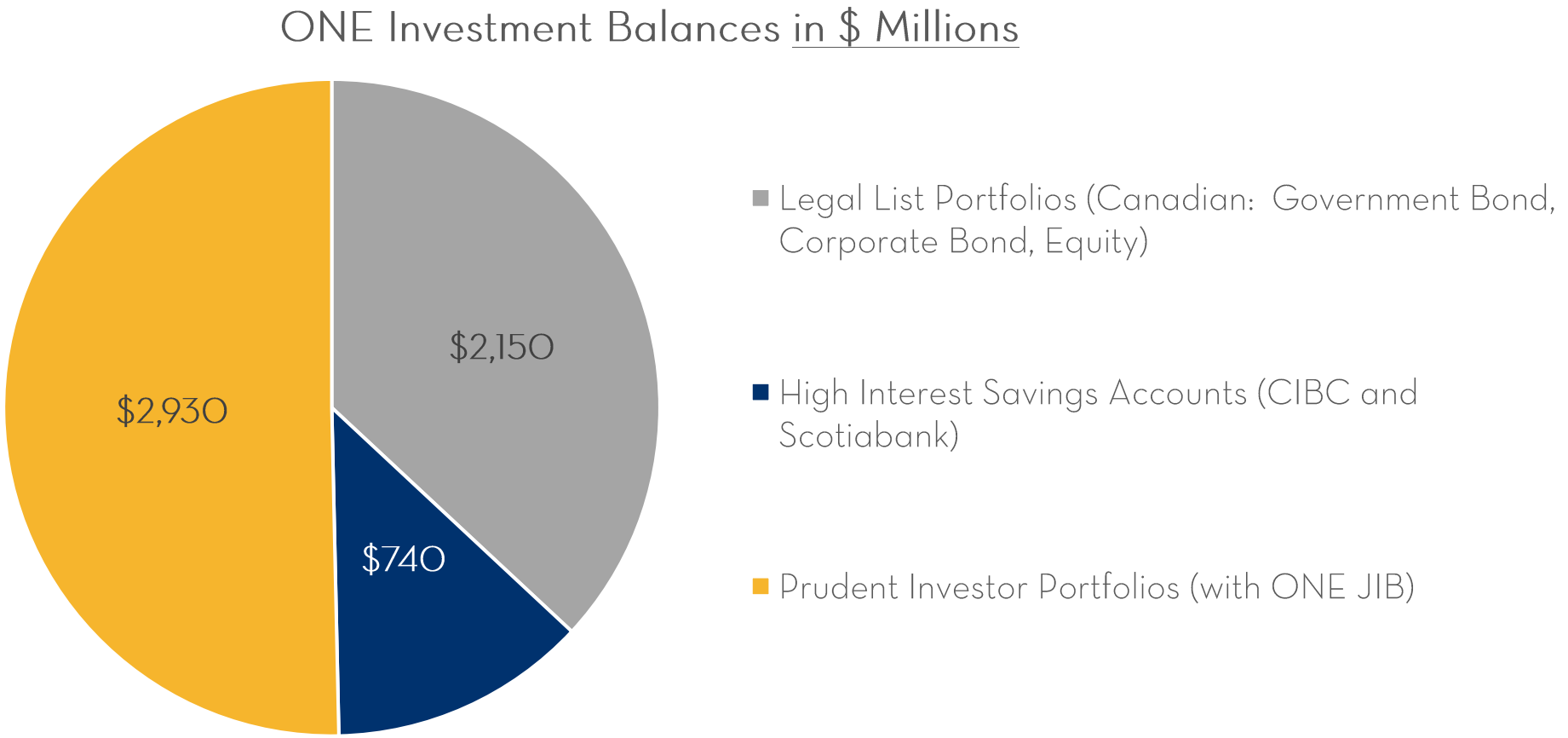
LEGAL LIST

Prescribed list of
Canadian securities and issuers.

PRUDENT INVESTMENT

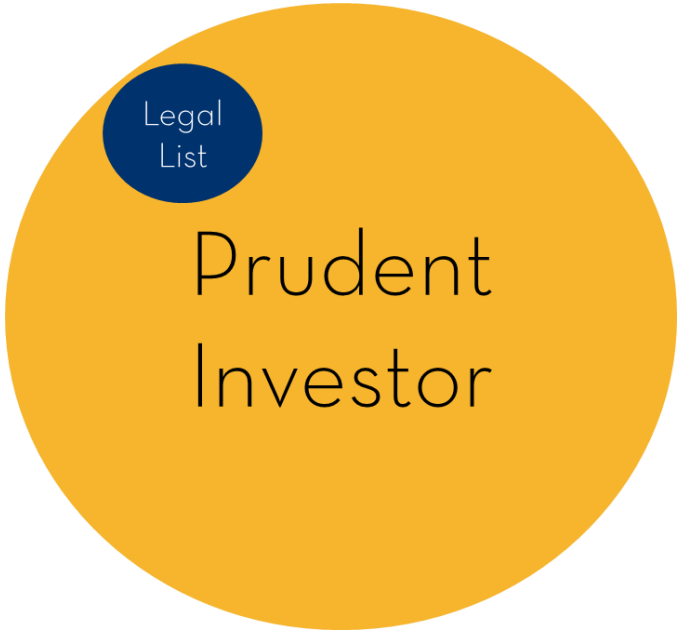
Any security, provided that in making the investment the municipality exercises the care, skill, diligence and judgment that a prudent investor would exercise in making the investment.

ONE INVESTMENT BALANCES AT MAY 2026 = $5.8 BILLION



WHY CONSIDER PRUDENT INVESTOR?

- Increase in available investment products
- Better diversification of the portfolio
- Subject matter expertise
- Better risk adjusted returns
- Depoliticize investment decisions via:
  - Investment Board or Joint Investment Board



THE PRUDENT INVESTOR (PI) STANDARD

Section 418.1(8)	• Must exercise the care, skill, diligence, judgment that a prudent investor would use
Section 418.1(9)	• Duty to obtain advice
Section 418.1(10)	• Consider the investment planning criteria (i.e. economic conditions, inflation, role of each investment in the portfolio, need for liquidity, etc.)
Section 418.1(11)	• Diversify to an extent that is appropriate to general economic and investment market conditions
O. Reg 438/97	• Municipality must invest long-term money via an Investment Board or 'Joint' Investment Board

A MUNICIPALITY MUST "OPT INTO" PRUDENT INVESTMENT (PI)

- A municipality (through council) must pass a **by-law** to opt into Prudent Investment to ensure that moving to PI is a thoughtful decision
- Municipality must pass a **new investment policy statement (IPS)** to reflect the parameters of Prudent Investment

ONE has all the supports to help your municipality:

Subject matter expertise, educational materials, council reports, etc.

