GEORGINA

THE CORPORATION OF THE TOWN OF GEORGINA
IN THE
REGIONAL MUNICIPALITY OF YORK
SHORT-TERM RENTAL ACCOMMODATION COMMITTEE – VIA ZOOM

MINUTES

AUGUST 4, 2020
7:00 P.M.

1. ROLL CALL

The following Committee Members were present:

Councillor Harding
Councillor Waddington
Councillor Sebo

The following Staff members were present:
Rachel Dillabough, Town Clerk
Mamata Baykar, Deputy Clerk
Teri Hardy, Licensing Coordinator

2. APPOINTMENT OF CHAIR

Teri Hardy, Licensing Coordinator, opened the floor for nominations for the election of Chairperson.

Resolution No. GSTRAC-2020-0001

Moved By Councillor Sebo
Seconded By Councillor Harding

That the Georgina Short-term Rental Accommodation Committee nominate the following member as Chair for this meeting.

Councillor Waddington accepted the nomination

Carried

3. DECLARATION OF PECUNIARY INTEREST

None.

4. EXPLANATION OF HEARING PROCEDURE

Councillor Waddington, Chairperson, explained the purpose and procedures of the public meeting.

4.1 INTRODUCTION OF ADDENDUM ITEMS

Addendum received, included 9 pieces of correspondence pertaining to items on the agenda. Further to the addendum, staff received an additional 4 pieces of correspondence.

Resolution No. GSTRAC-2020-0002

Moved By Councillor Sebo
Seconded By Councillor Harding

That addendum items be received.

Carried

5. REQUESTS FOR DEFERRAL OR WITHDRAWAL

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

Teri Hardy, provided an update that Variance Application SV20-06 pertaining to the property located at 68 Cook's Bay Drive, Keswick, has been withdrawn by the applicant. Variance request for an off-site host was no longer required, as the applicant will be residing at the subject property.

6. VARIANCE AND/OR APPEAL APPLICATIONS FOR SHORT-TERM RENTAL ACCOMMODATION APPLICATIONS

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

Li Liu and Daju Gu, owners of 100 Lake Drive North, Keswick, provided an overview of their short-term rental operations and the expectations of their guests.

Eve Carpino, 92 Lake Drive North, advised she is opposed to the variance application due to noise, number of guests at one time and open fires.

Joseph Carpino, 92 Lake Drive North, advised he is opposed to the variance application due to noise and debris.

Kevin Adolphe, 88 Lake Drive North, advised he is opposed to the variance as it is a party palace type of rental, noise and disturbs the community.

Teri Hardy, provided an update pertaining to written and verbal correspondence received relating to SV20-07, as well as an update on commenting internal departments. No objections received from the following internal Departments/Divisions:
Clerk's Division
Department of Development Services
Municipal Law Enforcement Division
Georgina Fire Services.

Written correspondence received:
Lori Cain – resides at 331 Old Homestead Road, Keswick
Lori Allen – resides at 109 lake Drive North, Keswick
Holly Juhola - resides at 327 Old Homestead Road
Sok Phin - resides 329 Old Homestead Road

Daju Gu, apologized for past rental events and indicated they will be more careful to those who to rent to in future.

Moved By Councillor Sebo
Lost, No Seconder

Resolution No. GSTRAC-2020-0003

Moved By Councillor Harding
Seconded By Councillor Waddington

That Variance Application SV20-07, requesting an off-site host be refused.

Carried

The decision for Variance Application SV20-07, requesting an off-site host is refused. The decision of the STRA Committee is now final and binding.

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

Shen Chen and Qin Yuping, property owners at 327 Lake Drive North, Keswick, provided an overview of their short-term rental operations and the expectations of their guests.

Teri Hardy, provided an update pertaining to written correspondence received relating to SV20-04, as well as an update on commenting internal department. No objections received from the following internal Departments/Divisions:
Clerk's Division
Department of Development Services
Municipal Law Enforcement Division
Georgina Fire Services.

Written correspondence received:
Kevin and Lori Mitchell – resides at 343 lake Drive North, along with an additional 4 addresses attached to correspondence; 259 Lake Drive North, 239 Lake Drive North, 284 Post Office Road and 280 Orchard Beach Road
Fred Goodall – who opposes the variance application
Bruce Erwood – who opposes the variance application
Jennifer Lang, who opposes the variance application

Resolution No. GSTRAC-2020-0004

Moved By Councillor Sebo
Seconded By Councillor Harding

That Variance Application SV20-04, requesting an off-site host be approved.

Carried

The decision for Variance Application SV20-04, requesting an off-site host is approved. The decision of the STRA Committee is now final and binding.

Councillor Harding left the meeting at 7:50 p.m.

Councillor Neeson joined the meeting at 7:51 p.m.

6.4 STRA Variance Application SV20-01	Owner – CHRISTINE KROLL 78 Clovelly Cove, Pefferlaw Requesting approval to be an Off-Site Host

Christine Kroll, property owner at 78 Clovelly Cove, Port Bolster, provided an overview of the short-term rental operations and the expectations of the guests.

Teri Hardy, provided an update pertaining to written correspondence received relating to SV20-04, as well as an update on commenting internal departments. No

objections received from the following internal Departments/Divisions:
Clerk's Division
Department of Development Services
Municipal Law Enforcement Division
Georgina Fire Services.

