



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

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

Page

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. Reports of Municipal Officers for Information Only:

- 4 - 15 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.
[DS2026-075](#)

5. Public Meetings:

- 16 - 40 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:

Council Meeting Agenda - June 11, 2026

6:30 p.m. 1 Pemberton Lane;
1165 Woodland Drive;
247 Moon Point Drive.

[Notice of Public Meeting 3:00 pm](#)

[Notice of Public Meeting 4:45 pm](#)

[Notice of Public Meeting 6:30 pm](#)

6. Confirmation By-Law:

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

[2026-065](#)

7. Adjournment:

- a) Motion to Adjourn.



Staff Report

To: Special Council
From: Brent Spagnol, Director of Development Services
Meeting Date: June 11, 2026
Report No.: DS2026-075
Subject: Township Initiated Site-Specific Zoning By-law Amendment for Ten Properties Application No. 2026-ZBA-14
Type: For Information Only
Motion No.:

Recommendation

It is recommended:

1. That Report No. DS2026-075 be received for information.

Introduction

The purpose of this report is to outline the background and process associated with a 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 the existing single detached dwellings.

Background

The Township recently concluded a process at the Ontario Land Tribunal (OLT) which resolved appeals of the Short-Term Rental Accommodation Policies found in Section 4.13 of the Township's new Official Plan.

The OLT approved Section 4.13 of the new Official Plan on March 30, 2026, which brought revised Short-Rental Accommodation Policies into effect (Schedule 1-revised Official Plan Section 4.13-Short Term Rental Accommodation Policies).

To facilitate potential resolution at the OLT, without prejudice discussions were undertaken to provide an opportunity for the appellants and the Township to discuss issues related to the original Official Plan Short Term Rental Accommodation (STRA) policy adopted by the Township. Without prejudice discussions are common and encouraged in OLT proceedings as they provide parties with an opportunity to determine whether matters can be resolved without incurring the costs and uncertainties associated with contested hearings.

As a result of these discussions, formal minutes of settlements were prepared and executed by the parties along with the establishment of the revised STRA Official Plan policies. The parties involved in the process are provided 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 following outlines the general process set out in the Minutes of Settlement between the Oro-Medonte Responsible Short-Term Rental Group (RSTRs) and the Township.

- Township would Initiate a rezoning process for ten (10) specific RSTR properties for consideration of Council to permit short-term rental accommodations as a secondary use to existing dwelling units.
- Staff to prepare a Draft By-law that outlines the extent of short-term rental accommodations.
- 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 within Section 4.13.
- Township Council to render Decisions for each of the specified properties.

It is important to note that Council's ability to render independent unfettered decisions cannot be influenced through the Minutes of Settlement as Council maintains the discretionary authority to render decisions based on all available information obtained through the planning process.

Draft Zoning By-law & Process

As per the Minutes of Settlement, staff have prepared a draft Zoning By-law (refer to Schedule 2-Draft Zoning By-law Text) to be considered by Council for ten (10) properties. This draft By-law and process only applies to the specific properties referenced within the Public Meeting Notice and is not being proposed on a Township-wide basis.

The draft zoning by-law includes the following provisions and definitions:

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:

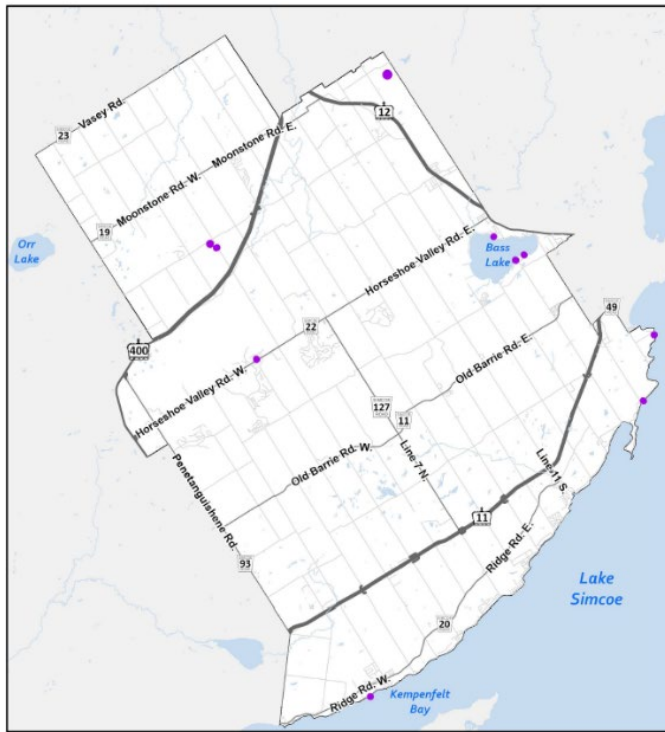
The minimum number of required *parking spaces* for a *Short-Term Rental Accommodation* shall be one (1) *parking space* per bedroom used for a *STRA* use.

“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.”



The ten (10) properties subject to the proposed zoning by-law amendment process are located at the following municipal addresses in various locations throughout the municipality (refer to Schedule 3-Properties Subject to Proposed Zoning By-law Amendment):

- 2192 Town Line
- 4598 Line 5 North
- 4524 Line 5 North
- 6 Cook Lane
- 10 Beach Road
- 68 Ward Avenue
- 15 Cathedral Pines
- 1 Pemberton Lane
- 1165 Woodland Drive
- 247 Moon Point Drive

Public Meeting Process

The purpose of the Public Meeting is to provide an opportunity for residents and stakeholders to provide comments

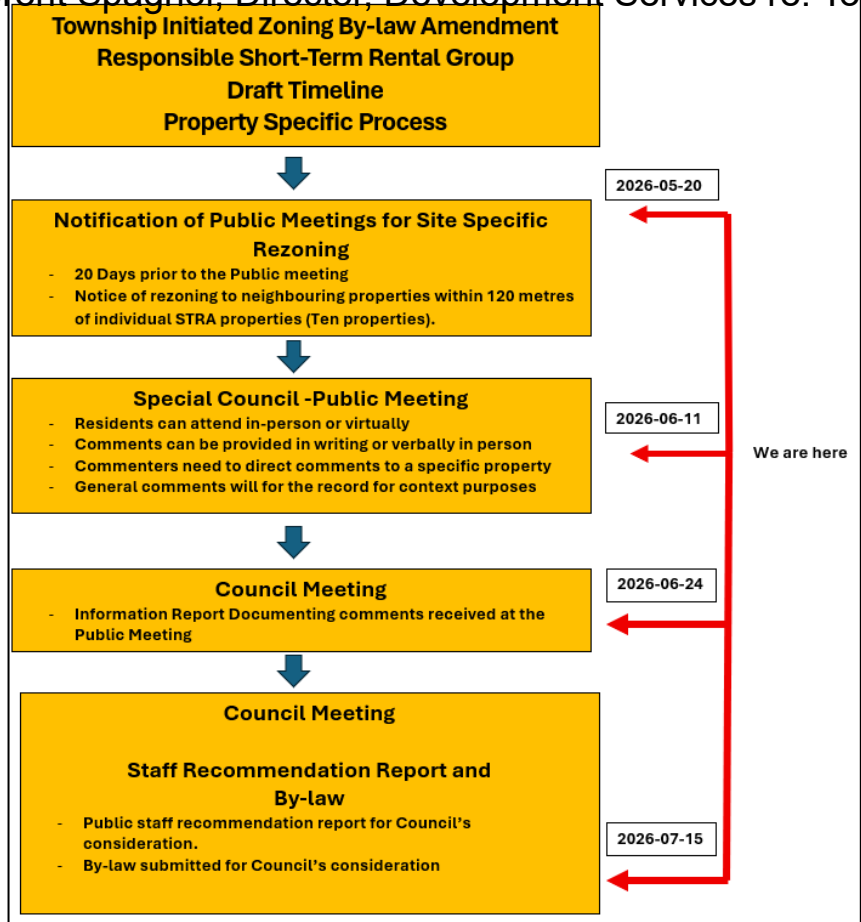
regarding the proposed zoning amendments for each property specifically.