PI ONLY APPLIES TO 'MNRI'

- Term is not defined in the Act/Regulation
- It is flexible - defined by the municipality via the Council-approved Investment Policy
- Anything outside of the definition, remains under care and control of Treasurer and subject to Section 418 of the Act (Legal List)

MNRI =
Money Not Required Immediately

PATHWAY TO PRUDENT

PATHWAY TO PRUDENT – 3 OPTIONS

Option 1

Municipality sets up an Investment Board to manage the investment of MNRI

- Must have $100 million of MNRI, or
- $50 million of net financial assets, as indicated in Schedule 70 of the most recent FIR

Option 2

Municipalities can band together to establish a Joint Investment Board

- In totality, the founding municipalities must meet the financial criteria noted in Option 1

Option 3

A municipality can join an existing Investment Board or a Joint Investment Board

- No minimum MNRI requirement to join an existing IB/JIB
- ONE Investment/ONE JIB is the 'turn-key' solution available to all

PI GOVERNANCE MODEL

- The Investment Board (IB) or Joint Investment Board (JIB) is a municipal services board
- Treasurers of investing municipalities can represent up to 25% of the IB/JIB board composition
  - Council and other municipal staff are not permitted per the *Municipal Act*.

Municipality	Investment Board or Joint Investment Board
• Adopts, maintains investment policy • Reviews policy at least annually • Monitors performance and compliance by the IB/JIB	• Adopts, maintains investment plan for MNRI • Monitors, reports performance • Updates plan to comply with the investment policy • May engage agents to manage investment funds

ONE JIB AND ONE INVESTMENT

21 ONE JIB PARTICIPATING MUNICIPALITIES = $2.9 BILLION INVESTED

Founding Municipalities (2020)

- City of Kenora
- District Municipality of Muskoka
- Town of Bracebridge
- Town of Huntsville
- Town of Innisfil
- Town of Whitby

Other Participating Municipalities

- City of Quinte West
- City of Thunder Bay
- Municipality of Clarington
- Municipality of Neebing
- Municipality of Red Lake
- Regional Municipality of Durham
- Town of Aylmer
- Town of Aurora
- Township of Central Frontenac
- Municipality of Oliver Paipoonge
- Township of Georgian Bay

New to ONE JIB - May 2026

- Municipality of Lambton Shores
- Town of New Tecumseth
- Town of Georgina
- Township of Front of Yonge

ONE JOINT INVESTMENT BOARD (JUNE 2026)

ONE JIB is a local board of each of the Participating Municipalities according to the Municipal Act (s. 255(4))

- Bill Hughes, Chair, MBA, MES
- Geri James, Vice-Chair, CFA
- Jennifer Dowty CFA
- Craig Dyer CPA, CGA
- Heidi Franken CPA, CA
- Cam Fraser CFA, MBA, CPA, CGA
- James Giles CFA, CPA
- Deborah Leckman MBA, CFA
- Scott Pountney CFA, CAIA, RIPC

Municipal Members

- Nicole Pincombe
  Commissioner of Finance/Treasurer, Region of Durham
- Stephen Rettie CPA, CMA
  CAO / Deputy Treasurer, Town of Bracebridge
- Rachel Wainwright-van Kessel, CPA, CMA
  Director of Finance/Treasurer, Town of Aurora

EXTERNAL INVESTMENT MANAGER

Global Asset Management
PH&N Institutional

Selected through a competitive RFP process

Resources that complement your team

Institutional Portfolio Managers
(Martin Leclair, Paul Purcell, Katherine Rusin)

RBC GAM Implementation & Oversight Group

Monitoring Consistency across Clients
6 professionals

Portfolio Modeling	Office of the CIO	Fund Management Teams	Operations & Compliance	Asset Mix Committee
Investment Advisory & Solution Design	Investment platform oversight and strategy execution	Fund & Risk Management	Portfolio Compliance Monitoring, Legal Oversight, Back Office	Tactical Asset Allocation
4 members	**30+ professionals**	**390 professionals**	**500+ professionals**	**15 professionals**

12.d) FI2026-07, Christy Scheffel, Deputy Treasurer/Manager of Accounting.

A broad access to the capital markets

Public markets				Private markets	
Canadian Fixed Income	**Global Fixed Income**	**Equity**		**Debt**	**Equity**
Core, Enhanced, Core Plus	Global & US Aggregate	Canadian	Fundamental	Mortgages	Real Estate
Short, Universe, Long	Sovereign	Global	Quantitative	Infrastructure Debt	Infrastructure
Investment Grade Corporate	Investment Grade Corporate	International	Value, Growth Style Investing	Illiquid Credit	
High Yield Corporate	High Yield Corporate	U.S.	Low Volatility	**Liquid alternatives**	
Private Investment Grade Corporate	Emerging Market Debt	Emerging Markets	Small, Large Cap Investing	Multi-strategy, Absolute return	Global Macro
Levered strategies	Multi-Asset Credit	Country-Specific (e.g. China)	Portable Alpha	Long/Short Credit	Long/Short Equity
Enhanced Cash	Foreign Currency			Structured Credit	Market Neutral
Socially Responsible, Fossil Fuel Free, and ESG Thematic Investing				Trend following	Event Driven Credit

Legal list

12.d) FI2026-07, Christy Scheffel, Deputy Treasurer/Manager of Accounting.

Working with Your Investment Policy Framework

1 Investment objectives for the municipality

Define investment goals and risk tolerance to enable informed decision-making and positive outcomes

2 Time horizon(s) for MNRI

Duration over which the investment portfolio will be maintained before funds are needed

3 Liquidity needs and cash flows

Projection of cash flows for anticipated long term obligations within defined timeframes.

