



Short Term Accommodations

With the arrival of spring and summer quickly approaching, the Township is taking this opportunity to provide residents of Oro-Medonte with information regarding short term accommodations (STA's) in the township.

The Township's Zoning By-law No. 97-95 only permits short term accommodation within the Village One (V1) and Residential Two, exception 123 (R2-123) Zones. STA's are not permitted to operate in any other Zone within the township, regardless of their existence date.

The following areas in the Township are currently zoned under Zoning By-law 97-95 to permit a timeshare or commercial unit **allowing** for short term accommodation:

- Horseshoe Resort Condos
- The Carriage Hills and Carriage Ridge developments

The Township continues to enforce Zoning By-law 97-95 and any other contravention related to prohibited use of STA's.

If you have a concern regarding a potential STA and its illegal use, please email municipallaw@oro-medonte.ca. All concerns will remain in confidence and will be addressed accordingly.

STA's found to be in contravention of Zoning By-law 97-95 will be required to cease operation. Failure and/or refusal to cease operation will result in legal proceedings as per the Ontario Municipal Act.

If concerns are related to noise/nuisance and the owner/occupant is contravening the Noise By-law, please contact our office at (705) 487-2171 and follow the automated prompts to leave a voicemail for Municipal Law. A Municipal Law Enforcement Officer will return your call promptly.

To review the Township's Noise By-law, please see [By-law 2012-167](#).

Residents are encouraged to review the following background information regarding short term accommodations in the township of Oro-Medonte.

General Background Information

- Similar to multiple communities throughout Ontario, Township Council and staff have received complaints and concerns, from Oro-Medonte residents regarding short term rental accommodations and their use under Zoning By-law 97-95, excessive noise, and nuisances resulting from renting accommodations.
- Over the past several years, the Township's Municipal Law division has followed a complaint based approach to monitor, manage, and enforce Zoning By-law 97-95 pertaining to short term rental accommodations, which are considered and identified as problematic.
- In 2020 Council passed By-law 2020-073 to provide clarity with respect to the existing prohibition on short term rental accommodations in the Township by adding a definition for "Commercial Accommodation."
- By-law 2020-073 was appealed to the [Ontario Land Tribunal](#) ("OLT") (file PL200395) and a hearing was held from March 22, 2022 to March 29, 2022.
- At the conclusion of the hearing, the Chair issued a brief Oral Decision, and By-law 2020-073 was repealed as a result of the decision and is no longer in effect.
- The OLT's March 29, 2022 oral decision was followed up in August 2022 with a more detailed written decision.
- Special Meetings of Council were held after both the OLT's oral and written decisions; at which time, Council considered options and provided direction, with input from Township staff and legal counsel.
- Forming part of the Wednesday, February 8, 2023 Council agenda, Council was updated by the Township's legal counsel in closed session, given the update from legal counsel pertained to solicitor/client privilege and litigation. In open session, Council passed the following motion:

Moved by Clark Seconded by Young

"Be it resolved

1. That the confidential memorandum correspondence dated February 3, 2023 from Chris Williams and Andrea Skinner, Aird & Berlis LLP and confidential verbal information presented by Robin Dunn, CAO, Chris Williams and Andrea Skinner, Aird & Berlis LLP re: litigation affecting the Municipality/Solicitor-client privilege (Legal Update, Short Term Rentals) be received.
2. That staff and legal counsel proceed with the leave to appeal and refrain from participating in negotiations/mediations at this time. Re: Short term rentals."

Technical Background Specific to Zoning By-law 97-95

- Within the Township's Zoning By-law 97-95, a dwelling unit is defined as the following:

"One or more rooms in a building, designed as, or intended as, or capable of being used or occupied as a single independent housekeeping unit and containing living, sleeping, sanitary and food preparation facilities or facilities for the installation of kitchen equipment and has an independent entrance. For the purposes of this By-law, a dwelling unit does not include any commercial accommodation or a recreational trailer."

- Within the Village One (V1) zone identified in Zoning By-law 97-95, the following **is permitted** regarding short term rentals/accommodation:

"Timeshare - defined as a commercial use that contains accommodation units that are either held in two or more ownership's, with the occupancy of each unit being shared by the owners, or which are held in one ownership with each of the units available to be rented, leased, or used by different parties on a weekly basis.

Village Commercial Resort Unit - defined as a dwelling unit in a building where culinary and sanitary services are provided for the exclusive use of the dwelling unit, and the dwelling unit may be part of a rental or lease management program which includes housekeeping services where the dwelling unit is rented or leased to others than the unit owner for a period of time under a rental or lease agreement program."

- The following areas in the Township are currently zoned under Zoning By-law 97-95 to permit a timeshare or commercial unit **allowing** for short term rental accommodation:
 - Horseshoe Resort Condos
 - The Carriage Hills and Carriage Ridge developments
- It is important to understand that under Zoning By-law 97-95, short term rental accommodations are **not legally permitted** within the majority of areas/zones throughout the Township.
- Given the decision of the Ontario Land Tribunal, and in an effort to address problematic rental accommodations, primarily due to their use, believed to be rented for short durations of time resulting in excessive noise and nuisance, the Municipal Law division will be taking a more active approach effective immediately with enforcement of the Township's Zoning By-law 97-95. It is important to note that individuals found to be contravening Zoning By-law 97-95 may be charged.

To review Township Zoning By-law 97-95, please see [Township of Oro-Medonte Zoning](#).