



Staff Report

To: Council

From: George Vadeboncoeur, Manager, Planning Special Projects

Meeting Date: July 22, 2026

Report No.: DS2026-089

Subject: Zoning By-law Amendment Application (2026-ZBA-14)
Short-Term Rental Accommodation for Ten (10) Properties

Type: Requires Action

Motion No.:

Recommendation

It is recommended:

1. That Report No. DS2026-089 be received
2. That Zoning By-law Amendment Application 2026-ZBA-14 (Township of Oro-Medonte) specifically to undertake the following be approved:
 - To introduce a provision pertaining to the secondary use of a Dwelling Unit as a Short-Term Rental Accommodation.
 - To introduce definitions of “Short-Term Rental Accommodation (STRA)” and “Secondary Use”.
 - To rezone the following ten (10) properties with the Exception 394 (*394) Zone to permit a Short-Term Rental Accommodation as a Secondary Use to a residential use on each of the properties:
 - 2192 Town Line
 - 4598 Line 5 North
 - 4524 Line 5 North
 - 15 Cathedral Pines
 - 1 Pemberton Lane
 - 68 Ward Avenue
 - 6 Cook Lane

- 247 Moon Point Drive
 - 10 Beach Road
 - 1165 Woodland Avenue
3. That staff bring forward the By-law for Council's consideration; and.
 4. That the property owners to which the By-law applies be advised of Council's decision under the Director, Development Services signature.

Background

The purpose of the report is to provide information and a staff recommendation to Council on a Township initiated Zoning By-law Amendment pertaining to the following:

- To introduce a provision pertaining to the secondary use of a Dwelling Unit as a Short-Term Rental Accommodation.
- To introduce definitions of "Short-Term Rental Accommodation (STRA)" and "Secondary Use".
- To rezone the following ten (10) properties with the Exception 394 (*394) Zone to permit a Short-Term Rental Accommodation as a Secondary Use to a residential use on each of the following properties.
 - 2192 Town Line
 - 4598 Line 5 North
 - 4524 Line 5 North
 - 15 Cathedral Pines
 - 1 Pemberton Lane
 - 68 Ward Avenue
 - 6 Cook Lane
 - 247 Moon Point Drive
 - 10 Beach Road
 - 1165 Woodland Avenue

This report follows report [DS2026-061](#), which provided Council with an update on the short-term rental accommodation program presented to Council on May 1, 2026 and report [DS2026-076](#), which provided Council with the comments received from the public on the proposed Zoning By-law Amendment.

On March 30, 2026, the Ontario Land Tribunal (OLT) approved revised Short-Term Rental Accommodation (STRA) Official Plan policies for the Township based on a negotiated settlement. This decision stemmed from appeals of the policies that were contained in the new Township Official Plan by three appellants, including the Oro-Medonte Association of Responsible STRs (RSTR).

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 regulatory pillars (Zoning and Licensing) to effectively manage STRAs in the municipality.

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. The new STRA Official Plan policies are outlined in report [DS-2026-024-OLT Hearing Update-Official Plan Appeals-Short Term Rental Accommodation Policies](#).

The final wording of the policies was achieved through settlement discussions under the direction of the OLT. 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. The Minutes of Settlement executed between the RSTR and the Township which formed the basis for the settlement of the Official Plan appeals require the Township to:

- Initiate a Township rezoning process for ten (10) specific RSTR properties for Council's consideration to permit short-term rental accommodations.

The proposed Zoning By-law Amendment introduces terminology in the Zoning By-law that aligns with the newly adopted policies of the Official Plan.

The process to rezone through the *Planning Act* is one of the key instruments needed to manage and regulate STRAs in the Township. Other instruments include the use of a Licensing By-law, the Monetary Administrative Penalty System and nuisance by-laws to provide a holistic approach to address many of the problematic issues around STRAs.

The Township's STRA Framework is proposed to be in effect shortly and will provide clear effective measures to meet the following Township objectives which were arrived at through public engagement and consultation.

1. Ensure safe, healthy and peaceful neighbourhoods
2. Ensure community safety provisions are in place to manage the operation of STRAs
3. Provide effective tools for regulation and enforcement of STRAs
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)

Land Use Planning Analysis

The planning analysis reviews each of the ten (10) properties from a land use planning perspective to determine conformity with the STRA policies within Section 4.13 of the Official Plan. Staff also considered feedback and comments identified during the public

meeting and consultation process related to the proposed rezoning of the ten (10) properties.

There are ten (10) properties proposed to be rezoned to permit an STRA as a secondary use to the main residential use of the property. There are three in the rural area of the Township, one in the Horseshoe Valley settlement area, three on Bass Lake and three on Lake Simcoe. All the properties have a detached dwelling on the property. All have road access. The underlying zone for each property varies depending on the location of the property.