4 Special circumstances

Unique constraints, preferences, or situations specific to the municipality that fall outside standard IPS categories

12.d) FI2026-07, Christy Scheffel, Deputy Treasurer/Manager of Accounting.

Investment Framework - rooted in science and prudence

Capital Market Assumptions

10-yr forward-looking capital market forecasts

(Return, volatility, downside risk, correlations)

Eligible Capital Market Exposures

Money market, global fixed income and credit, global equity markets and private markets

Modeling Constraints

Ensure proper diversification, liquidity and practicality.

Model Portfolios and Bespoke Allocations

12.d) FI2026-07, Christy Scheffel, Deputy Treasurer/Manager of Accounting.

What municipalities get out of this

The Model Portfolios

Approved on Sept. 4 2025	A	B	C	D	E	F	G	D+	E+	F+	G+
Fixed Income	**100%**	**80%**	**70%**	**60%**	**50%**	**40%**	**30%**	**50%**	**40%**	**30%**	**20%**
Short-Term Bonds and Mortgages	**50%**	50%	35%	25%	20%	20%	20%	20%	**20%**	20%	20%
Corporate Bonds	**20%**										
Private Placement Corporate Debt	**5%**	10%	10%	10%	7.5%			5%	**2.5%**		
Commercial Mortgages	**5%**	10%	10%	10%	10%	10%	10%	10%	**10%**	10%	
High Yield Bonds	**5%**										
Global Multi-Asset Credit	**15%**	10%	15%	15%	12.5%	10%		15%	**7.5%**		
Equities		**20%**	**30%**	**40%**	**50%**	**60%**	**70%**	**40%**	**50%**	**60%**	**70%**
Canadian Equities		5%	7%	10%	12.5%	20%	30%	10%	**12.5%**	20%	35%
Canadian Low Volatility Equities		5%	7%	10%	12.5%	10%	5%	10%	**12.5%**	10%	
U.S. Equities		2%	4%	5%	4%	5%	6%	5%	**4%**	5%	9%
U.S. Low Volatility Equities		2%	4%	5%	4%	5%	6%	5%	**4%**	5%	3%
International Equities		6%	8%	10%	12%	14%	16%	10%	**12%**	14%	16%
Emerging Market Equities					5%	6%	7%		**5%**	6%	7%
Alternatives								**10%**	**10%**	**10%**	**10%**
Canadian Core Real Estate								5%	**5%**	5%	5%
Global Infrastructure								5%	**5%**	5%	5%

What's in a portfolio?

Capital market assumptions

10-yr forward-looking capital market forecasts (Return, volatility, downside risk, correlations). Adjusted quarterly or as required to reflect future market conditions.

Asset classes

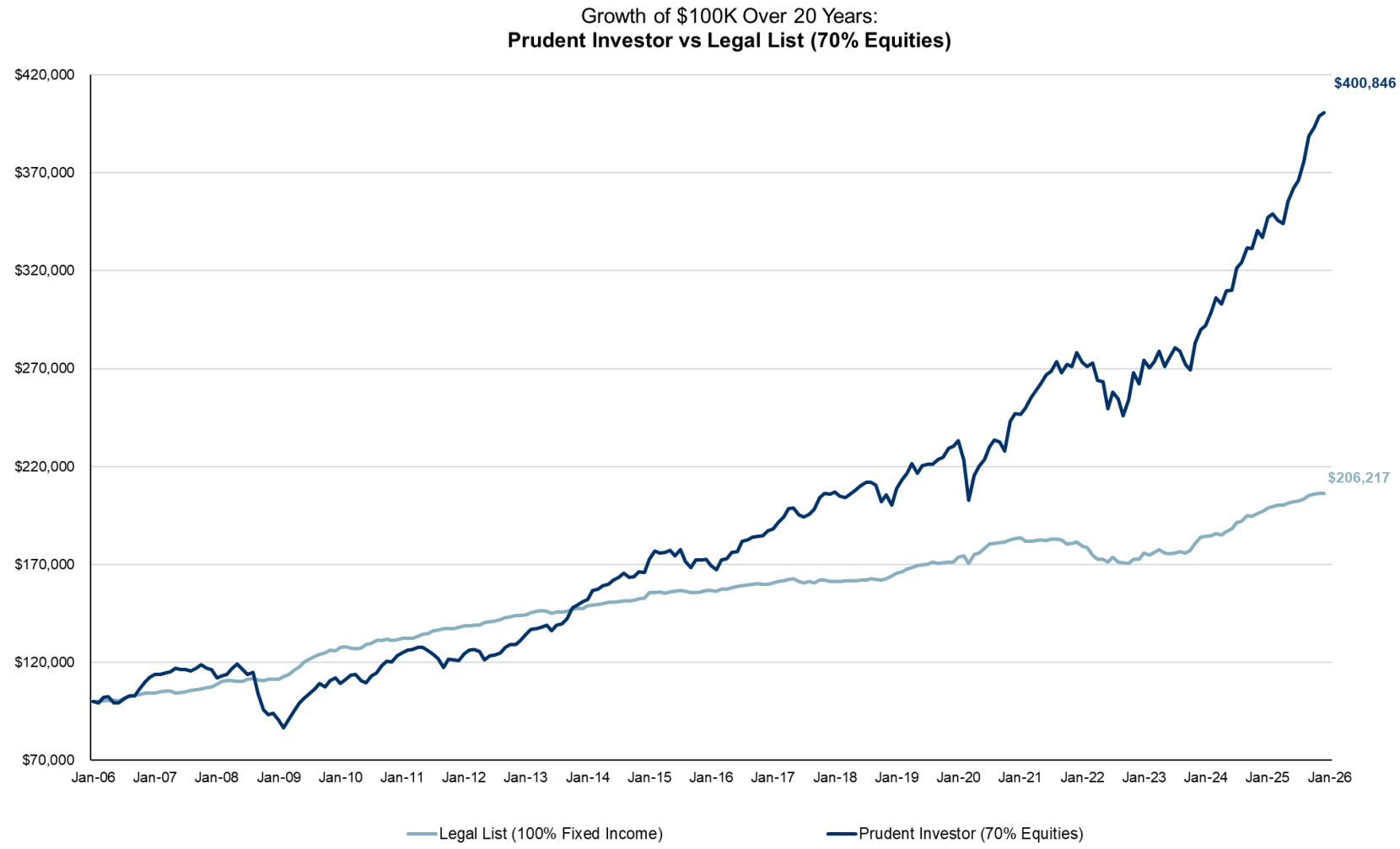
Capital market exposures representing a broad opportunity set. Reviewed annually.