Township Staff will provide a brief presentation regarding the proposed amendments and property information to provide context.

The Public Meetings have been organized into three separate blocks as there is limited space available in Council Chambers at the Township Administrative Building to host one single public meeting for all ten (10) properties.

Opportunities to participate virtually are available through registration and comments in writing can also be submitted to form a part of the public record.

A decision by Council will not be rendered at the Public Meeting as the information gathered through the public meeting is to be considered prior to a decision by Council.



The above graphic outlines the proposed steps and key milestones associated with the zoning by-law amendment process.

Licensing By-law

Council considered a draft Licensing By-law in August 2025. Staff are preparing minor amendments to the draft licensing by-law for short-term rental accommodations that advertise as a result of the new Official Plan Policies and comments received since last year.

The purpose of the STRA licensing by-law is to regulate how an STRA operates, similar to a business license. The Licensing By-law will establish clear parameters related to the intensity of short-term rental accommodations and criteria that need to be met in order for an STRA Operator to obtain a license. The licensing by-law would cover the whole Township and address legal as well as illegal STRAs.

The draft Short-Term Residential Accommodation Licensing By-law will align with the new Short-Term Rental Accommodation Official Plan policies within Section 4.13 of the new Official Plan to ensure that 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.

4.a) DS2026-075, Brent Spagnol, Director, Development Services, re: Towns...
The revisions to the draft Licensing By-law are expected to be introduced to Council for consideration in June 2026 with a target date of August 2026 for implementation.

Subject to Council's approval, properties zoned to permit Short-term Rental Accommodations will be required to obtain a license from the Township if they advertise through a marketing platform. The Township will have the ability to issue or refuse issuance of license applications based on the ability of the property and operation to meet the specified criteria.

The Township would also have the ability to revoke licenses if an operation is not complying with Municipal By-laws (noise, property standards etc..) or not in compliance.

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 May 13, 2026-[DS2026-061-Short Term Rental Accommodation Program Update](#)
- 2) Staff Report dated February 25, 2026-[DS-2026-024-OLT Hearing Update-Official Plan Appeals-Short Term Rental Accommodation Policies](#)
- 3) Staff Report dated January 14, 2026-[DS-2026-Ontario Land Tribunal OLT-24-000037-Short Term Rental Accommodation Official Plan Appeals Update](#)
- 4) Staff Report dated August 13, 2025-[DS2025-062-Public Comments & Recommendations on Draft Short Term Rental Accommodation & Bed Breakfast Establishments Licensing By-law](#)

- 5) Staff Report dated January 22, 2025-[DS-2025-004-Options Report to Address Illegal Short-Term Rental Accommodations in Oro-Medonte](#)
- 6) Staff Report dated October 16, 2024-[Council Education Session Pertaining to Enforcement Challenges in Addressing Short-Term Rental Commercial Accommodations in the Municipality](#)
- 7) 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 is being 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.

The zoning process applies to ten (10) properties and does not apply on a Township-wide basis. The public meeting is intended to obtain comments from the public with respect to the zoning of the ten (10) site-specific properties for Council's consideration consistent with the zoning provisions contained in the Ontario Planning Act. No decisions will be made at the meeting. A staff report will come forward to Council in June summarizing the comments. It is anticipated that decisions will be made at the July Council meeting.

Subject to Council's consideration/decision, any properties that are zoned to permit short-term residential accommodation and advertise rental will be subject to the Township's Licensing By-law, all nuisance by-laws and the existing Administrative Monetary Penalty System would also apply.

Respectfully submitted,

Brent Spagnol, RPP,
Director, Development Services

June 3, 2026

Approvals:
Shawn Binns, CAO

Date:
June 5, 2026

Schedule 1-Short-Term Rental Official Plan Policies-Section 4.13

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 accommodations* that advertise are permitted in any Village One (V1) Zone including any (V1) 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 accommodations* 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 accommodations* that advertise and their potential to negatively impact adjacent residential properties, where a *short-term rental accommodation* use that advertises is proposed, it

4. a) DS2026-075, Brent Spagnol, Director, Development Services re: Towns... 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.

Schedule 2-Draft Zoning By-law Text

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

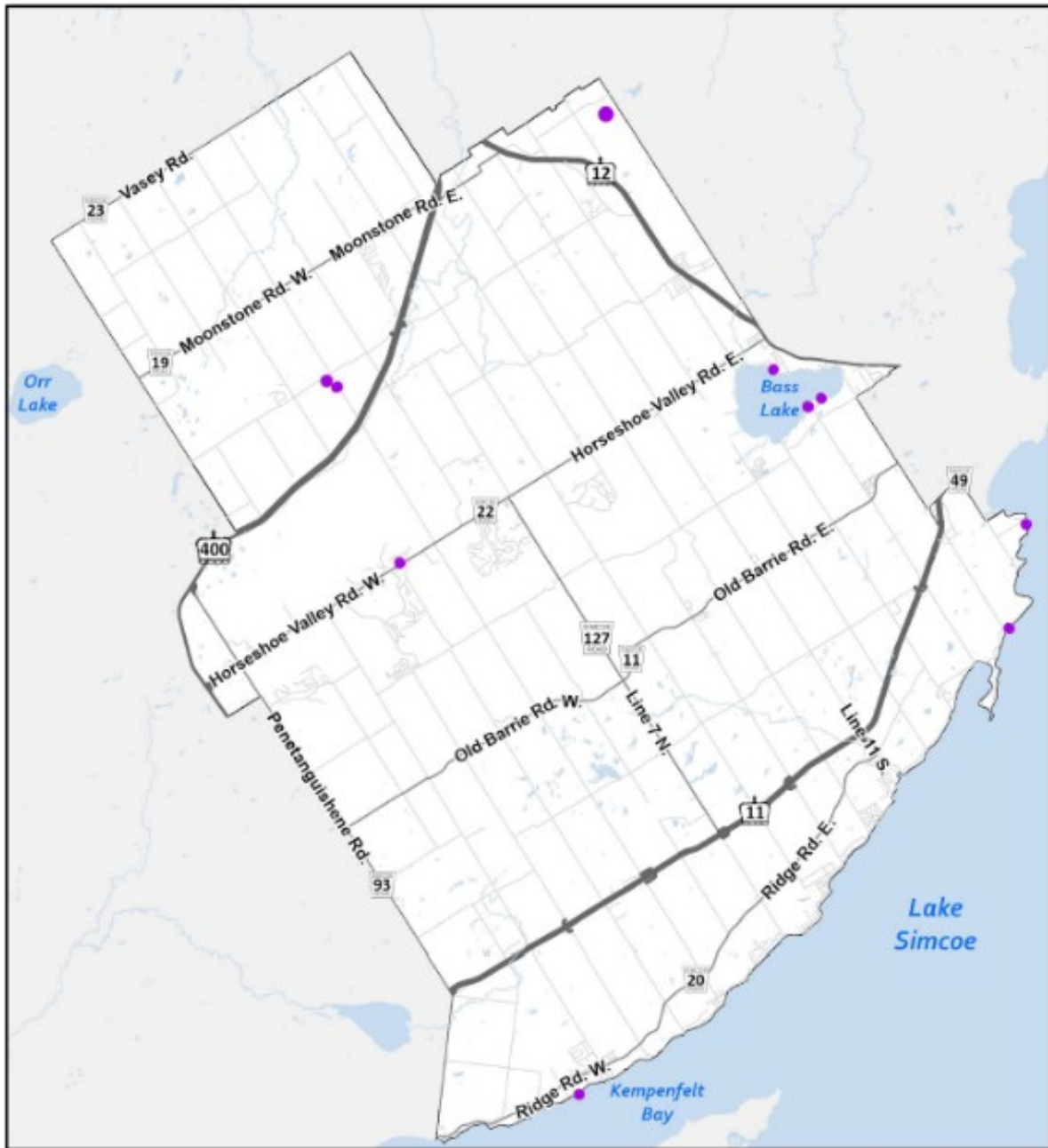
Mayor, Randy Greenlaw

Clerk, Yvonne Aubichon

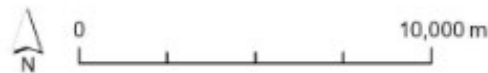
By signing this by-law on _____, 2026, Mayor Greenlaw will not exercise the power to veto this by-law.