The proposed Zoning By-law Amendment introduces a definition for “Short-Term Rental Accommodation (STRA)” in the Zoning By-law that is in keeping with the definition in the newly adopted Official Plan policies and includes a provision that an STRA is “a secondary use to the dwelling unit”.

It also introduces a definition of “Secondary Use”, which limits the use of a dwelling unit or area of a property to ensure the use remains secondary to the principal residential use of the property. In regard to an STRA use, it is to remain secondary to the principal use of the property as a dwelling unit. The Licensing By-law, if approved will ensure that the STRA use is secondary by limiting the number of days an STRA can operate per calendar year. The draft Licensing By-law being considered by Council establishes **92 days** as the duration for the secondary use. This is intended to achieve one of the goals of the new Official Plan policies of maintaining the character of neighbourhoods.

The introduction of the provision dealing with the “Secondary Use of Dwelling Units” imposes a requirement that one (1) parking space per bedroom be provided for an STRA use where it is permitted. This is further reflected in the proposed Licensing By-law.

Each of the ten (10) properties were reviewed based on Provincial, County and Township land use policies.

Provincial Planning Statement

The Provincial Planning Statement, 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS provides a variety of general policies aimed at sustaining healthy, livable and safe communities. In rural areas of municipalities, it promotes integrated and viable areas that are supported by providing opportunities for sustainable and viable tourism.

The proposed amendments to the Zoning By-law to introduce provisions to permit and regulate STRAs on the ten (10) subject properties are consistent with the PPS, as the amendment proposes policies that would regulate STRAs in the Township and promotes tourism and economic benefit.

County Official Plan

The County Official Plan provides general land use policies that apply across the County as a whole, including policies related to natural heritage, transportation, growth management

and subdivision of land, to name a few. The use of property for an STRA is not specifically addressed at a policy level in the County Official Plan, but there are policies that encourage the development of home-based businesses, tourism and resource-based recreational use.

The proposed amendments to the Zoning By-law to introduce provisions to regulate STRAs and to permit STRAs on the ten (10) properties are consistent with the County Official Plan by providing additional tourism accommodation opportunities as a secondary use to the existing principal residential use.

Township Official Plan

Section 4.13 of the Official Plan dealing with the establishment of STRAs in Oro-Medonte was recently approved by the OLT. The definition of Short-Term Rental Accommodation was also approved by the OLT. It is reflected in the proposed Zoning By-law amendment.

Section 4.13 provides specific policies regarding the establishment of STRAs, including the requirement for a Zoning By-law Amendment and meeting specific criteria before an application for rezoning can be recommended for approval. The evaluation criteria are as follows:

- 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.
- ix. 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.”

Each of the ten (10) properties proposed to be rezoned have been considered in the context of the new Township STRA Official Plan policies and the comments received during the public engagement process.

It is important to note that in evaluating the proposed zoning amendments, the land use planning context is the relevant context. Moreover, each property is assessed independently for policy congruence. It is acknowledged that concerns have been raised about nuisances and they will form part of the overall land use planning evaluation.

Public Meeting General Comments & Themes

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

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

Numerous written submissions and comments were received prior to, during and after the public meeting and shared with Council and staff. The comments have been organized as general comments and comments applicable to each of the properties which were provided in an information report on June 24, 2026 ([Link to Staff Report](#))

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 (10) 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

Planning Analysis of the Ten (10) Properties

The proposed rezoning of each of the ten (10) properties to permit an STRA as a secondary use to the main residential use of the properties is analyzed based on the criteria in the Official Plan and the public comments received.

192 Town Line

Subject property is designated Agricultural in the Township Official Plan and zoned Agricultural/Rural (A/RU) and Environmental Protection (EP). Residential uses are permitted on the property and it is currently being used for residential purposes.

The proposed Zoning By-law Amendment would permit an STRA as a secondary use to the existing residential use on the property.



Application of Official Plan Criteria

Official Plan Criteria	Analysis
the intent of this Plan is maintained	Residential uses are permitted as well as accessory uses such as home occupations and bed and breakfast establishments. No physical changes are being proposed to the dwelling unit.
the use does not generate conflicting land use impacts with the surrounding land uses, such as noise, garbage, etc.	The STRA use is to be secondary to the main residential use on the property and is not anticipated to create additional conflicting impacts that extend beyond the typical use of a residential property. Nuisances generated by STRA occupants would be subject to municipal by-laws including the proposed STRA Licensing and Administrative Monetary Penalty System by-laws.
the use is consistent with and maintains the character of the surrounding area	Dwelling unit would remain consistent with and maintains the character of the neighbourhood. The secondary use of the dwelling for an STRA is not anticipated to have an impact on the character of the area as the main use of the house would remain residential in nature.
the scale of the proposed use is suitable for the site and surrounding area	The scale of the use is suitable for the site as there are no physical changes proposed to dwelling unit to accommodate the STRA as a secondary use.
adequate water and sewage services can be provided to the satisfaction of the Township	The dwelling unit is serviced by a well and the sewage system has been sized to accommodate the dwelling unit