Strategy fulfillment

Diversification of investment styles to optimize long-term active management efficiency.

12.d) FI2026-07, Christy Scheffel, Deputy Treasurer/Manager of Accounting

Looking back 20 years: Breadth of possibilities



Annualized Returns (Dec 31, 2025)	5 years	20 years
Legal List Bonds	2.40%	3.69%
Prudent Investor (Model G)	10.17%	7.38%

Cumulative Returns (Dec 31, 2025)	5 years	20 years
Legal List Bonds	12.42%	106.22%
Prudent Investor (Model G)	62.47%	300.85%

Worst Drawdown (2006-2025)	1 years	10 years
Legal List Bonds	-6.41%	19.17%
Prudent Investor (Model G)	-23.40%	65.41%

RBC Global Asset Management

12.d) FI2026-07, Christy Scheffel, Deputy Treasurer/Manager of Accounting.

Return of underlying strategies (RBC GAM funds)

Fixed Income	Annualized 1 Year (%)	Annualized 3 Year (%)	Annualized 5 Year (%)	Cumulative 3 Year (%)	Cumulative 5 Year (%)
PH&N Short Term Bond & Mortgage Fund	3.29	4.94	2.54	15.57	13.35
BlueBay Total Return Credit Fund (Canada)	7.90	8.94	3.81	29.31	20.55
PH&N Private Placement Corporate Debt Fund	4.79	6.73	2.96	21.58	15.68
RBC Commercial Mortgage Fund	5.16	6.51	-	20.82	-
PH&N Corporate Bond Trust	4.25	6.13	2.64	19.55	13.93
PH&N High Yield Bond Fund	7.52	9.57	5.59	31.53	31.25
RBC High Yield Bond Fund	6.79	7.83	3.69	25.37	19.85
Canadian Equities					
RBC QUBE Low Volatility Canadian Equity Fund	23.46	20.66	14.75	75.65	98.95
PH&N Canadian Equity Fund	32.65	23.38	15.16	87.82	102.55
PH&N Canadian Equity Value Fund	32.10	23.68	16.21	89.18	111.92
RBC QUBE Canadian Equity Fund	36.93	26.49	16.35	102.37	113.21
U.S. Equities					
RBC QUBE Low Volatility U.S. Equity Fund	7.13	12.87	11.06	43.79	68.97
PH&N U.S. Equity Fund	28.74	23.44	16.99	88.08	119.14
RBC QUBE U.S. Equity Fund	25.14	24.38	17.57	92.43	124.65
International Equities					
RBC International Equity Fund	19.26	15.73	9.47	54.98	57.21
RBC QUBE International Equity Fund	37.44	27.22	16.45	105.92	114.18
Emerging Market Equities					
RBC Emerging Markets Equity Fund	53.18	25.55	12.43	97.92	79.62
RBC Emerging Markets Dividend Fund	68.74	31.63	14.65	128.04	98.10

Notes:

- Strategy fulfillment varies across Models.
- Underlying strategies may change over time.
- Series O only: no investment management fees are charged at the fund level.
- Daily liquidity for all funds (no penalty or redemption constraints).
- No transaction cost.
- Quarterly income distribution for fixed income funds (re-invested).
- Annual distribution for equity funds (re-invested).
- Fund AUM predominantly controlled by long-term institutional investors.

12.d) FI2026-07, Christy Scheffel, Deputy Treasurer/Manager of Accounting

QUESTIONS

ONE@oneinvestment.ca

Staff Report

To:	**Council**
From:	**Christy Scheffel, Deputy Treasurer/Manager of Accounting**
Meeting Date:	**June 24, 2026**
Report No.:	**FI2026-08**
Subject:	**Treasurer Statement Development Charges Activity as at December 31, 2025**
Type:	**For Information Only**
Motion No.:	

Recommendation

It is recommended:

1. That Report No FI2026-08 be received;
2. That Council accepts the Treasurer's Declaration that the Township is in compliance with Section 59.1(1) of the Development Charges Act, 1997 and in compliance with Bill 60; and
3. That Report No FI2026-08 and related attachment (Schedule A) be posted on the Township's website and submitted to the Ministry of Municipal Affairs and Housing

Background

The purpose of this report is to provide Council with information on the Township's Development Charges and related transactions as of December 31, 2025

As Council is aware, the Development Charges Act (DCA) enables municipalities to pass Development Charges By-Laws, which permit the

collection of development charge funds to assist in paying the costs to service growth related initiatives of the Township.

As identified in the Development Charges Act, 1997, S.O. 1997, c. 27, s. 43:

(1) The Treasurer of a municipality shall each year on or before such date as the Council of the municipality may direct, give the Council a financial statement relating to Development Charge by-laws and reserve funds established under Section 33;

(2) A statement must include, for the preceding year, statements of the opening and closing balances of the reserve funds and of the transactions relating to the funds and such other information as is prescribed in the regulations; and

While municipalities have long been required to prepare an annual Treasurer's Statement, there was previously no prescribed deadline for presenting it to Council (unless Council directed otherwise), and submission to the Ministry of Municipal Affairs and Housing (MMAH) was only required upon request. The updated requirements now establish deadlines for presentation to Council and require submission to the MMAH.

Following the enactment of Bill 60 (Fighting Delays, Building Faster Act, 2025), which came into effect on November 27,2025, starting in 2026 Municipalities are now required on an annual basis to complete the following;

- Present the Treasurer's Statement to Council by June 30th; and
- Submit the Statement to the Ministry of Municipal Affairs and Housing, by July 15th

The importance that the Province places on this Section is reinforced by (a) requiring that the Treasurer's report include a statement confirming that the municipality is in compliance with Section 59.1(1) and (b) granting extensive investigative powers to the Ministry of Municipal Affairs and Housing to investigate whether a municipality is in compliance.

The Township does not require any "voluntary" payments from developers and the Treasurer's statement below will confirm that the Township is in compliance with Section 59.1 (1) of the Act.