DRAFT

Schedule 3-Properties Subject to Proposed Zoning By-law Amendment



Map of Properties Subject to Zoning By-law Amendment Application





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 3:00 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. 97-95 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 requirements of the Planning Act.

The subject lands being considered at the 3:00 p.m. time slot are described as follows:

- 2192 Town Line
- 4598 Line 5 North
- 4524 Line 5 North

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](#).

5.a) Notice of Public Meeting for Proposed Amendment to the Zoning By-La...

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.

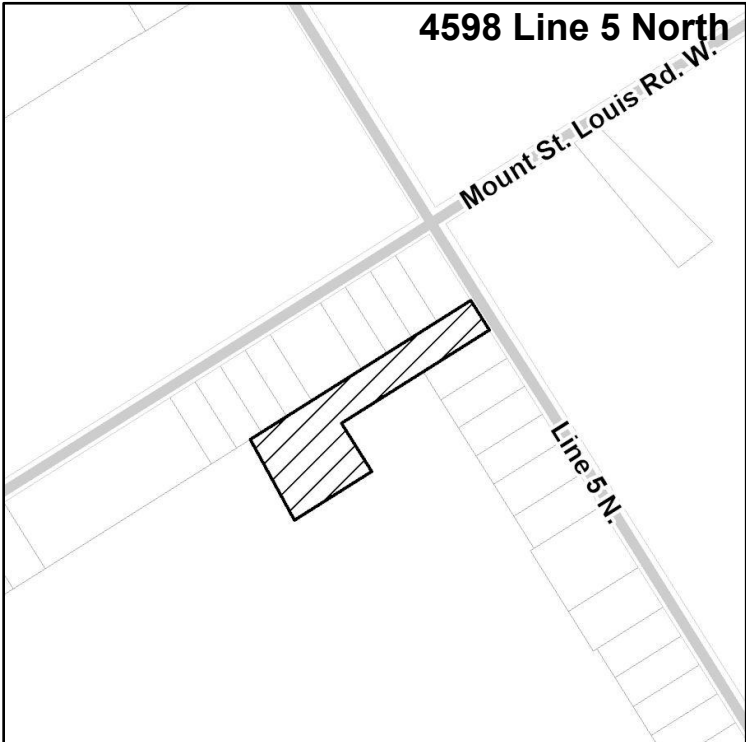
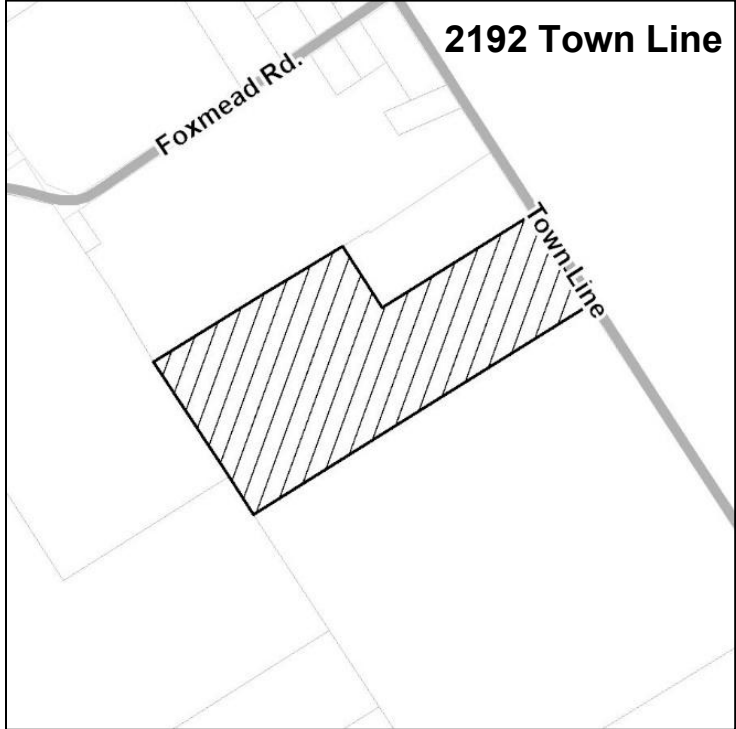
If you wish to be notified of the decision of the Township of Oro-Medonte in respect to the proposed Zoning By-law Amendment, you must make a written request.

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.

Location Maps



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

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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:

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“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 ‘A20 and ‘A23’ to Zoning By-law 97-95, as amended, is hereby further amended by changing the zoning symbol applying to these lands by adding

5.a) Notice of Public Meeting for Proposed Amendment to the Zoning By-La...

Exception XXX (*XXX) to the existing Agricultural/Rural (A/RU) Zone and Agricultural/Rural Exception 96 (A/RU*96) Zone, as shown on Schedules "A", "B" and "C" 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" and "C" 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