appropriate access routes and/or on-site parking can be provided	Property fronts on a public road and has sufficient on-site parking to accommodate the primary and secondary uses on the property
the shoreline and water quality are protected, if located within the Shoreline designation	Not applicable
nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.	All setbacks on the property exceed Zoning By-law Standards. The dwelling is well screened with vegetation on either side

Based on a review of Section 4.13 of the Official Plan, the Zoning By-law Amendment to permit an STRA at 2192 Town Line conforms to the policies of Section 4.13 and represents good land use planning. Nuisances related to typical residential uses are addressed through Township By-laws and nuisances associated would also be addressed through the proposed Licensing By-law.

4598 Line 5 North

The Subject property is designated Agricultural in the Township Official Plan and is zoned Agricultural/Rural Exception (A/RU*96). Residential uses are permitted on the property, and it is currently being used for residential purposes.

The proposed Zoning By-law Amendment would permit an STRA as a secondary use to the existing residential use on the property.



Application of Official Plan Criteria

Official Plan Criteria	Analysis
the intent of this Plan is maintained	Residential uses are permitted as well as accessory uses such as home occupations and bed and breakfast establishments. No physical changes are being proposed to the dwelling unit.
the use does not generate conflicting land use impacts with the surrounding land uses, such as noise, garbage, etc.	No conflicts identified at the public meeting or in the comments received. The STRA use is to be secondary to the main residential use on the property and is not anticipated to create additional conflicting impacts that extend beyond the typical use of a residential property.
the use is consistent with and maintains the character of the surrounding area	Dwelling unit is to remain consistent with and maintains the character of the neighbourhood. The secondary use of the dwelling for an STRA is not anticipated to impact the character of the area as the use would be secondary to main residential use established on the property.
the scale of the proposed use is suitable for the site and surrounding area	The scale and use of the STRA is considered to be suitable as no changes to the dwelling unit are being proposed nor needed to accommodate the STRA as a secondary use.
adequate water and sewage services can be provided to the satisfaction of the Township	The dwelling unit is serviced by a well and the sewage system has been sized to accommodate the dwelling unit.
appropriate access routes and/or on-site parking can be provided	Property fronts on a public road and has sufficient on-site parking to accommodate

	the primary and secondary uses on the property.
the shoreline and water quality are protected, if located within the Shoreline designation	Not applicable
nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.	All setbacks on the property exceed Zoning By-law Standards. The dwelling is well setback from the public road and is screened with vegetation on either side.

Based on a review of Section 4.13 of the Official Plan, the Zoning By-law Amendment to permit an STRA as a secondary use at 4598 Line 5 North conforms to the policies of Section 4.13 and represents good land use planning.

4524 Line 5 North

The Subject property is designated Agricultural in the Township Official Plan and is zoned Agricultural/Rural (A/RU). Residential uses are permitted on the property, and it is currently being used for residential purposes.

Property owner at 4524 Line 5 North provided comments in support of the rezoning with respect to the rental operation of the property.

The proposed Zoning By-law Amendment would permit an STRA as a secondary use to the existing residential use on the property.



Application of Official Plan Criteria

Official Plan Criteria	Analysis
the intent of this Plan is maintained	Residential uses are permitted as well as accessory uses such as home occupations and bed and breakfast establishments. No physical changes are being proposed to the dwelling unit.
the use does not generate conflicting land use impacts with the surrounding land uses, such as noise, garbage, etc.	No conflicts identified at public meeting or in the comments received. The STRA use is not anticipated to generate conflicting land use impacts with surrounding land uses as the STRA is secondary to main residential uses.
the use is consistent with and maintains the character of the surrounding area	Dwelling unit is consistent with and maintains the character of the neighbourhood. The secondary use of the dwelling for an STRA is not anticipated to impact the character of the area as the single detached dwelling is equipped to accommodate the proposed STRA use on a secondary basis.
the scale of the proposed use is suitable for the site and surrounding area	No changes are proposed nor required to the dwelling unit to accommodate STRA secondary use.
adequate water and sewage services can be provided to the satisfaction of the Township	The dwelling unit is serviced by a well and the sewage system has been sized to accommodate the dwelling unit.