In order to comply with these reporting requirements:

- The Treasurer confirms that, for 2025 development charges reporting, the Township is in compliance with Section 59.1(1) of the Development Charges Act, 1997; and,

- The Treasurer’s Statement is in compliance with the requirements set out in subsection 43(2) of the Development Charges Act and Ontario Regulation 82/98

- The recommendations to Report FI 2026-08 include Council's acceptance of the Treasurer's statement and Council's direction to post the Treasurer’s Statement and related attachment (Schedule A) on the Township's website and to remit the Statement to the Ministry of Municipal Affairs and Housing by July 15, 2026

Analysis

2025 Total Balance

Development Charges Reserve Funds totaled $1,136,319 on December 31, 2025. Table 1 below summarizes 2025 Development Charges Reserve activity for the Township.

Table 1 - 2025 Development Charges Summary

Beginning Balance in Jan 1, 2025	$3,545,912
Development Charges received during the Year	$3,579,951
Interest Earned	$208,180
Provincial Grant Funding	$169,163
Projects funded by Development Charges during 2025	$6,366,887
Closing Balance Dec 31, 2025	**$1,136,319**

Contributions

2025 Contributions to the Development Charge Reserve Funds were $3,957,294 and allocated to the individual departments in 2025. Contributions include $3,579,951 coming from development activity in the Township and $208,180 in earned bank interest and $169,163 coming from a Provincial Grant for Pedestrian Signage.

Contributions were allocated to the individual departments per Schedules A-C of By-law 2024-097 passed by Council on October 23, 2024, and were included

in the Township's 2024 Development Charge Background Study that was prepared by Watson & Associates Ltd.

Allocations

Use of Development Charge Reserve funds totaled $6,366,887, which were utilized to fund 2025 capital projects incurred in 2025 due to development growth in the municipality.

A Statement of Development Charge Reserve Activity including balances and transactions in 2025, by service area, is listed in Schedule A.

A Statement of Capital Projects funded with Development Charges is listed in Schedule B.

Financial/Legal Implications/ Risk Management

Financial implications as discussed above

Policies/Legislation

Municipal Act, 2001 – Section 286(1) and (3)

Development Charges Act (DCA) – subsection 43(2)

Ontario Regulation – 82/98

Bill 60 – Fighting Delays, Building Faster Act, 2025

Corporate Strategic Priorities

Financial Sustainability

Strengthen Operational Capacity

Consultations

Byron Tan, Managing Partner, Watson & Associates Economists Ltd.

Attachments

Schedule A- 2025 Development Charges Reserve Activity Summary

Schedule B – 2025 Development Charges Capital Projects

Conclusion

It is staff's recommendation that Report No. FI2026-08 be received and adopted and that Council accepts the Treasurer's declaration that the Township is in compliance with section 59.1(1) of the Development Charges Act, 1997.

And further that Report FI2026-08 and related attachments (Schedule A and Schedule B) be posted on the Township's website as legislated and be submitted to Ministry of Municipal Affairs and Housing by July 15, 2026

Respectfully submitted,

Christy Scheffel, Deputy Treasurer/Manager of Accounting, June 16, 2026

Approvals:	**Date of Approval**
Shannon Johnson, Director, Finance / CFO	June 16, 2026
Shawn Binns, CAO	June 17, 2026

Township of Oro-Medonte
Schedule A
Development Charge Reserve Activity Summary
As at December 31, 2025

	Water Services		Recreation		Roads & Related	Fire Protection	General Government	POA	
	Urban Water	Warminster Water	Outdoor	Indoor					
	62-55-536120-0700	62-50-536102-0700	32-40-416104-0700	32-40-446105-0700	32-30-306106-0700	32-20-216107-0700	32-10-106108-0700	32-20-266119-0700	
	Water supply services specific to urban development	*Water supply services specific to Warminster community*	*Outdoor parks and open space services*	*Indoor recreation facilities and services*	*Services related roads, bridges, culverts, roundabouts, transportation and pedestrian traffic*	*Fire protections services for space, equipment and fleet*	*Provisions of headquarters for the general administration of municipalities and area municipal boards*	*Provincial Offenses Act services for space and fleet.*	**Total**
Opening Balance - Jan 1, 2025	$0	($396,343)	($1,900,579)	($1,417,128)	($2,487,559)	$2,962,066	($304,640)	($1,729)	***($3,545,912)***
Revenues									
Development Charges Act	($191,966)	$0	($704,705)	($534,446)	($1,524,743)	($486,763)	($129,835)	($7,492)	***($3,579,951)***
Grants	$0	$0	$0	$0	($169,163)	$0	$0	$0	***($169,163)***
Interest Income	$0	($12,678)	($60,797)	($45,332)	($79,573)	$0	($9,745)	($55)	***($208,180)***
Total Revenues	*($191,966)*	*($12,678)*	*($765,502)*	*($579,778)*	*($1,773,479)*	*($486,763)*	*($139,580)*	*($7,548)*	***($3,957,294)***
Expenses									
Transfers to Operating	$0	$0	$0	$0	$0	$0	$0	$0	***$0***
Transfers to Capital	$0	$0	$53,792	$5,963,513	$276,182	$0	$73,400	$0	***$6,366,887***
Total Expenses	*$0*	*$0*	*$53,792*	*$5,963,513*	*$276,182*	*$0*	*$73,400*	*$0*	***$6,366,887***
Closing Balance - Dec 31, 2025	**($191,966)**	**($409,022)**	**($2,612,290)**	**$3,966,607**	**($3,984,856)**	**$2,475,303**	**($370,819)**	**($9,277)**	**($1,136,319)**

12.e) FI2026-08, Christy Scheffel, Deputy Treasurer/Manager of Accountin...