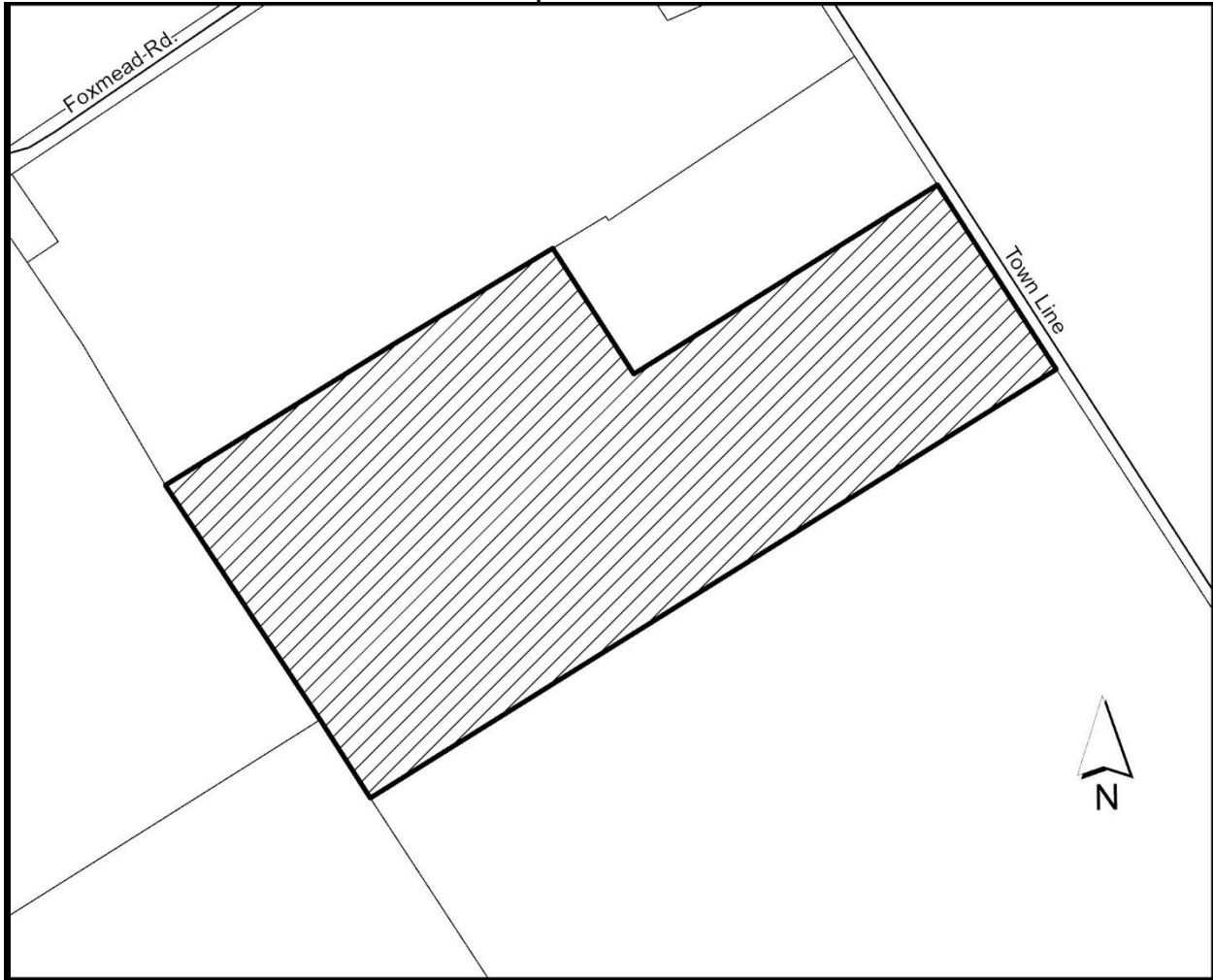
Clerk, Yvonne Aubichon

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

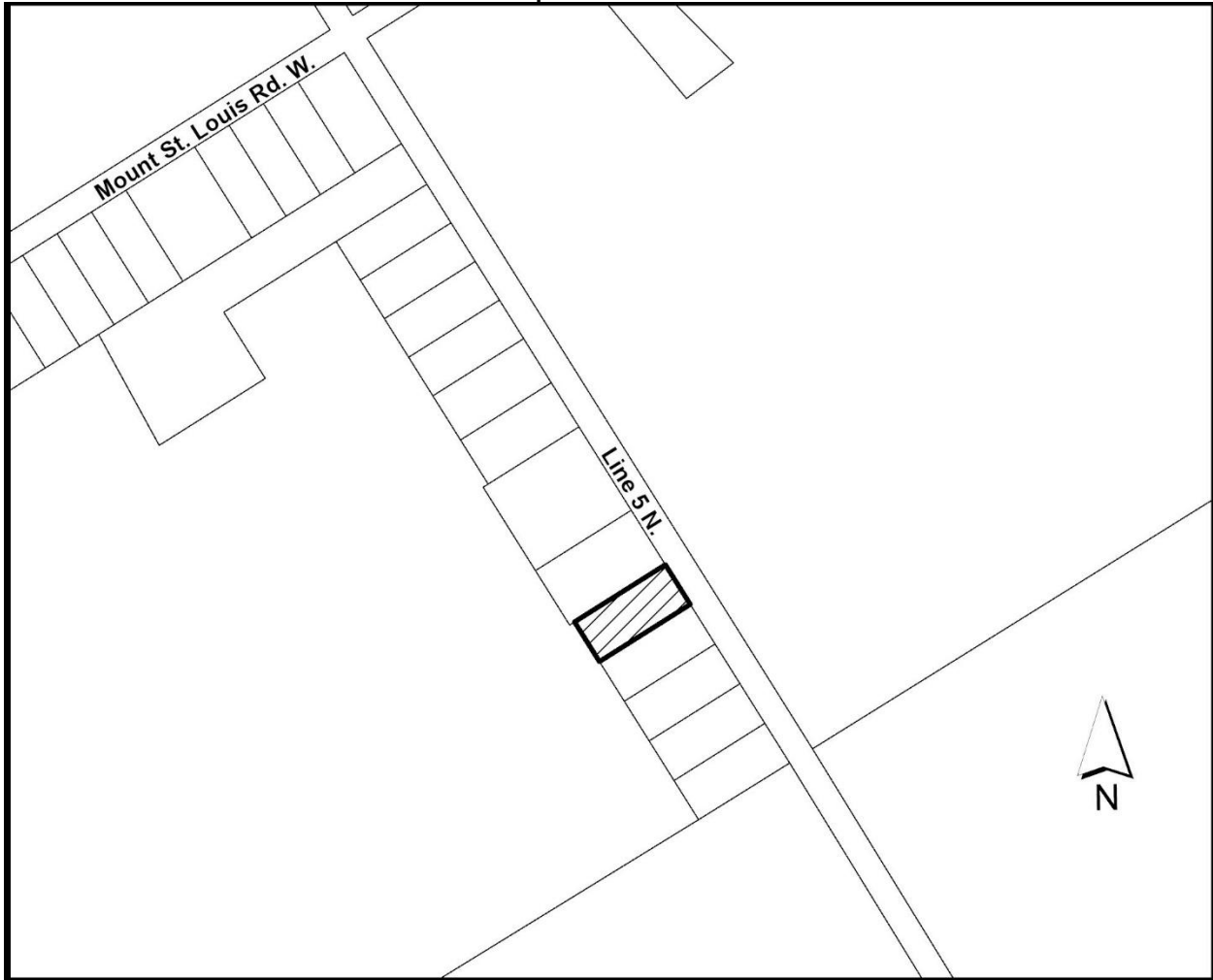
Deputy Clerk, Janette Teeter

(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

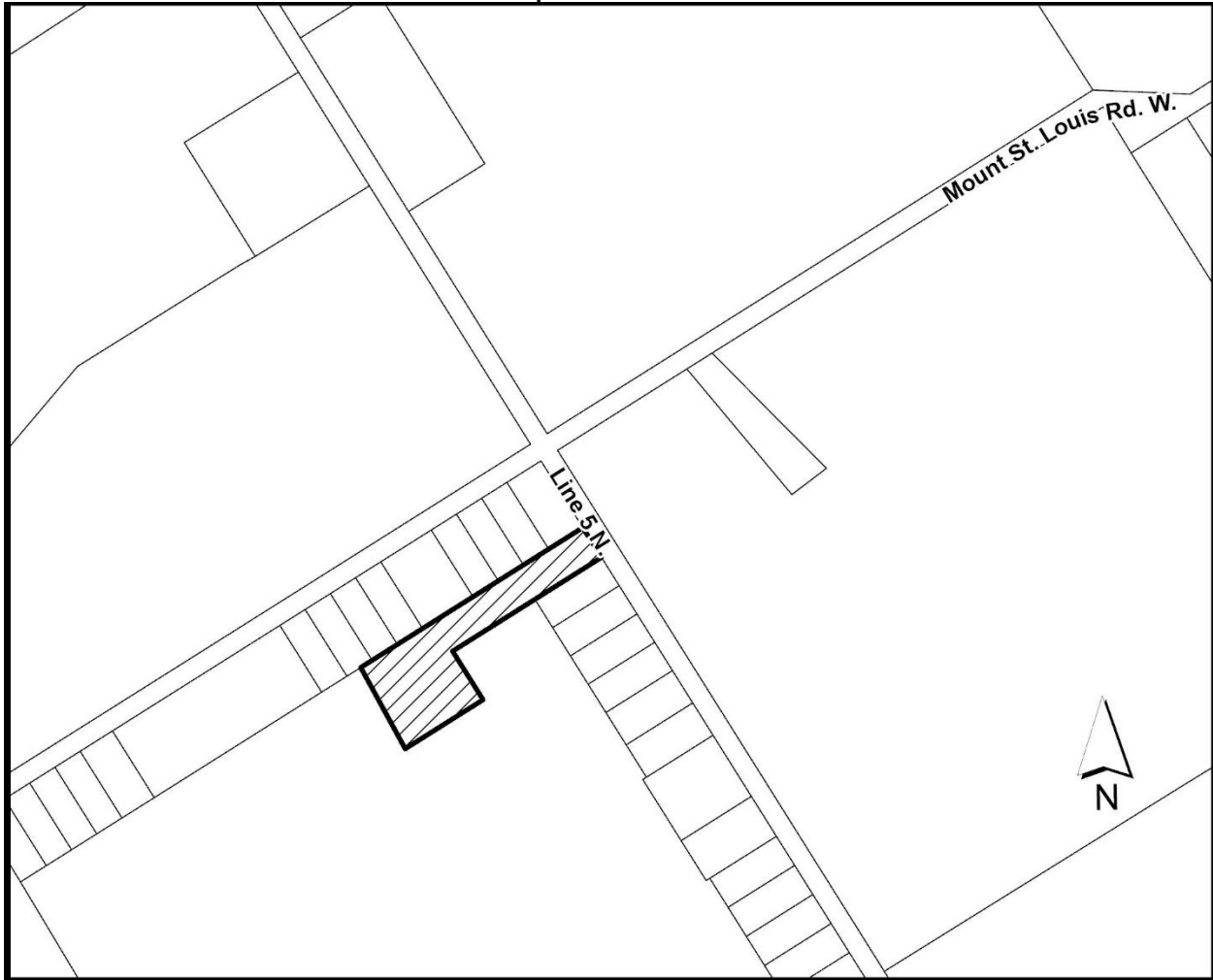
Deputy Clerk, Janette Teeter

(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)



**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. 97-95 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 requirements 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](#).

5.a) Notice of Public Meeting for Proposed Amendment to the Zoning By-La...