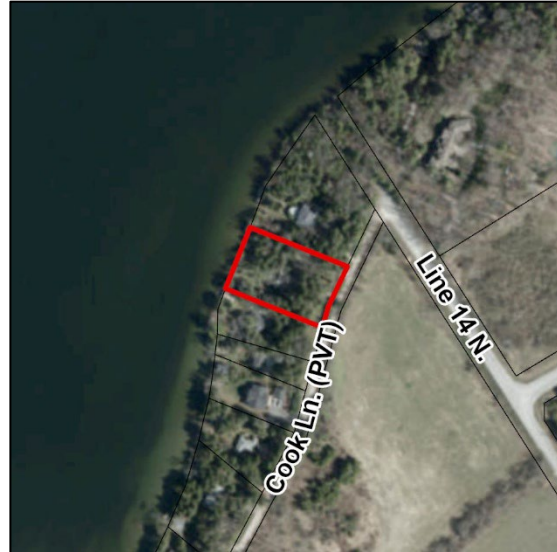
appropriate access routes and/or on-site parking can be provided	Property fronts on a public road and has sufficient on-site parking to accommodate the primary and secondary uses on the property.
the shoreline and water quality are protected, if located within the Shoreline designation	Not applicable
nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.	All setbacks on the property exceed Zoning By-law Standards. The dwelling is well setback from the public road and is screened with vegetation on either side.

Based on a review of Section 4.13 of the Official Plan, the Zoning By-law Amendment to permit an STRA as a secondary use at 4524 Line 5 North conforms to the policies of Section 4.13 and represents good land use planning.

6 Cook Lane

The Subject property is designated Shoreline in the Township Official Plan and 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.

The proposed Zoning By-law Amendment would permit an STRA as a secondary use to the existing residential use on the property.



Application of Official Plan Criteria

Official Plan Criteria	Analysis
the intent of this Plan is maintained	Residential uses are permitted as well as accessory uses such as home occupations. No physical changes are being proposed to the dwelling unit.
the use does not generate conflicting land use impacts with the surrounding land uses, such as noise, garbage, etc.	No conflicts identified at the public meeting or in the comments received. The STRA use is not anticipated to generate conflicting land use impacts with surrounding land uses as the STRA is secondary to main residential uses.
the use is consistent with and maintains the character of the surrounding area	Dwelling unit is consistent with and maintains the character of the neighbourhood. The secondary use of the dwelling for an STRA would not impact the character of the area as the main residential use is to be maintained. There is a sleeping cabin on the property that has one bedroom.
the scale of the proposed use is suitable for the site and surrounding area	No changes are proposed nor required to dwelling unit to accommodate STRA secondary use.
adequate water and sewage services can be provided to the satisfaction of the Township	The dwelling unit is serviced by a well and the sewage system has been sized to accommodate the dwelling unit.
appropriate access routes and/or on-site parking can be provided	Property fronts on a private road and has sufficient on-site parking to accommodate the primary and secondary uses on the property.

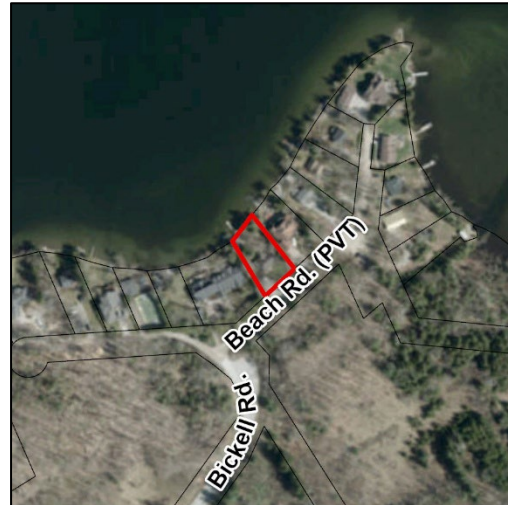
the shoreline and water quality are protected, if located within the Shoreline designation	The proposed secondary use does not alter the shoreline or vegetation in proximity to the shoreline. There is no anticipated impact on water quality as a result of the secondary STRA use.
nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.	All setbacks on the property exceed Zoning By-law Standards. The property is well treed. The dwelling is well setback from the private road and is screened with vegetation on either side.

Based on a review of Section 4.13 of the Official Plan, the Zoning By-law Amendment to permit an STRA as a secondary use at 6 Cook Lane conforms to the policies of Section 4.13 and represents good land use planning.

10 Beach Road

The Subject property is designated Shoreline in the Township Official Plan and 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.

The proposed Zoning By-law Amendment would permit an STRA as a secondary use to the existing residential use on the property.



