

To: All Association Members,

December 21, 2020

As a follow up to our last update on short-term rentals, the following information has been received from the Township in response to the letters sent by the Residents' Associations:

"Thank you for your follow up email regarding communications, below is the Township's response given the current by-law appeal.

The Township received public input from a variety of stakeholders that were considered by Council in its decision to pass By-law 2020-073. The by-law provided clarity regarding the existing prohibition on commercial accommodations in dwelling units in the Township of Oro-Medonte and the inclusion of a Commercial Accommodations definition. By-law 202-073 has been appealed to the LPAT and a Case Management Conference is expected early in 2021 to identify parties, participants, issues, start and duration of a future hearing, and a draft procedural order. Township legal counsel and staff will be defending the decision of Council to approve By-law 2020-073.

The Township is doing everything available to it by way of enforcement in accordance with Township legal counsel advice. However, as this matter is before the LPAT, no further comments from Council or staff can be made at this time.

The Township will be proceeding with the Comprehensive Updates to the Township's Official Plan and Zoning By-law early in 2021, By-law 2020-073 is intended to be reflected as approved by Council with an indication that it is under LPAT appeal."

This confirms that the Township and its legal counsel will be continuing their efforts to have the amending By-law 2020-073 (which clarifies the meaning of "commercial accommodation") successfully upheld through the LPAT (Local Planning Appeal Tribunal) appeal process that has been initiated by the short term rental operators.

It also confirms that Council has not provided staff any directions to amend the existing zoning regime set out in the Township's current Official Plan and Zoning by-law other than to include By-Law 2020-073 as it applies to operation of short term rentals in Oro-Medonte Township.

The Resident's Associations support the enactment of amending By-law 2020-73 and the Township's efforts to have it successfully upheld as soon as possible so that enforcement steps may then be taken expeditiously in order to stop the operation of those short term rentals that are creating disruptions in many residential neighbourhoods across the Township.

The Residents' Associations believe that it would be beneficial to support to the Township's efforts to have the amending by-law successfully upheld and are currently considering how to best provide that support, including the feasibility of seeking official status in the upcoming LPAT hearing process as a party or participant.

LPAT is Ontario's municipal planning appeal tribunal. Joining the LPAT process would be a significant undertaking requiring the help and support of residents who are concerned about this issue. A successful outcome to the LPAT appeal will be an important step toward protecting residential neighborhoods from disruptive short term rentals.

Further updates will be provided as more information becomes available in the New Year.