Township of Oro-Medonte
Schedule B
DC Funded Capital Projects
For the Year 2025

**** No 2025 CP Funding for Warminster Water, Fire Protection, POA***

Reserve Category	Project No.	Capital Project Name	Timing (Year)	Benefit	Gross Capital Cost Estmate (2025)	DC Reserve Committed	Current Year Funds Disbursed	DC Reserve Committments Remaining	Other Funding	% of Project Funded by DC Reserve
Outdoor Recreation	442302	Pickleball Courts Design	2025-2026	Pickleball Design by JFM Land Planning Co.Inv	$150,000	$150,000	$8,395	$141,605	$0	100%
Outdoor Recreation	402502	Misc. Tractor Attachments	2025	Bomford Turner Robin 4.3 Head Trimmer SN:B232857, Reist P84 Landscaper SN:AB5607, John Deere PA30B Drive Auger SN:1T0PA30BPS0010364, Clevis slip hooks and lifting eyebolts.	$50,000	$50,000	$45,396	$4,604	$0	100%
Indoor Recreation	442306	Simcoe Woods Community Centre Phase 1	2024-2027	In partmenship with SCDSB, all costs related to the infrastructure and development of Simcoe Woods Community centre, including consulting fees, furniture, equipment and other building related acquisitions.	$8,900,765	$5,963,513	$5,963,513	$0	$1,303,551	82%
Roads & Related	332307	Bridge C27 Dunns Line-Design & Contruction	2024	Professional services rendered post construction and release of holdback	$0	$0	$8,649	$0	$0	100%
Roads & Related	302502	Replacement of Brusher Arm & Forestry Head Tractor Attachments	2025	Diamond WBM-C-DD 23ft mower arm attachment for wheel loader SN49930	$135,000	$60,000	$60,000	$0	$77,492	44%
Roads & Related	302309	(Additon) Fleet Mechanic Vehicle	2025	2025 Ford Super Duty F-250 SRW 25-111; Bedslide attachment CGOCE8048C20; Miscellaneous mechanical tools and safety locks for truck;	$135,000	$135,000	$79,018	$55,982	$0	100%
Roads & Related	302512	(Addition) Excavator(13-15 Tonne) with Attachments	2025	Caterpillar 317-07 15 Tonne Hydraulic excavator SN:WKX50179 with attachments; Motorola 5000e mobile radio & GPS antenna kit SN:511IBC0658	$428,382	$128,515	$128,515	$0	$302,354	30%
General Government	762402	Shanty Bay Fire Hall - Renovations	2024-2025	Architectual design by Ted Handy & Associates; Renovations to Shanty Bay Fire Hall - contract awarded to Standen Contracting	$73,400	$73,400	$73,400	$0	$0	100%
					$9,872,547	**$6,560,428**	**$6,366,887**	**$202,190**	**$1,683,397**	

12.e) FI2026-08, Christy Scheffel, Deputy Treasurer/Manager of Accountin...

Staff Report

To:	**Council**
From:	**Jodi Grubb, Supervisor, Community Recreation & Special Events**
Meeting Date:	**June 24, 2026**
Report No.:	**OCS 2026-07**
Subject:	**Oro-African Church - Oro Freedom Institute (OFI) Partnership**
Type:	**For Information Only**
Motion No.:	

Recommendation

1. That report OCS 2026-07 be received for information.

Background

On February 9, 2022, Council directed staff to work with the Oro-Freedom Institute (OFI), to establish a partnership for the site management and future development of the Oro-African Church. In June 2022, the Township of Oro-Medonte Council endorsed the Terms of Reference for a partnership between the Township and OFI through report OCS 2022-16. The purpose of this partnership was to guide the development of plans to showcase and preserve the history of the Oro African community, support ongoing site management, and explore future development opportunities.

As part of this initiative, OFI was to provide scheduled tours of the Oro African Methodist Episcopal Church, offering educational programming and interpretation of the site's historical significance which has been occurring over the past several years.

Analysis

Since the partnership was established, OFI has undertaken a number of activities including delivering tours, promoting programming through social media, documenting the Oro African story, and undertaking fundraising efforts.

However, there has been very little progress towards the development of a strategic site plan to advance future site development. Additionally, over the past several months OFI has had a change in board membership and at this time is currently limited in board membership/governance.

In addition, the Township has been requesting detailed financial records for OFI's activities which have not been provided to the Township.

As a result, the Township of Oro-Medonte has discontinued, effective immediately, its current partnership arrangement with OFI regarding the Oro-African Church. The Terms of Reference endorsed by Council are no longer in effect and OFI is no longer authorized to provide services that involve access to the property, use of the site, or representation of a partnership with the Township as the property owner.

The Oro-African Church has been listed as closed until further notice on the Township website while other partnerships and governance models can be explored. This will be subject of a future report to Council.

Financial/Legal Implications/Risk Management

There are liability and reputational risks associated with allowing a third party to operate programming and access to municipal property without validated governance structures or financial accountability which is required in a partnership. Staff have informed OFI that if the areas of concern can be addressed, a future partnership is again possible.

Should a future partnership be considered, the Township would require the following prior to entering into any new agreement:

- A confirmed and current Board of Directors as outlined in a corporate governance charter.
- Established procedures for financial controls, including accounting of fundraising proceeds and operational expenses
- A new written agreement and updated Terms of Reference approved by the Township

Policies/Legislation

N/A

Corporate Strategic Priorities

Financial Sustainability

Community Engagement & Trust

Well Planned Development

Consultations

N/A

Attachments

N/A

Conclusion

The Township has taken immediate steps to terminate the existing partnership with the Oro Freedom Institute due to a lack of progress regarding site development and site planning as well as OFIs failure to provide acceptable financial records.

While the 2022 agreement is no longer in effect, the Township remains open to considering a future partnership, provided that OFI can demonstrate appropriate governance, financial controls, and accountability through the submission and approval of required documentation.

In the interim, all activities and access related to the Oro-African Church site by OFI have been terminated to ensure proper stewardship of the property and to mitigate risk to the Township. A future report outlining options for the operation and long-term governance of this important National Historic Site will be prepared for Council's consideration.