Application of Official Plan Criteria

Official Plan Criteria	Analysis
the intent of this Plan is maintained	Residential uses are permitted as well as accessory uses such as home occupations. No physical changes are being proposed to the dwelling unit.
the use does not generate conflicting land use impacts with the surrounding land uses, such as noise, garbage, etc.	The secondary STRA use would provide additional provision to regulate the frequency of the use and reduce the potential for conflicting land use impacts. Nuisances created by occupants impacting a neighbouring property were identified at public meeting. These can be regulated through the proposed Licensing By-law.
the use is consistent with and maintains the character of the surrounding area	Dwelling unit is consistent with and maintains the character of the neighbourhood. The secondary use of the dwelling for an STRA does not impact the character of the area as changes to the three bedroom dwelling are not required.
the scale of the proposed use is suitable for the site and surrounding area	No changes are proposed nor required to the dwelling unit to accommodate STRA secondary use.
adequate water and sewage services can be provided to the satisfaction of the Township	The dwelling unit is serviced by a well and the sewage system has been sized to accommodate the dwelling unit.

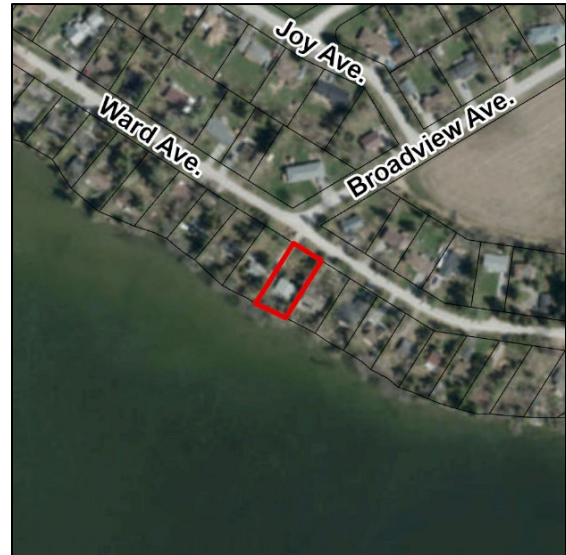
appropriate access routes and/or on-site parking can be provided	Property fronts on a private road and has two on-site parking spaces to accommodate the primary use or an STRA with two bedrooms on the property.
the shoreline and water quality are protected, if located within the Shoreline designation	The proposed secondary use does not alter the shoreline or vegetation in proximity to the shoreline. There is no anticipated impact on water quality as a result of the secondary use.
nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.	All setbacks on the property exceed Zoning By-law Standards. The property has lots of trees, and the dwelling is screened with vegetation on either side.

Based on a review of Section 4.13 of the Official Plan, the Zoning By-law Amendment to permit an STRA as a secondary use at 10 Beach Road conforms to the policies of Section 4.13 and represents good land use planning.

68 Ward Avenue

The Subject property is designated Shoreline in the Township Official Plan and is zoned Shoreline Residential (SR), which permits residential use. The property is accessed by a municipal road and there is currently a residential dwelling unit on the property.

The proposed Zoning By-law Amendment would permit an STRA as a secondary use to the existing residential use on the property.



Application of Official Plan Criteria

Official Plan Criteria	Analysis
the intent of this Plan is maintained	Residential uses are permitted as well as accessory uses such as home occupations. No physical changes are being proposed to the dwelling unit.
the use does not generate conflicting land use impacts with the surrounding land uses, such as noise, garbage, etc.	No conflicts identified at the public meeting. The secondary STRA use would provide additional provision to regulate the frequency of the use and reduce the potential for conflicting land use impacts.
the use is consistent with and maintains the character of the surrounding area	Dwelling unit is consistent with and maintains the character of the neighbourhood. The secondary use of the dwelling for an STRA does not impact the character of the area as there are not any changes proposed nor required to the single-detached dwelling.
the scale of the proposed use is suitable for the site and surrounding area	No changes proposed to dwelling unit to accommodate STRA secondary use.
adequate water and sewage services can be provided to the satisfaction of the Township	The dwelling unit is serviced by a well and the sewage system has been sized to accommodate the dwelling unit

appropriate access routes and/or on-site parking can be provided	Property fronts on a public road and has adequate space for the parking of vehicles to accommodate the primary use or an STRA on the property. Concerns associated with parking will be addressed through the draft Licensing By-law.
the shoreline and water quality are protected, if located within the Shoreline designation	The proposed secondary use does not alter the shoreline or vegetation in proximity to the shoreline. There is no anticipated impact on water quality as a result of the secondary use.
nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.	All setbacks on the property exceed Zoning By-law Standards. The property has lots of trees, and the dwelling is screened with vegetation on either side.