Written correspondence received:
Melinda Stott – resides at 70 Clovelly Cove
Howard Kikuta – resides at 92 Clovelly Cove

Blake Jones, 71 Clovelly Cove, Port Bolster, advised he has never had a problem with renters.

Resolution No. GSTRAC-2020-0005

Moved By Councillor Neeson
Seconded By Councillor Sebo

That Variance Application SV20-01, requesting an off-site host be approved.

Carried

The decision for Variance Application SV20-01 requesting an off-site host is approved. The decision of the STRA Committee is now final and binding.

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

Jerry Kucharchuk, property owner at 10 Donna Drive, Pefferlaw, provided an overview of the short-term rental operations and the expectations of the guests.

Teri Hardy, no written correspondence received relating to SV20-02, and provided an update on commenting internal departments. No objections received from the following internal Departments/Divisions:
Clerk's Division
Department of Development Services
Municipal Law Enforcement Division
Georgina Fire Services.

Resolution No. GSTRAC-2020-0006

Moved By Councillor Sebo
Seconded By Councillor Neeson

That Variance Application SV20-02, requesting an off-site host be approved.

Carried

The decision for Variance Application SV20-01 requesting an off-site host is approved. The decision of the STRA Committee is now final and binding.

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

STRA Appeal application was not circulated to the public and public participation in this matter is not a requirement under the By-law.

This application was heard in conjunction with Variance Application SV20-05.

Thomas Richards, Barrister & Solicitor, Council for Nastaran Sepehripour, owner of 7791 Black River Road, Sutton, provided an overview of the short-term rental operations and the expectations of the guests.

Teri Hardy, provided an update on the STRA application review, outlining that the property did not conform to the 55% lot frontage provision of the STRA By-law and an appeal application was received.

Resolution No. GSTRAC-2020-0007

Moved By Councillor Sebo
Seconded By Councillor Neeson

That Appeal Application SAA20-02, requesting approval for the lot frontage of the proposed property to exceed 55% of the parking area be approved.

Carried

The decision for Appeal Application SAA20-02, requesting approval for the parking area to exceed 55% of the property's lot frontage. The decision of the STRA Committee is now final and binding.

6.7 STRA Variance Application SV20-05	Owner – NASTARAN SEPEHRIPOUR 7791 Black River Road, Sutton Requesting approval to be an Off-Site Host

Thomas Richards, Barrister & Solicitor, Council for Nastaran Sepehripour, was present at the meeting on behalf of the owner of 7791 Black River Road, Sutton.

Teri Hardy, provided an update pertaining to written correspondences received relating to SV20-05, as well as an update on commenting internal departments. No objections received from the following internal Departments/Divisions:
Clerk's Division
Department of Development Services
Municipal Law Enforcement Division
Georgina Fire Services.

Written correspondence received:
Neil Knupp
Mitchel Price and Stephanie Streubel – resides at 18 Hadden Road
Carmen Nagoda and Jeff Barton – resides at 24 and 30 Hadden Road
Chirstian and Curtis Wichtler – resides at 19 Della Street
Gary Smallwood – resides at 10 Della Street
Jim Craven – resides at 1 Della Street
Dale Miller – resides at 2 Della Street
Amanda Natoli – resides at 5 Della Street
Paul Scott – resides at 6 Della Street
Karyn and Adam Sarhinson – resides at 7 Della Street
Suzanne Cuth Bertson – resides at 17 Della Street
Jeremy and Deirdre Range – resides at 18 Della Street
Star Kelly – resides at 27 Della Street
Karen Mackenzie – resides at 38 Hadden Road
Melissa Bognar – resides at 40 Della Street
Lanne Matt and Benjamin Parker – resides at 27 Hadden Road
Antonina and Valdimir Milman – resides at 9 Della Street
Brian Moyle – residing at 22 Della Street was present at the meeting to represent the Virgina Beach Property Owners Association Members.

Thomas Richards, Barrister & Solicitor, presented written hearing submission outlining property operations and the expectations of the guests.

Brian Moyle, 22 Della Street, speaking on behalf of 17 interested parties, who are part of the Virginia Beach Property Owners Association. The Association strongly agrees with the need for on-site supervision and requested the variance application be deferred in order for all parties to meet.

Resolution No. GSTRAC-2020-0008

Moved By Councillor Neeson
Seconded By Councillor Sebo

That an extension is granted to the speaker to finish presentation.

Carried

Resolution No. GSTRAC-2020-0009

Moved By Councillor Neeson
Seconded By Councillor Sebo

That the Variance Application be deferred in order for the applicant and interested parties to meet and discuss matters further.

Carried unanimously.

The decision for Variance Application SV20-05 requesting an off-site host is deferred, ideally to August 25, 2020 meeting. The decision of the STRA Committee is now final and binding.

7. MINUTES OF PREVIOUS MEETING

N/A

8. NEXT MEETING

August 25, 2020

9. ADJOURNMENT

Resolution No. GSTRAC-2020-0010

Moved by Councillor Neeson
Seconded by Councillor Sebo

THAT THE MEETING ADJOURN AT 9:00 P.M.

Carried

Councillor Waddington, Chairperson

Teri Hardy, Licensing Coordinator