Respectfully submitted,

Jodi Grubb

Supervisor, Community Recreation & Special Events — June 12, 2026

Approvals:	**Date of Approval**
Dylan Flannery, Director, Operations & Community Services	June 17, 2026
Shawn Binns, CAO	June 17, 2026

Verbal Matters

(Section 13.3 of Township's
Procedural By-Law No. 2023-043)

Name:	Deputy Mayor Peter Lavoie
Item Number/Name:	
Meeting Date:	June 24, 2026
Motion No.:	

Type of Meeting:

- [x] Council
- [ ] Special Council
- [ ] Development Services Committee
- [ ] Accessibility Advisory Committee
- [ ] Heritage Committee
- [ ] Human Resources Committee

In addition to Health Canada regulating the licensing and operational standards for cannabis production, municipalities have tools at their disposal to address local impacts such as odour and land-use compatibility. To strengthen the Township's ability to manage these issues proactively, I am seeking Council support to motion to provide direction to staff to:

1. Prepare a report to review potential amendments to existing by-laws, or the development of a new by-law, to regulate nuisance odours from indoor cannabis operations that could be enforceable through AMPS and the associated service level considerations;
2. And that staff be directed to review and incorporate appropriate setbacks from settlement area boundaries and other sensitive land uses as part of the comprehensive zoning by-law update

This request is intended to ensure that the Township has the appropriate regulatory tools in place to address emerging issues and minimize conflict between agricultural or industrial cannabis land uses and sensitive land uses such as residential and institutional land uses.

The Corporation of the Township of Oro-Medonte

By-Law No. 2026-066

A By-law to amend the zoning provisions which apply to lands in Part of Lot 40, Concession 1, Township of Oro-Medonte (Oro)

2025-ZBA-25 (CRAIGHURST GP INC.)

Whereas the Council of the Corporation of the Township of Oro-Medonte is empowered to pass By-laws to regulate the use of land pursuant to Sections 34 of the Planning Act, R.S.O. 1990, c.P.13, as amended;

And Whereas Council deems it appropriate to rezone the subject lands;

Now Therefore the Council of the Township of Oro-Medonte hereby enacts as follows:

1. Schedule 'A14' to Zoning By-law 97-95, as amended, is hereby further Amended by changing the zone symbols applying to lands legally described as Part 1-Plan 51R-28647, Part 1-Plan 51R-30133, Part 1-Plan 51R-25120, Part 1-Plan 51R-29851, & Part 2-Plan 51R-9322 and Part of Lot 40, Concession1 (Geographic Township of Oro), Township of Oro-Medonte, County of Simcoe, as follows:

    a) from Local Commercial Exception 285 Hold (LC*285(H)) to Village One Exception 379 Hold (V1*379(H)),
    b) from Local Commercial Exception 285 Hold (LC*285(H)) to Village One Exception 379 (V1*379),
    c) from Local Commercial (LC), Residential One (R1), and Agricultural/Rural Exception 15 (A/RU*15) to Open Space (OS), Village One Exception 379 (V1*379) and Environmental Protection Exception 380 Hold (EP*380(H)), as shown on Schedule "A" attached hereto and forming part of this By-law.

2. Section 7.0 – Exceptions of Zoning By-law 97-95 as amended is hereby further amended by adding the following subsections:

    7.379 *379 – Part of Lot 40, Concession 1 (Oro), Township of Oro-Medonte (CRAIGHURST GP INC.)

    Notwithstanding Table B6, Village One Zone Standards for Permitted Uses, the following provisions shall apply:

Standard	Proposed
Width of planting strip	0.30 metres

Notwithstanding the provisions of Section 5.0, General Provisions, the following provisions shall apply:

Standard	Proposed
5.2 Accessory Outdoor Display and Sales	Permitted in the Village One Exception 379 (V1*379) Zone
5.9.1 Encroachments in Required Yards – Architectural features, balconies, and porches	*Balconies* may encroach into any *required yard* a distance of not more than 2.0 metres.
5.13.2 Permitted Location for Loading Space	*Loading spaces* may be located in an *exterior side yard.*

DRAFT

7.380 *380 – Part of Lot 40, Concession 1 (Oro), Township of Oro-Medonte
(CRAIGHURST GP INC.)

Notwithstanding the provisions of Section 4.0, Table A5, Environmental Protection Zone Permitted Uses, on the lands zoned Environmental Protection Exception 380 (EP*380) the following provision shall apply:

a) Notwithstanding the provisions of Section 5.27, "Setbacks from Limits of Environmental Protection Zone", the *setback* provisions do not apply to the lands denoted by the symbol EP*380 on the schedule to this By-law.

3. Schedule “A” attached to this is declared to form a part of this By-law.

4. That the Holding Provision shall not be removed until the Ministry of Tourism, Culture and Gaming indicates to the Township that a Stage 4 archaeological assessment has been filed with the Ministry and development or site alteration may occur.

5. That this By-law shall come into effect upon the date of passage hereof, subject to the provisions of the Planning Act, as amended.

Passed in Open Council this 24th Day of June, 2026.