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.

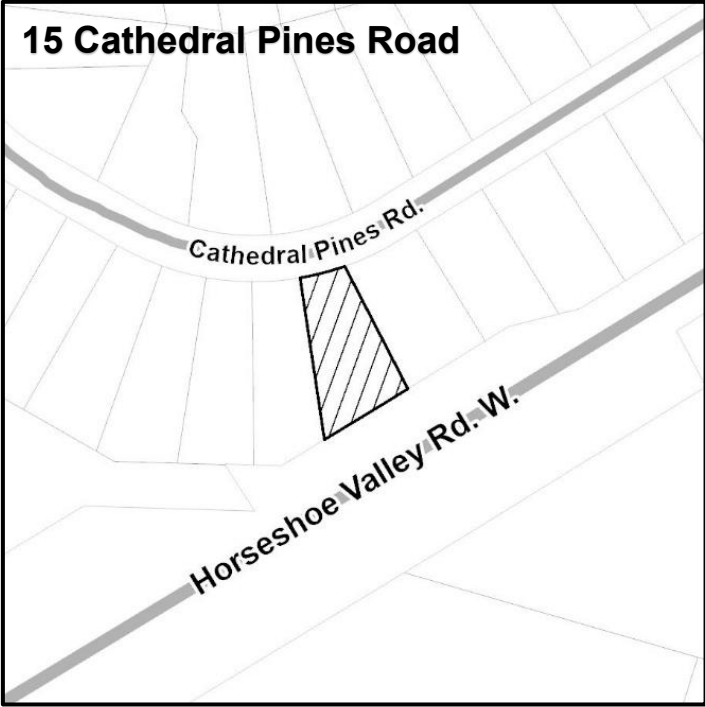
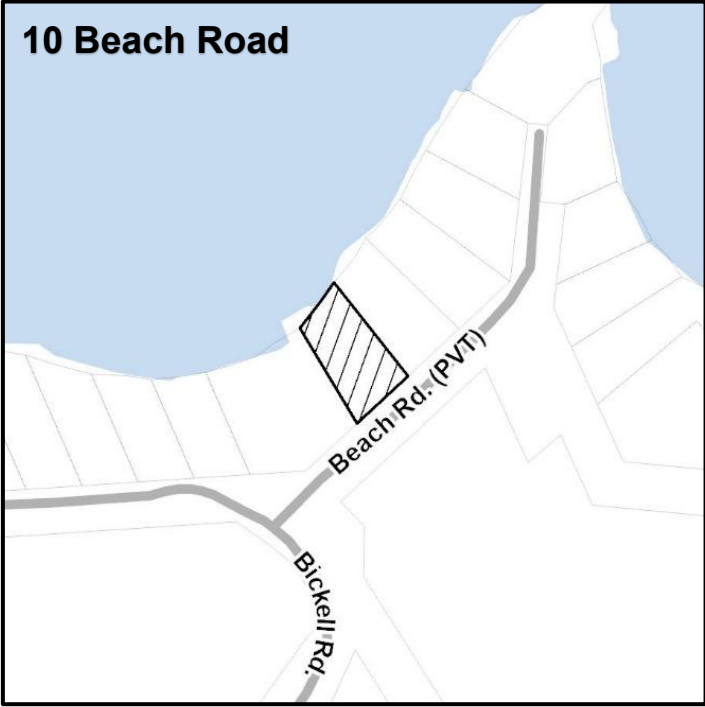
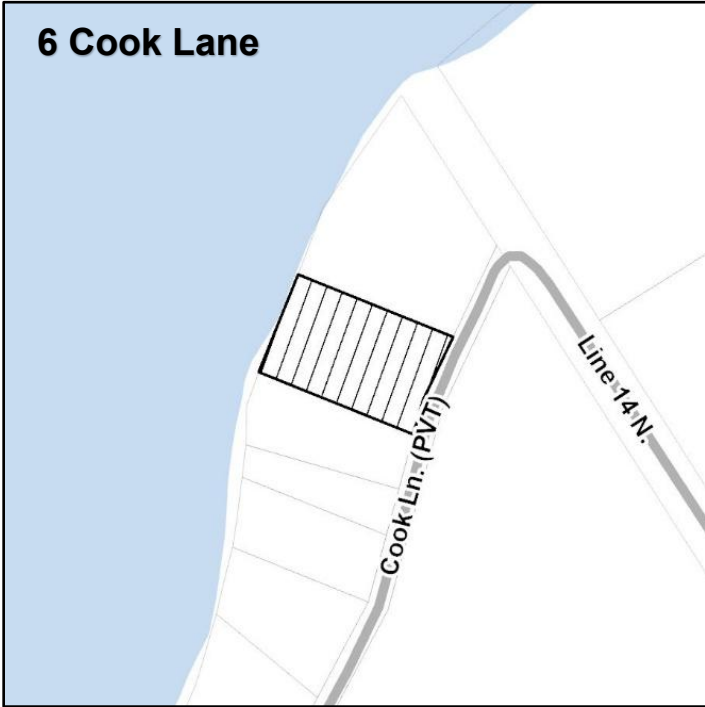
If you wish to be notified of the decision of the Township of Oro-Medonte in respect to the proposed Zoning By-law Amendment, you must make a written request.

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.

Location Maps



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

5.a) Notice of Public Meeting for Proposed Amendment to the Zoning By-La...