Based on a review of Section 4.13 of the Official Plan, the Zoning By-law Amendment to permit an STRA as a secondary use at 68 Ward Avenue conforms to the policies of Section 4.13 and represents good land use planning.

15 Cathedral Pines Road

The Subject property is designated Low Density Residential in the Township Official Plan. The subject property is zoned Residential One Exception (R1*63) consisting of a single-detached dwelling and basement apartment within a residential subdivision. The owners rent the basement apartment as an STRA and live full-time in the main floor primary dwelling unit.

The proposed Zoning By-law Amendment would permit an STRA as a secondary use to the existing residential use on the property.



Application of Official Plan Criteria

Official Plan Criteria	Analysis
the intent of this Plan is maintained	Low Density Residential uses are permitted in the Horseshoe Valley Settlement Area policies in the Official Plan as well as accessory uses such as home occupations. No physical changes are being proposed to the dwelling units.
the use does not generate conflicting land use impacts with the surrounding land uses, such as noise, garbage, etc.	The secondary STRA use would provide additional provision to regulate the frequency of the use and reduce the potential for conflicting land use impacts.
the use is consistent with and maintains the character of the surrounding area	The primary dwelling unit is consistent with and maintains the character of the neighbourhood. The accessory dwelling unit is in the lower portion of the building and does not detract from the appearance of the dwelling unit. The secondary use of the dwelling for an STRA does not impact the character of the area.
the scale of the proposed use is suitable for the site and surrounding area	No changes are proposed nor required to the dwelling unit to accommodate the STRA secondary use.
adequate water and sewage services can be provided to the satisfaction of the Township	The dwelling units are serviced by municipal water and a private sewage system, which has been sized to accommodate the two dwelling units.

appropriate access routes and/or on-site parking can be provided	Property fronts on a public road and has adequate space for the parking of vehicles to accommodate the primary use or an STRA on the property.
the shoreline and water quality are protected, if located within the Shoreline designation	Not applicable
nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.	All setbacks on the property exceed Zoning By-law Standards. The property is well treed, and the dwelling is partially screened with vegetation.

Based on a review of Section 4.13 of the Official Plan, the Zoning By-law Amendment to permit an STRA as a secondary use at 15 Cathedral Pines conforms to the policies of Section 4.13 and represents good land use planning.

1 Pemberton Lane

The Subject property is designated Shoreline in the Official Plan and 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.

The proposed Zoning By-law Amendment would permit an STRA as a secondary use to the existing residential use on the property.



Application of Official Plan Criteria

Official Plan Criteria	Analysis
the intent of this Plan is maintained	Residential uses are permitted as well as accessory uses such as home occupations. No physical changes are being proposed to the dwelling unit.
the use does not generate conflicting land use impacts with the surrounding land uses, such as noise, garbage, etc.	No conflicts identified at the public meeting. Conflicting impacts are not anticipated as the STRA use would be secondary to the main residential use of the property.
the use is consistent with and maintains the character of the surrounding area	Dwelling unit is consistent with and maintains the character of the neighbourhood. The secondary use of the dwelling for an STRA does not impact the character of the area.
the scale of the proposed use is suitable for the site and surrounding area	No changes are proposed nor are required to the dwelling unit to accommodate the STRA secondary use.
adequate water and sewage services can be provided to the satisfaction of the Township	The dwelling unit is serviced by a well and the sewage system has been sized to accommodate the dwelling unit.
appropriate access routes and/or on-site parking can be provided	Property is located at the end of a private road and has adequate space for the parking of vehicles to accommodate the primary use or an STRA on the property.

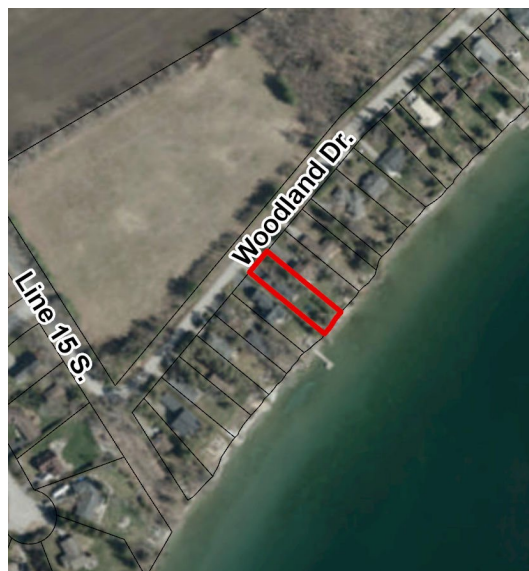
the shoreline and water quality are protected, if located within the Shoreline designation	The proposed secondary use does not alter the shoreline or vegetation in proximity to the shoreline. There is no anticipated impact on water quality as a result of the secondary use.
nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.	All setbacks on the property exceed Zoning By-law Standards. The property is a large property on Lake Simcoe with lots of vegetation. Moderate screening exists between the neighbouring property to the neighbouring dwellings.

