



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

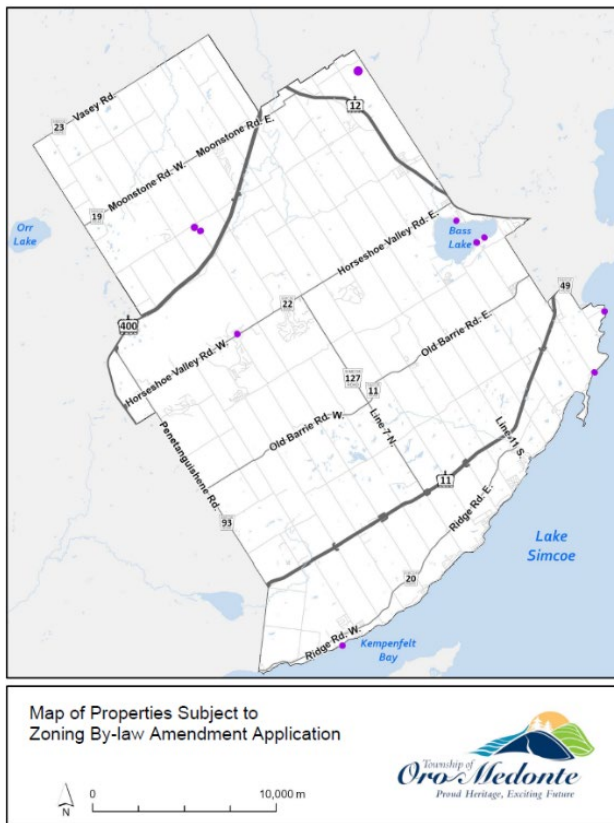
It is recommended:

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.



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
- Neighbours 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

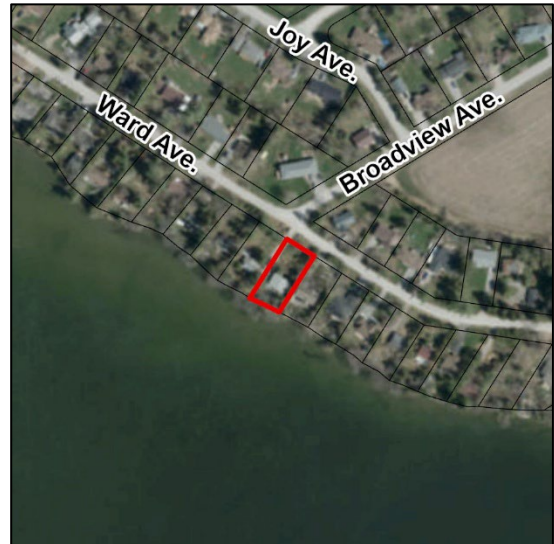
Comments in support of the rezoning were not provided by the property owner.

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

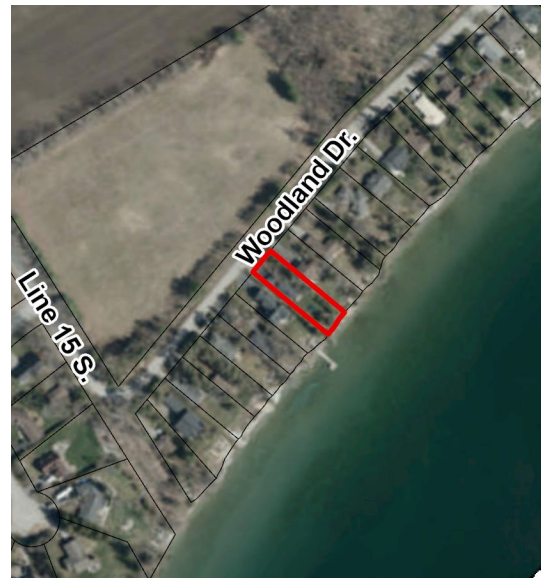
The subject property is zoned Shoreline Residential Exception (SR*2) consisting of single-detached dwelling. The dwelling is located on a municipal road and is a lakefront property on Lake Simcoe.

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

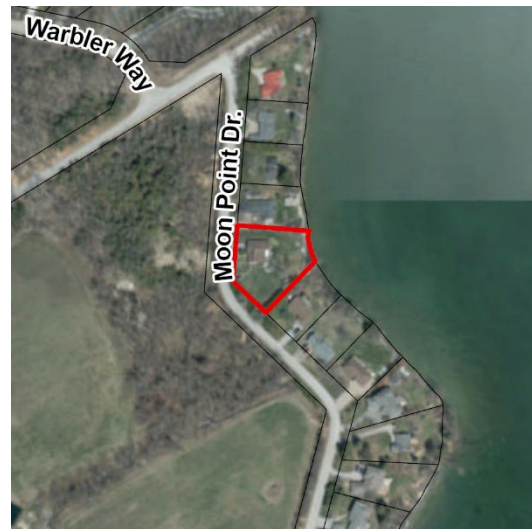
Commenting letters have been provided with respect to this specific property which are provided in Schedule 5-Written Submissions.



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:
Shawn Binns, CAO

Date:
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