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

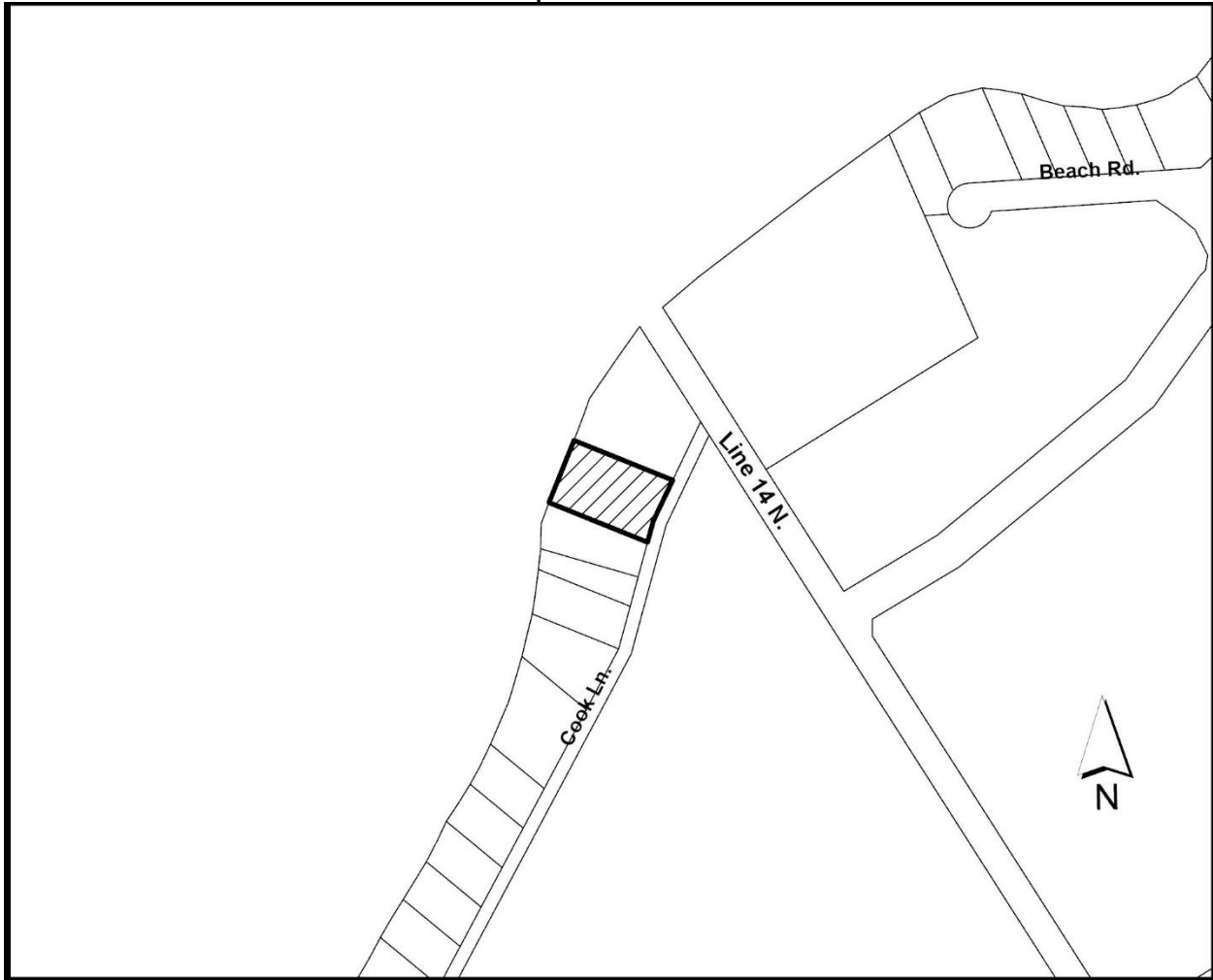
Clerk, Yvonne Aubichon

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

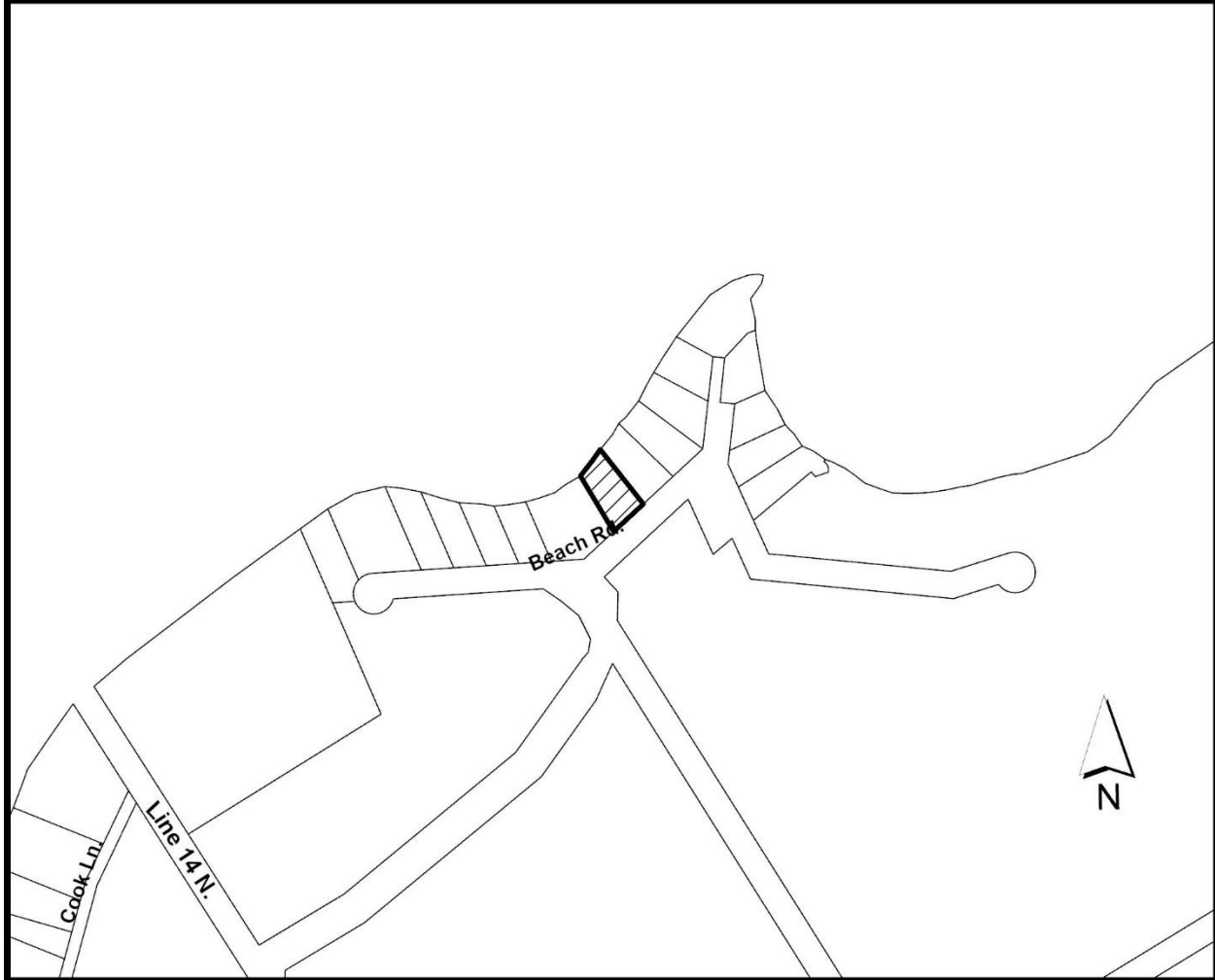
Deputy Clerk, Janette Teeter

(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

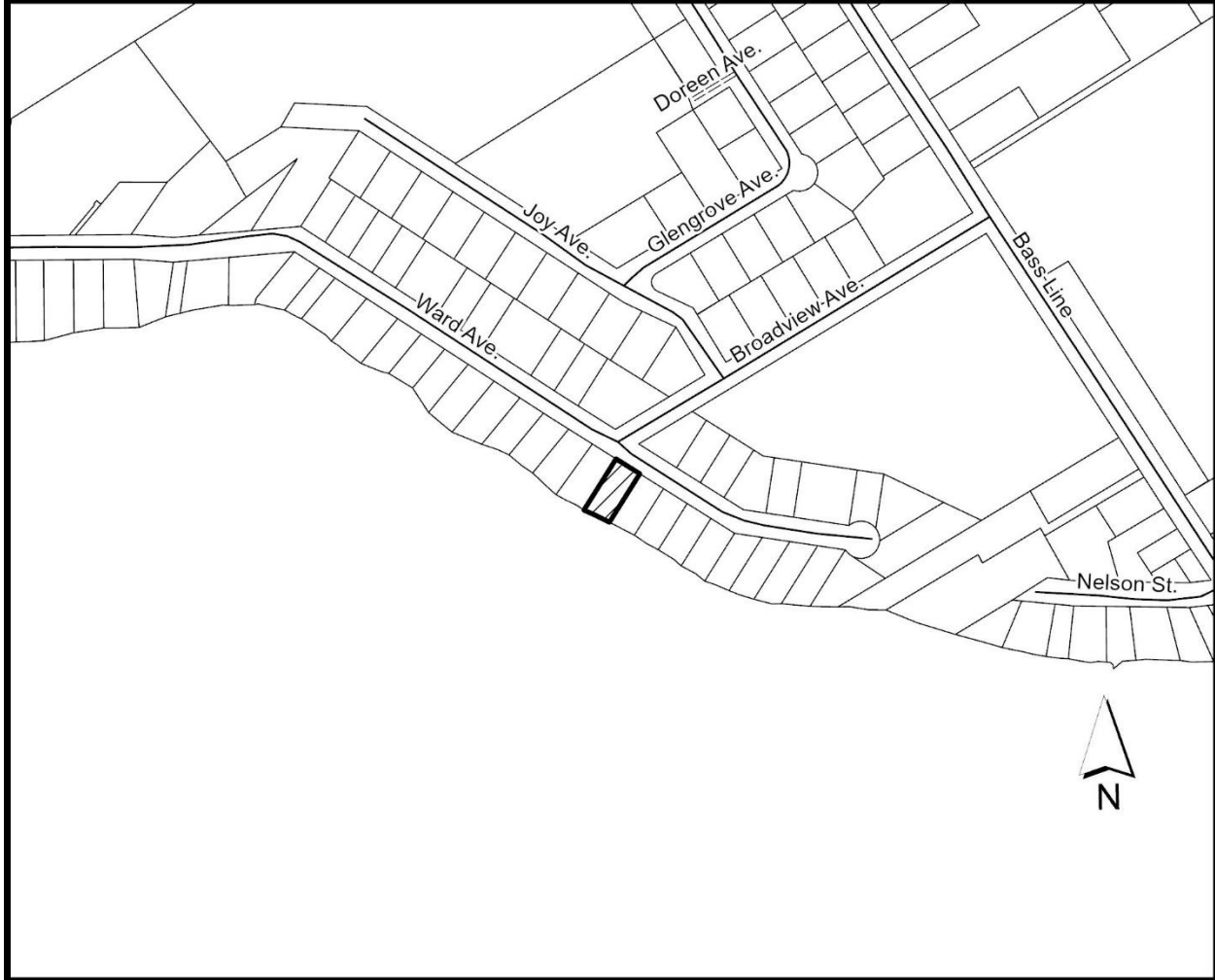
Deputy Clerk, Janette Teeter

(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)



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 6:30 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. 97-95 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 requirements of the Planning Act.

The subject lands being considered at the 6:30 p.m. time slot are described as follows:

- 1 Pemberton Lane
- 1165 Woodland Drive
- 247 Moonpoint Drive

