

# Report

<b>Report No.</b> DS2019-151	<b>To:</b> Council	<b>Prepared By:</b> Andria Leigh, Director, Development Services
<b>Meeting Date:</b> November 27, 2019	<b>Subject:</b> Short-Term Rental Accommodation Update	<b>Motion #</b> _____
<b>Roll #:</b>		<b>R.M.S. File #:</b> D14 55794

<b>Recommendation(s):</b>	<b>Requires Action</b> <input type="checkbox"/>	<b>For Information Only</b> <input checked="" type="checkbox"/>
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It is recommended:

1. That Report DS2019-151 be received for information purposes.

## Background/Analysis:

In 2018 and 2019, concerns regarding specific forms of short term rental accommodations (STRA's) were being brought to the attention of members of Township Council and staff.

As a result of these concerns being brought forward, staff prepared two reports (DS2018-012 and DS2019-020) that were discussed in detail with Council. Subsequent to both these reports, direction from Council was received regarding next steps for the Township. These reports identified the specific issues that were being raised by residents with respect to the impacts from Short Term Rental Accommodations, a jurisdictional review of other municipalities regarding planning amendments and/or licensing by-laws they had considered or implemented or in some cases were beginning to consider, and the options available to the Township for further consideration. In addition to the staff reports, Council received legal opinions from the Township solicitor regarding the Township's current Zoning By-law, the Interim Control By-law, and the options available to Council for their consideration and direction.

Throughout this time, Township staff have advised Council under the jurisdictional review about the experiences learned from the Town of Blue Mountains process through their Ontario Municipal Board decisions related to their Official Plan and Zoning By-law Amendments and Licensing By-law. In addition, the Township has been tracking the City of Toronto Local Planning Appeal Tribunal process as a number of the issues identified in their July 4, 2019 Procedural Order are considered to be relevant to the Township.

As Council is aware, the City of Toronto decision was issued November 18, 2019 and has been shared with members of Council. The Township's legal counsel have been requested to assess the implications of this decision for the Township and to provide Council with an additional legal opinion.

It is anticipated that this opinion will be received and can be brought forward to Council for consideration in early December. Subsequent to this, staff will be in a position to finalize the Notice of Public Meeting for a January 2020 scheduling.

#### **Financial / Legal Implications / Risk Management:**

Not applicable to this information report.

#### **Policies/Legislation:**

- Municipal Act
- Planning Act

#### **Corporate Strategic Goals:**

Enhanced Communications and Customer Service – We demonstrate a culture of open communication and engagement that delivers on “customers come first”

Balanced Growth – we support business and job creation while protecting our natural environment

#### **Consultations:**

- Township Legal Counsel
- Township staff

#### **Conclusion:**

The Township of Oro-Medonte, both members of Council and staff, has spent significant time completing a review of short term rental accommodation policies and by-laws in other municipalities and hearing from various stakeholders about this form of rental accommodation. The Township was also awaiting the Local Planning Appeal Tribunal decision regarding the City of Toronto zoning by-law amendments, which has now been issued (November 18, 2019) and shared with Council. Based on this new information, staff have requested an update from Township legal counsel that is anticipated to be brought forward for Council's consideration in December 2019.

Subsequent to this consideration, staff will be in a position to move forward with the scheduling of a Public Meeting in January 2020.

Respectfully submitted,



Andria Leigh, RPP  
Director, Development Services

<b>SMT Approval / Comments:</b>	<b>C.A.O. Approval / Comments:</b>
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