Based on a review of Section 4.13 of the Official Plan, the Zoning By-law Amendment to permit an STRA as a secondary use at 1 Pemberton Lane conforms to the policies of Section 4.13 and represents good land use planning.

1165 Woodland Drive

The subject property is designated Shoreline in the Township Official Plan and 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.

The proposed Zoning By-law Amendment would permit an STRA as a secondary use to the existing residential use on the property.



Application of Official Plan Criteria

Official Plan Criteria	Analysis
the intent of this Plan is maintained	Residential uses are permitted as well as accessory uses such as home occupations. No physical changes are being proposed to the dwelling unit.
the use does not generate conflicting land use impacts with the surrounding land uses, such as noise, garbage, etc.	The secondary STRA use would provide additional provision to regulate the frequency of the use and reduce the potential for conflicting land use impacts. Several concerns were raised at the public meeting about the number of occupants, noise, and changeover of occupants. Concerns also expressed about the long-term safety and enjoyability of neighbourhoods. Many of the concerns raised can be addressed through the draft Licensing By-law.
the use is consistent with and maintains the character of the surrounding area	Dwelling unit is consistent with and maintains the character of the neighbourhood. The secondary use of the dwelling for an STRA does not impact the character of the area as the use can be supported within the existing dwelling.

the scale of the proposed use is suitable for the site and surrounding area	No changes proposed nor required to the dwelling unit to accommodate STRA secondary use. The draft Licensing By-law establishes occupancy limits to ensure that the scale and scope of the STRA is suitable for the site and surrounding area. This would address concerns regarding the number of occupants in the STRA on the specific property.
adequate water and sewage services can be provided to the satisfaction of the Township	The dwelling unit is serviced by a well and the sewage system has been sized to accommodate the dwelling unit.
appropriate access routes and/or on-site parking can be provided	Property is located on a public road and has adequate space for the parking of vehicles to accommodate the primary use or an STRA on the property.
the shoreline and water quality are protected, if located within the Shoreline designation	The proposed STRA use does not alter the shoreline or vegetation in proximity to the shoreline. There is no anticipated impact on water quality because of the secondary use.
nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.	All setbacks along the side yard are similar to those of surrounding properties. The yard fronting on Lake Simcoe is well screened with hedges on both sides.

Based on a review of Section 4.13 of the Official Plan, the Zoning By-law Amendment to permit an STRA as a secondary use at 1165 Woodland Drive conforms to the policies of Section 4.13 and represents good land use planning.

247 Moon Point Drive

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

The proposed Zoning By-law Amendment would permit an STRA as a secondary use to the existing residential use on the property.



Application of Official Plan Criteria

Official Plan Criteria	Analysis
the intent of this Plan is maintained	Residential uses are permitted as well as accessory uses such as home occupations. No physical changes are being proposed to the dwelling unit.
the use does not generate conflicting land use impacts with the surrounding land uses, such as noise, garbage, etc.	The secondary STRA use would provide additional provision to regulate the frequency of the use and reduce the potential for conflicting land use impacts. Several concerns were raised at the public meeting about the number of occupants, noise, parking, garbage, use of watercraft and renter safety. Concerns also expressed about the owner not being in control of occupant behaviour. Concern about long-term safety and enjoyability of the neighbourhood. Nuisance concerns can be addressed through the proposed draft Licensing By-law, municipal nuisance by-laws and the Administrative Monetary Penalty System, which is applied to the owner of the property.

the use is consistent with and maintains the character of the surrounding area	Dwelling unit is consistent with and maintains the character of the neighbourhood. The secondary use of the dwelling for an STRA does not impact the character of the area.
the scale of the proposed use is suitable for the site and surrounding area	No changes are proposed nor required to the dwelling unit to accommodate the STRA secondary use.
adequate water and sewage services can be provided to the satisfaction of the Township	The dwelling unit is serviced by a well and the sewage system has been sized to accommodate the dwelling unit.
appropriate access routes and/or on-site parking can be provided	Property is located on a public road and has adequate space for the parking of vehicles to accommodate the primary use or an STRA on the property.
the shoreline and water quality are protected, if located within the Shoreline designation	The proposed STRA use does not alter the shoreline or vegetation in proximity to the shoreline. There is no anticipated impact on water quality because of the secondary use.
nuisance mitigation measures such as setbacks, buffering, and landscaping are to be implemented.	All setbacks on the property exceed Zoning By-law Standards. The deck at the rear of the dwelling is screened from the lot to the north by the shape of the building. There is a large cedar hedge along the road and the south property line. The property is well treed.