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](#).

5.a) Notice of Public Meeting for Proposed Amendment to the Zoning By-La...

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.

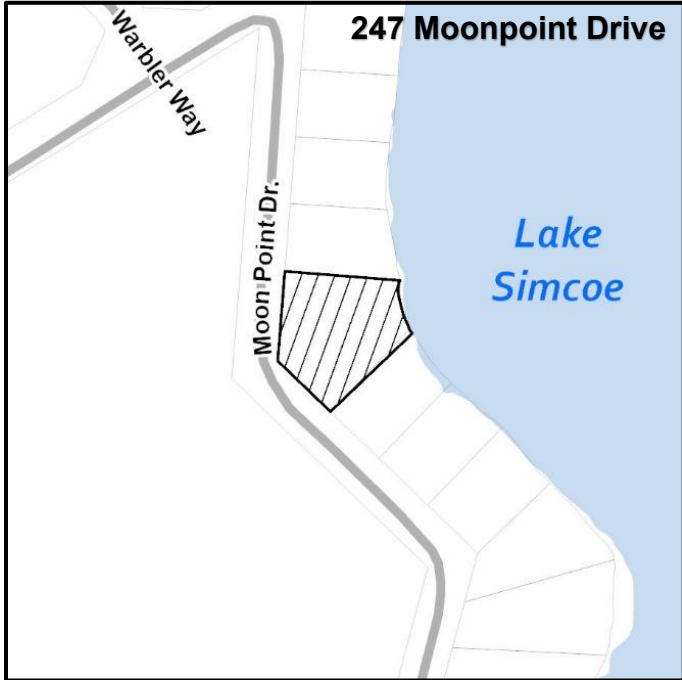
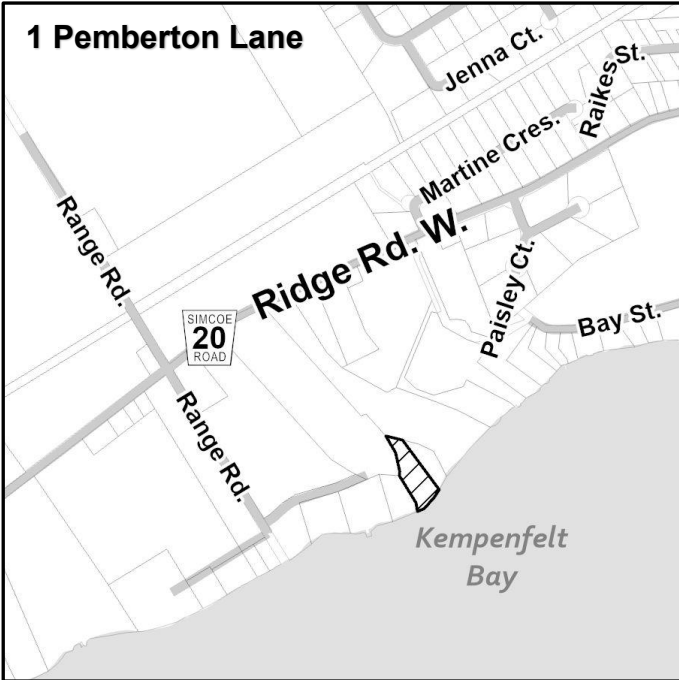
If you wish to be notified of the decision of the Township of Oro-Medonte in respect to the proposed Zoning By-law Amendment, you must make a written request.

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.

Location Maps



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 ‘A2’ and ‘A8’ to Zoning By-law 97-95, as amended, is hereby further amended by changing the zoning symbol applying to these lands by adding

5.a) Notice of Public Meeting for Proposed Amendment to the Zoning By-La...

