

Township of North Kawartha

280 Burleigh Street, PO Box 550, Apsley, ON K0L 1A0
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Report to Short Term Rentals Committee

To: Chair, Short Term Rentals Committee
From: Laura Stone, Planner
Date: June 26, 2025
Subject: Planning Opinion – Short Term Rentals Zoning

This report is a response to the meeting between the Municipal Solicitor, John Ewart, and certain members of staff on June 25, 2025 wherein a legal opinion was received regarding whether or not Short Term Rentals (STRs) are a permitted land use via the Comprehensive Zoning By-law.

It should be noted that residential properties are, by right, available to be rented. As such, it is my opinion that all residential zones inherently permit rentals, short-term or otherwise. Should the Committee wish to regulate STRs, it is not my recommendation that it is done so through zoning. It may be reasonable to create a definition of “Residential Rentals” for the Comprehensive Zoning By-law which would clearly refer to parameters and/or criteria in either a licensing by-law or a rental by-law.

While Mr. Ewart can expand on the legal impacts of regulation of STRs through zoning, the most recent legal decision (attached to this report) indicates that using such a tool for implementation creates unintended consequences and is not recommended.

Financial Implications:

None

Strategic and/or Other Plans:

Infrastructure

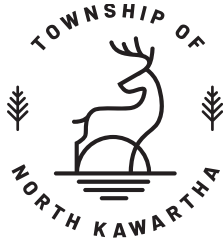
2. Plan infrastructure development within demographic needs

Environment

2. Protect the human environment

In Consultation with:

John Ewart



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Attachments:

OLT Decision: Township of Oro-Medonte v. Oro-Medonte Association for Responsible STRS, 2024 ONSC 1676 (DC-23-00001394 and DC-23-00001397), dated March 22, 2024