The Corporation of the Township of Oro-Medonte

_____
Mayor, Randy Greenlaw

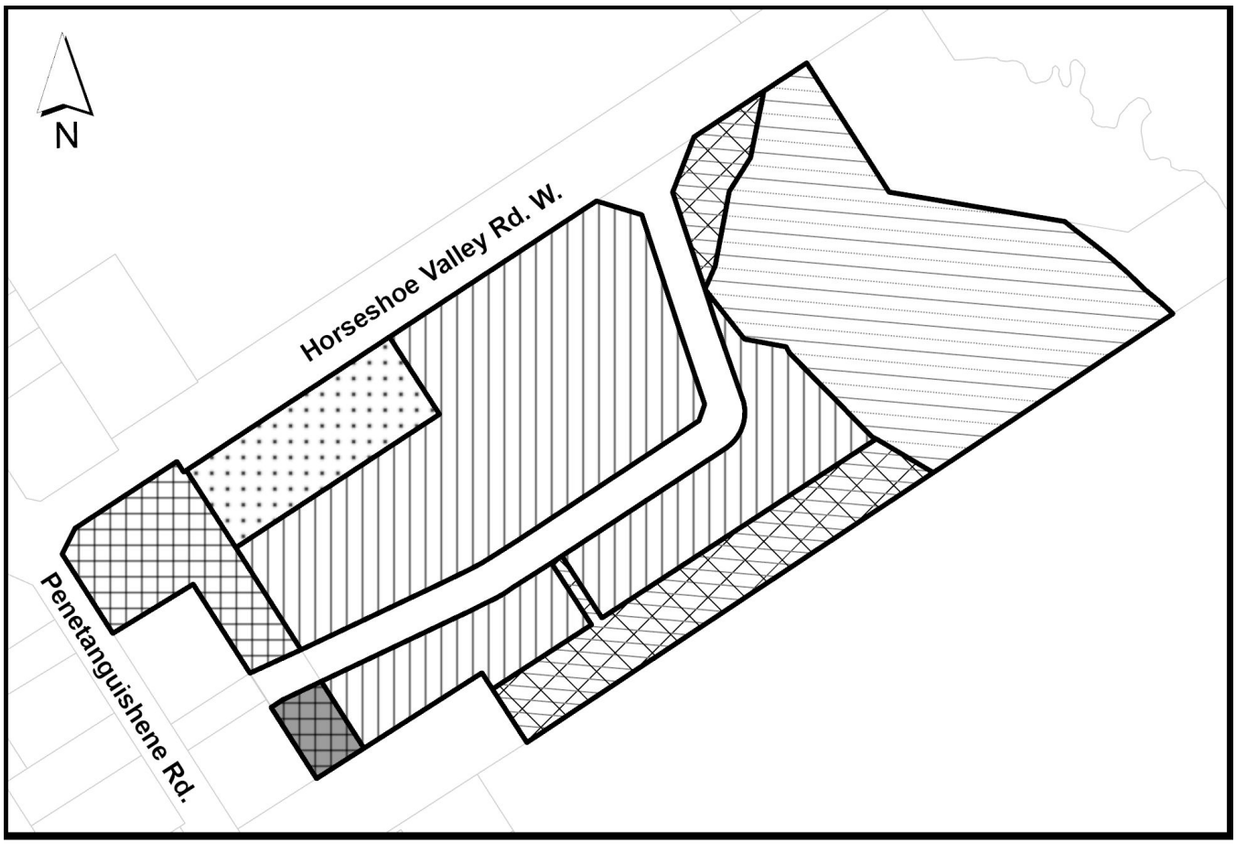
_____
Clerk, Yvonne Aubichon

By signing this by-law on June 24, 2026, Mayor Greenlaw will not exercise the power to veto this by-law.

DRAFT

Schedule 'A'

To By-Law No. 2026-066
The Corporation of the Township of Oro-Medonte



Lands To Be Rezoned From The Local Commercial Exception 285 Hold (LC*285(H)) Zone To Village One Exception 379 Hold (V1*379(H)) Zone

Lands To Be Rezoned From The Local Commercial (LC) Zone To Village One Exception 379 (V1*379) Zone

Lands To Be Rezoned From The Agricultural/Rural Exception 15 (A/RU*15) Zone To Village One Exception 379 (V1*379) Zone

Lands To Be Rezoned From The Agricultural/Rural Exception 15 (A/RU*15) Zone To Open Space (OS) Zone

Lands To Be Rezoned From The Agricultural/Rural Exception 15 (A/RU*15) Zone To Environmental Protection Exception 380 Hold (EP*380(H)) Zone

Lands To Be Rezoned From The Local Commercial Exception 285 Hold (LC*285(H)) Zone To Village One Exception 379 (V1*379) Zone

This is Schedule 'A' to By-Law 2026-066
passed the 24th day of June 2026.

The Corporation of the Township of Oro-Medonte

_____
Mayor, Randy Greenlaw

_____
Clerk, Yvonne Aubichon

(Application 2025-ZBA-25)

Explanatory Note to
By-Law No. 2026-066

The purpose of Zoning By-law Amendment No. 2026-066 is to rezone certain lands in the southeast quadrant of the Craighurst Community to permit the development of a mixed use Plan of Subdivision consisting of one block for commercial use, three blocks for medium density residential use, one block for open space use, one block for communal septic use, one block for environmental protection, and a new municipal roadway.

The effect of the Zoning By-law amendment is to implement Township of Oro-Medonte Official Plan Amendment No. 2 for the subject lands that was approved by the County of Simcoe on April 27, 2026. This will permit the development of a 4,248.5 square metre (45,730.4 square feet) commercial plaza and a 166 multi-unit residential development spread over eight buildings. Applications for a plan of subdivision for the overall development and a site plan for the commercial block have been submitted and are currently working through the planning process.

The Public Meeting regarding the proposed Zoning By-law Amendment was held on July 2, 2025 to receive comments from the Development Services Committee and the public with respect to the proposed development. There were no objections to the proposed by-law. Comments were made with respect to maintaining the vegetation buffer to the cemetery adjacent the property. The developer has agreed and this will be addressed as part of the site plan for that residential block. Minor changes were made to the proposed Zoning By-law Amendment that do not generate the need for a new public meeting.

2025-ZBA-25 (CRAIGHURST GP INC.)

The Corporation of the Township of Oro-Medonte

By-Law No. 2026-068

Being a By-Law to Confirm the Proceedings of the Council Meeting held on Wednesday, June 24, 2026

Whereas Section 5 of the *Municipal Act, 2001, S.O. 2001, C. 25, as amended* provides that the powers of the Municipal Council shall be exercised by By-Law, unless the municipality is specifically authorized to do otherwise;

And Whereas The Council of The Corporation of the Township of Oro-Medonte deems it expedient that the proceedings at this Council Meeting be confirmed and adopted by By-Law;

Now Therefore the Council of The Corporation of the Township of Oro-Medonte hereby enacts as follows:

1. That the actions of the Council at its Council Meeting held on Wednesday, June 24, 2026, and in respect to each Motion, Resolution and other actions passed and taken by the Council at its said Meeting is, except where prior approval of the Ontario Land Tribunal is required, hereby adopted, ratified and confirmed.

2. That the Mayor and the proper Officials of the Township are hereby authorized and directed to do all things necessary to give effect to the said action or to obtain approvals where required and to execute all documents as may be necessary on behalf of the Council of the Corporation of the Township of Oro-Medonte.

3. That the Mayor/Chair and Clerk/Designate are hereby authorized and directed to execute and affix the corporate seal to all necessary documents.

4. And That this by-law shall come into force and take effect on the final passing thereof.

Passed in Open Council this 24th day of June, 2026.

The Corporation of the Township of Oro-Medonte

_____
Mayor, Randy Greenlaw

_____
Clerk, Yvonne Aubichon

By signing this by-law on June 24, 2026, Mayor Greenlaw will not exercise the power to veto this by-law.

DRAFT