Exception XXX (*XXX) to the existing Shoreline Residential Exception (SR*2) Zone and Residential Limited Service (RLS) Zone, as shown on Schedules "A", "B" and "C" 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" and "C" 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

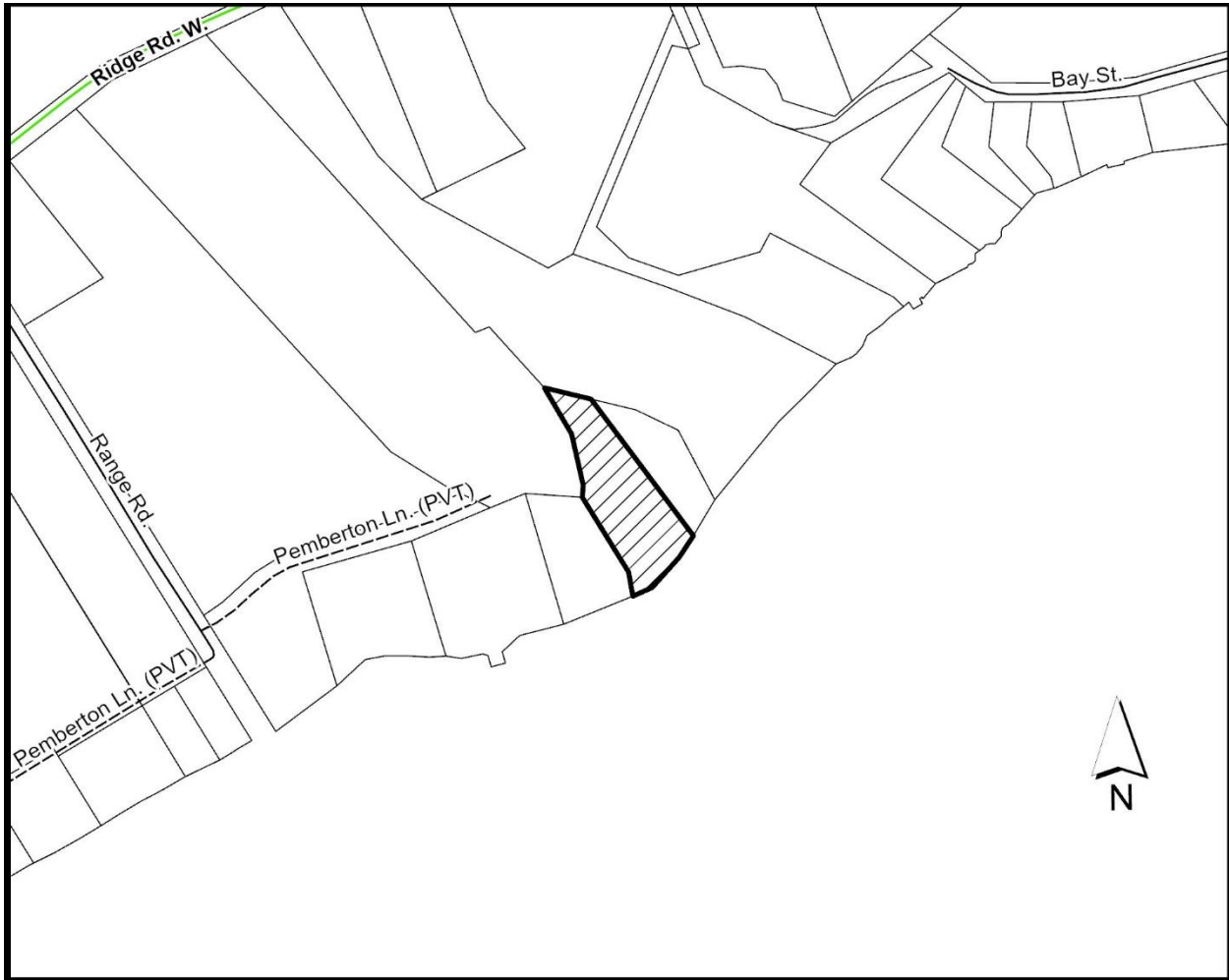
Mayor, Randy Greenlaw

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



Lands subject to this By-law

The Corporation of the
Township of Oro-Medonte

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

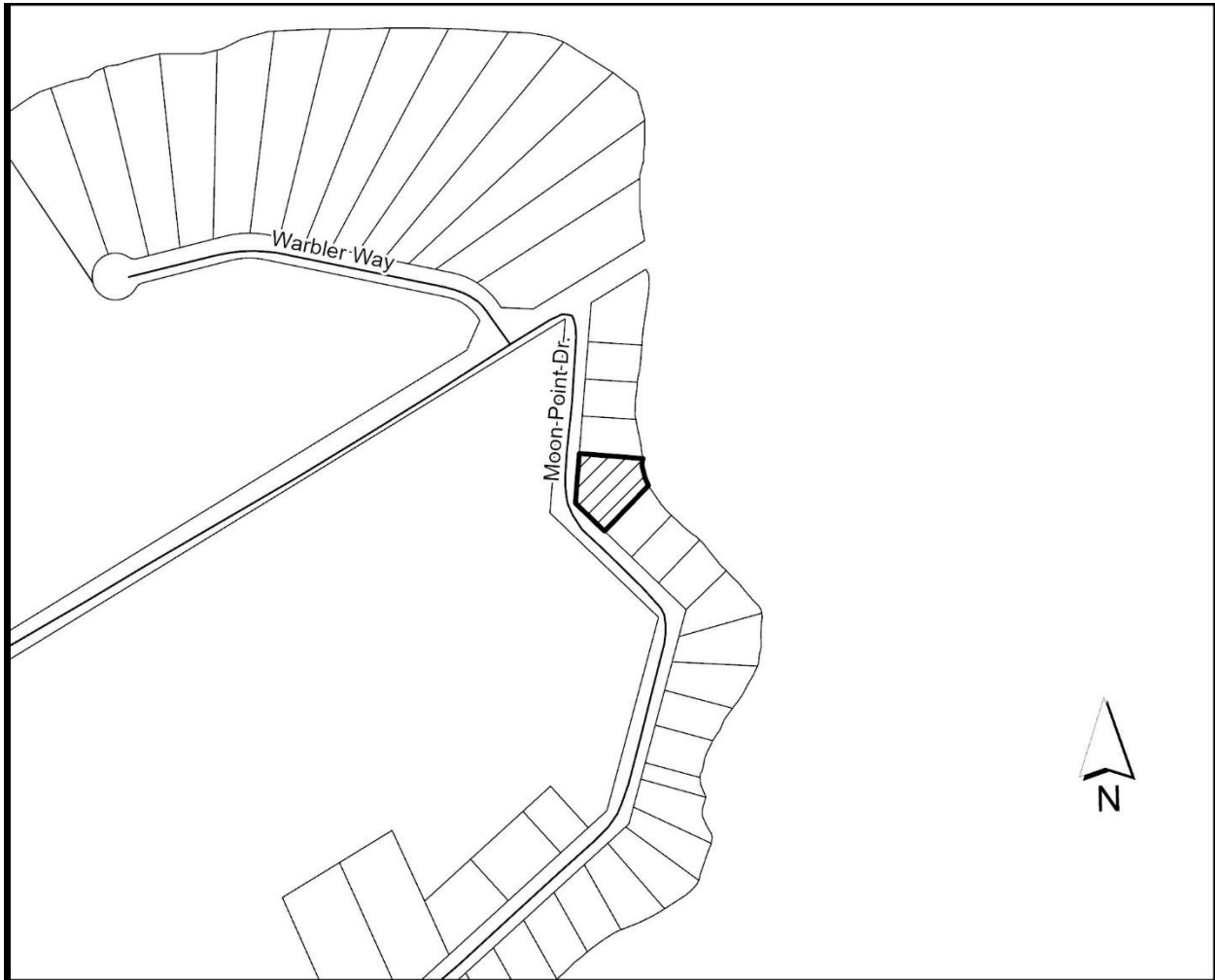
Deputy Clerk, Janette Teeter

(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)

6.a) 2026-065: Being a by-law to confirm the proceedings of the Special ...

The Corporation of the Township of Oro-Medonte

By-Law No. 2026-065

**Being a By-Law to Confirm the Proceedings of the Special Council Meeting
held on Thursday, June 11, 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 Special 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 Special Council Meeting held on Thursday, June 11, 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 11th 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 11, 2026, Mayor Greenlaw will not exercise the power to veto this by-law.