

THE CORPORATION OF THE TOWN OF GEORGINA  
IN THE  
REGIONAL MUNICIPALITY OF YORK

SHORT-TERM RENTAL ACCOMMODATION COMMITTEE

**Impacts of COVID-19 on programs and services:**

Due to the COVID-19 pandemic, Short-term Rental Accommodation Committee meetings are being held electronically and over ZOOM and is in effect until further notice. Visit the Town's COVID-19 page for more information.

**AGENDA**

**AUGUST 4, 2020  
7:00 P.M.**

1. **ROLL CALL**
2. **APPOINTMENT OF CHAIR**
3. **DECLARATION OF PECUNIARY INTEREST**
4. **EXPLANATION OF HEARING PROCEDURE**
5. **REQUESTS FOR DEFERRAL OR WITHDRAWAL**
6. **VARIANCE AND/OR APPEAL APPLICATIONS FOR SHORT-TERM RENTAL ACCOMMODATION APPLICATIONS:**

6.1 STRA Variance Application SV20-06	Owner – JUAN MING HE Agent – ZHAO ZHOU ZHANG 68 Cook's Bay Drive, Keswick  Requesting approval to be an Off-Site Host
6.2 STRA Variance Application SV20-07	Owners – LI LIU AND DAJU GU 100 Lake Drive North, Keswick  Requesting approval to be an Off-Site Host
6.3 STRA Variance Application SV20-04	Owners – SHEN CHEN AND QIN YUPING 327 Lake Drive North, Keswick  Requesting approval to be an Off-Site Host

6.4 STRA Variance Application SV20-01	Owner – CHRISTINE KROLL 78 Clovelly Cove, Pefferlaw  Requesting approval to be an Off-Site Host
6.5 STRA Variance Application SV20-02	Owner – JERRY KUCHARCHUK Agent – JACQUELINE KUCHARCHUK 10 Donna Drive, Pefferlaw  Requesting approval to be an Off-Site Host
6.6 STRA Appeal Application SAA20-02	Owner – NASTARAN SEPEHRIPOUR 7791 Black River Road, Sutton  Requesting approval to permit parking area to exceed 55% of lot frontage

\*Please Note: STRA Appeal Application SAA20-02, as noted above, is not being circulated to the public in accordance with Section 11 of the STRA By-law # 2019-0061 (LI-3).

6.7 STRA Variance Application SV20-05	Owner – NASTARAN SEPEHRIPOUR 7791 Black River Road, Sutton  Requesting approval to be an Off-Site Host
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**7. MINUTES OF PREVIOUS MEETING:**

7.1 Minutes of the last hearing: N/A

**8. NEXT MEETING:**

Next STRA Committee hearing is August 25, 2020

**9. ADJOURNMENT**



# Interoffice Memorandum

**GEORGINA**

**Clerk's Division  
Office of the Deputy CAO**

DATE: July 27, 2020

TO: Short-term Rental Accommodation Committee

CC: Rachel Dillabough, Town Clerk  
Mamata Baykar, Deputy Clerk

FROM: Teri Hardy, Licensing Coordinator

RE: **Short-term Rental Accommodation Committee Variance and/or Appeal Hearings August 4, 2020 at 7:00 p.m. Virtual Meeting (Zoom)**

The following is provided for the STRA Committee's information respecting Short-term Rental Accommodation variance and appeal matters currently under consideration, at the Committee meeting on August 4, 2020.

File	Owner/Agent	STRA Location	Status
SV20-06	Owner - Juan Ming He Agent - Zhao Zhou Zhang	68 Cook's Bay Drive, Keswick	Pending
Ward 2	<b>Variance Request</b>	<b>Appeal Request</b>	
	Yes	No	
Purpose	The owner has submitted a Variance application requesting approval to be an Off-Site Host. The owner resides at 9 Manor Heights Street, Richmond Hill, achieving the one hour distance requirement as per Section 2 (4) (a) of the STRA By-law.		
File	Owner/Agent	STRA Location	Status
SV20-07	Owners - Li Liu and Daju Gu	100 Lake Drive North, Keswick	Pending
Ward 3	<b>Variance Request</b>	<b>Appeal Request</b>	
	Yes	No	
Purpose	The owner has submitted a Variance application requesting approval to be an Off-Site Host. The owner resides at 154 Boake Trail, Richmond Hill, achieving the one hour distance requirement as per Section 2 (4) (a) of the STRA By-law.		