Based on a review of Section 4.13 of the Official Plan, the Zoning By-law Amendment to permit an STRA as a secondary use at 247 Moon Point Drive conforms to the policies of Section 4.13 and represents good land use planning.

Based on Planning Staff's analysis, it is recommended that Zoning By-law Amendment Application 2026-ZBA-14 specifically to permit an STRA as a secondary use on ten (10) individual properties be approved as they conform to the Provincial Planning Statement, 2024 and the County of Simcoe and Township of Oro-Medonte Official Plans and represents good planning.

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

Notice of this application was circulated to the public and to various review agencies and Township departments. A Public Notice sign was also posted on each of the properties.

Numerous written submissions and comments were received prior to, during and after the public meeting and shared with Council and staff. The comments have been organized as general comments and comments applicable to each of the properties which were provided in an information report on June 24, 2026. The link to the report is provided below.

As of the preparation of this report, the following comments from Town Departments and external agencies have been received:

COMMENTER	DATE	COMMENT
Fire Department	May 8, 2026	No comments
Lake Simcoe Regional Conservation Authority	May 28, 2026	No comments

Related Reports

- 1) Staff report dated June 24, 2026- [DS2026-076-Public Meeting Comment Compilation Application No. 2026-ZBA-14](#)
[Report DS2026-076 Schedule 2 - General Comments](#)
[Report DS2026-076 Schedule 3 - Written Submissions](#)
[Report DS2026-076 Schedule 4 - Written Submissions](#)
[Report DS2026-076 Schedule 5 - Written Submissions](#)
- 2) Staff Report dated June 11, 2026-[DS2026-075-Twp Initiated Site-Specific Zoning By-law Amendment for Ten Properties Application No. 2026-ZBA-14](#)
- 3) Staff Report dated May 13, 2026-[DS2026-061-Short Term Rental Accommodation Program Update](#)

- 4) Staff Report dated February 25, 2026-[DS-2026-024-OLT Hearing Update-Official Plan Appeals-Short Term Rental Accommodation Policies](#)
- 5) Staff Report dated January 14, 2026-[DS-2026-Ontario Land Tribunal OLT-24-000037-Short Term Rental Accommodation Official Plan Appeals Update](#)
- 6) Staff Report dated August 13, 2025-[DS2025-062-Public Comments & Recommendations on Draft Short Term Rental Accommodation & Bed Breakfast Establishments Licensing By-law](#)
- 7) Staff Report dated January 22, 2025-[DS-2025-004-Options Report to Address Illegal Short-Term Rental Accommodations in Oro-Medonte](#)
- 8) Staff Report dated October 16, 2024-[Council Education Session Pertaining to Enforcement Challenges in Addressing Short-Term Rental Commercial Accommodations in the Municipality](#)
- 9) 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 process to rezone through the Planning Act is one of the key instruments needed to manage and regulate STRAs in the Township. Other instruments include the use of a Licensing By-law, the Monetary Administrative Penalty System and nuisance by-laws to provide a holistic approach to address many of the issues around STRAs.

The public meeting and zoning process to introduce STRA provisions in the Zoning By-law and to re-zone ten (10) properties was facilitated through the Minutes of Settlement executed between the RSTR and the Township, 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 and presents a land use planning analysis of the proposal to rezone ten (10) properties to permit Short-Term Rental Accommodations that advertise as a secondary use to existing single detached dwellings.

Staff are recommending that the ten (10) properties be rezoned to insert Exception *394 on the schedules to the Zoning By-law to permit an STRA as a Secondary Use.

Staff's recommendation is based on the ability of the properties to conform with the STRA policies found within Section 4.13 of the Township's Official Plan and an understanding that additional instruments are required to effectively manage STRAs.

The Township's STRA Framework is proposed to be in effect shortly to provide clear effective measures to meet the following Township objectives which were arrived at through public consultation.

1. Ensure safe, healthy and peaceful neighbourhoods
2. Ensure community safety provisions are in place to manage the operation of STRAs
3. Provide effective tools for regulation and enforcement of STRAs
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 zoning would be applied to the properties on a permanent basis and the operation of the STRAs would be subject to the proposed licensing process which requires annual license reviews that could result in license renewal, refusal or revocation.

Respectfully submitted,

George Vadeboncoeur, RPP,
Manager, Planning, Special Projects

July 17, 2026

Approvals:

Brent Spagnol, Director, Development Services
Shawn Binns, CAO

Date:

July 17, 2026
July 17, 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:

7.394 *394 [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 *394 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

