

**Certificate of Approval**

**AMENDMENT NO.???**

**TO THE**

**PEFFERLAW SECONDARY PLAN AREA**

**This Secondary plan document which was adopted by the Council of the Corporation of the Town of Georgina is approved pursuant to Sections 17 and 21 of the Planning Act and came into force on \_\_\_\_\_, 2019.**

**Date: \_\_\_\_\_**

\_\_\_\_\_  
**Karen Whitney, M.C.I.P., R.P.P.  
Director of Community Planning  
The Regional Municipality of York**

**AMENDMENT NO.???**  
**PEFFERLAW SECONDARY PLAN**  
**TABLE OF CONTENTS**

<b>PART A - THE CERTIFICATION</b>		<b>PAGES</b>
1.	The Certification Page	1
2.	By-law No. 2019 - < > (PL-2) adopting Amendment No. ???	2
<b>PART B - THE PREAMBLE</b>		
1.	Title	3
2.	Components of Amendment	3
3.	Purpose	3
4.	Location	3
5.	Basis	3 and 4
<b>PART C - THE AMENDMENT</b>		
1.	Introduction	4
2.	Actual Amendment	4 and 5
3.	Implementation	5
4.	Interpretation	5

**PART A - THE CERTIFICATION**

**AMENDMENT NO. ???**

**TO THE**

**PEFFERLAW SECONDARY PLAN AREA**

The attached explanatory text and location map, constituting Amendment No. ??? to the Pefferlaw Secondary Plan, was adopted by the Council of the Corporation of the Town of Georgina by By-law No. 2019 - <> (PL-2) pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, on the \_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Margaret Quirk, Mayor

\_\_\_\_\_  
John Espinosa, Town Clerk

**THE CORPORATION OF THE TOWN OF GEORGINA**

**IN THE**

**REGIONAL MUNICIPALITY OF YORK**

**BY-LAW NUMBER 2019- <> (PL-2)**

**BEING A BY-LAW TO ADOPT AMENDMENT NO. ??? TO THE PEFFERLAW  
SECONDARY PLAN.**

The Council of the Corporation of the Town of Georgina, pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, c.P.13, as amended, hereby **ENACTS AS FOLLOWS:**

1. That Amendment No. ??? to the Pefferlaw Secondary Plan, constituting the attached explanatory text, is hereby adopted.
2. That the Corporation of the Town of Georgina make application to the Region of York for approval of said Amendment.
3. That the Clerk of the Corporation of the Town of Georgina is hereby authorized and directed to make such application on behalf of the Corporation and to execute under the Corporate Seal such documents as may be required for the above purposes.

**Read** a first, second and third time and finally passed this \_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Margaret Quirk, Mayor

\_\_\_\_\_  
John Espinosa, Town Clerk

## **PART B - THE PREAMBLE**

### **1. TITLE**

This Amendment shall be known as:

Amendment No. ???  
to the Pefferlaw Secondary Plan

Being an Amendment to the Pefferlaw Secondary Plan.

### **2. COMPONENTS OF AMENDMENT**

Only that part of this document entitled "Part C - The Amendment", comprising the attached explanatory text, constitutes Amendment No. ??? to the Pefferlaw Secondary Plan.

### **3. PURPOSE**

The purpose of Amendment No. ??? is to define "Short-term Rental Accommodation" and to permit such use within all land use designations in the Pefferlaw Secondary Plan which permit single detached dwellings.

### **4. LOCATION**

Amendment No. ??? applies to lands within those land use designations in the Pefferlaw Secondary Plan which permit residential uses.

### **5. BASIS**

Short-term Rental Accommodation has been a part of the Town of Georgina tourism infrastructure since the first vacation homes were built in the former Township of Georgina, Township of North Gwillimbury and Village of Sutton. Prior to the internet, vacation rentals were conducted through newspaper advertisements and real estate companies and by word of mouth.

Today, Short-term Rental Accommodation is generally understood to refer to individuals renting their residence, or part of their residence, for short periods of time through internet-based platforms such as Airbnb. These platforms have grown significantly in popularity over the past five years. Short-term Rental Accommodation internet platforms are present in over 190 countries, and many municipalities are acting to regulate this activity. Often, municipalities seek a

balance between preserving the character of local communities and encouraging growth in home sharing to promote economic development.

It is the intent of this amendment that Short-term Rental Accommodation shall only be permitted within land use designations permitting a single detached dwelling. Short-term Rental Accommodation shall be licenced.

In addition to Zoning and Licensing Short-term Rental Accommodation may be subject, but not limited to, other Municipal By-laws including on-street parking, noise, property standards, and fire and safety regulations.

## **PART C - THE AMENDMENT**

### **1. INTRODUCTION**

The whole of that part of the Amendment entitled "Part C - The Amendment", which consists of the following explanatory text constitutes Amendment No. ??? to the Pefferlaw Secondary Plan.

### **2. ACTUAL AMENDMENT**

- a) That Section 13.3.3 **GENERAL DEVELOPMENT AND SERVICING POLICIES** of the Secondary Plan is hereby amended by adding:

#### **13.3.3.6 SHORT-TERM RENTAL ACCOMODATION POLICIES**

(a) **Definition**

- (i) "means a *Short-term Rental Accommodation* as defined by the Town of Georgina Short-term Rental Accommodation Licensing By-law, as amended, revised or replaced."

(b) **Policies**

- (i) *Short-term Rental Accommodation* as defined herein, may be permitted in any land use designation which permits a single detached dwelling.

- b) That Section 13.3.4.8 **SPECIAL DEVELOPMENT AREAS** is hereby amended by deleting 13.3.4.8 (iii) a) and replacing it with the following:

**“a) PART OF LOT 21, CONCESSION 6 (G)**

**O.P.A. 79**

In that area shown in heavy outline in Schedule ‘E1 - Land Use Plan’ hereto, and designated **RESIDENTIAL SPECIAL DEVELOPMENT AREA NO. 3**, a *short-term rental accommodation* having a maximum of six guest rooms within a single detached dwelling, shall be a permitted use in addition to those uses permitted herein.”

**3. IMPLEMENTATION**

The Secondary Plan Amendment will be implemented by an amendment to Zoning By-law 500, pursuant to the *Planning Act* of Ontario; and, a Licensing By-law pursuant to the *Municipal Act* of Ontario.

**4. INTERPRETATION**

The policies set forth in the Pefferlaw Secondary Plan, as amended from time to time regarding the interpretation of that plan, shall apply in regard to this Amendment.