<b>File</b>	<b>Owner/Agent</b>	<b>STRA Location</b>	<b>Status</b>
SV20-04	Owners - Shen Chen and Qin Yuping	327 Lake Drive North, Keswick	Pending
Ward 3	<b>Variance Request</b>	<b>Appeal Request</b>	
	Yes	No	
Purpose	The owner has submitted a Variance application requesting approval to be an Off-Site Host. The owner resides at 65 Hyde Park Drive, Richmond Hill, achieving the one hour distance requirement as per Section 2 (4) (a) of the STRA By-law.		
<b>File</b>	<b>Owner/Agent</b>	<b>STRA Location</b>	<b>Status</b>
SV20-01	Owner - Christine Kroll	78 Clovelly Cove, Pefferlaw	Pending
Ward 5	<b>Variance Request</b>	<b>Appeal Request</b>	
	Yes	No	
Purpose	The owner has submitted a Variance application requesting approval to be an Off-Site Host. The owner resides next door at 76 Clovelly Cove, achieving the one hour distance requirement as per Section 2 (4) (a) of the STRA By-law.		
<b>File</b>	<b>Owner/Agent</b>	<b>STRA Location</b>	<b>Status</b>
SV20-02	Owner - Jerry Kucharchuk Agent – Jacqueline Kucharchuk	10 Donna Drive, Pefferlaw	Pending
Ward 5	<b>Variance Request</b>	<b>Appeal Request</b>	
	Yes	No	
Purpose	The owner has submitted a Variance application requesting approval to be an Off-Site Host. The owner resides at 202 Holmes Point Road, Pefferlaw, achieving the one hour distance requirement as per Section 2 (4) (a) of the STRA By-law.		
<b>File</b>	<b>Owner/Agent</b>	<b>STRA Location</b>	<b>Status</b>
SAA20-02	Owner - Nastaran Sepehripour	7791 Black River Road, Sutton	Pending
Ward 5	<b>Variance Request</b>	<b>Appeal Request</b>	
	No	Yes	
Purpose	Section 2 (6) (a) of the STRA By-law states: that the driveway or parking area shall not exceed 55% of the lot frontage.  During the Licensing Coordinator's application review, it was determined by the proposed site plan and an aerial map (enclosed) that the property was not in compliance		

	<p>with the above mentioned section of the STRA By-law. A denial letter was sent to the owner, which outlined the option to appeal the decision to deny the application. The Licensing Coordinator received an Appeal Application from the owner indicating she wished to appeal.</p> <p>Please Note:</p> <ul style="list-style-type: none"> <li>- The denial letter (attached) indicates there was a secondary issue pertaining to the septic system as part of the application denial. Since, that matter has been rectified and is now in compliance with the STRA By-law.</li> <li>- This application will be heard in conjunction with Variance Application SV-20-05. Variance relief is only required if the STRA Committee approves Appeal Application SAA20-02.</li> </ul>		
<b>File</b>	<b>Owner/Agent</b>	<b>STRA Location</b>	<b>Status</b>
SV20-05	Owner - Nastaran Sephehipour	7791 Black River Road, Sutton	Pending
Ward 5	<b>Variance Request</b>	<b>Appeal Request</b>	
	No	Yes	
Purpose	<p>The owner has submitted a Variance application requesting approval to be an Off-Site Host. The owner resides next door at 7785 Black River Road. In the event the owner is not at this location as she may be residing at her Toronto residence; the owner is also requesting a secondary host to be listed. The secondary host resides in Jackson's Point and currently holds a valid STRA licence. Both host and secondary host options provided by the owner achieve the one hour distance requirement as per Section 2 (4) (a) of the STRA By-law.</p>		

Should Council wish to obtain further information, please contact Teri Hardy, Licensing Coordinator at 905-476-3401 ext. 2291 or [thardy@georgina.ca](mailto:thardy@georgina.ca)