

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

BY-LAW NUMBER 500-2019-< >

**A BY-LAW TO AMEND BY-LAW NUMBER 500, BEING A BY-LAW TO
REGULATE THE USE OF LANDS AND THE CHARACTER, LOCATION AND
USE OF BUILDINGS AND STRUCTURES WITHIN THE TOWN OF GEORGINA.**

Pursuant to Section 34 of the Planning Act, R.S.O., 1990, the Council of the Town of Georgina **ENACTS AS FOLLOWS:**

1. That Section 2 **DEFINITIONS** of Zoning By-law No.500, as amended, is hereby further amended by deleting Section 2.22 **BED AND BREAKFAST RESIDENCE.**
2. That Section 2 **DEFINITIONS** of Zoning By-law No. 500, as amended, is hereby further amended by adding the following:
 - 2.185 A) **SHORT-TERM RENTAL ACCOMMODATION:**
means Short-term Rental Accommodation as defined by the Town of Georgina Short-term Rental Accommodation Licencing By-law, as amended, revised or replaced.
3. That Section 2.70 **DWELLING, SINGLE FAMILY** of Zoning By-law No. 500, as amended, is hereby further amended by deleting it in its entirety and replacing it with the following:
 - 2.70 **DWELLING, SINGLE FAMILY**
means one completely detached dwelling containing one dwelling unit and may contain an accessory apartment and/or a short-term rental accommodation, provided the accessory apartment and/or short-term rental accommodation complies with Section 5.50 or 5.34 A) of this By-law respectively, and is not subject to any provisions in this by-law relating to duplex dwellings.

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3. That Section 5.2 **BED AND BREAKFAST RESIDENCE** is hereby deleted.
4. That Section 5.28 (b) **NUMBER OF PARKING SPACES (MINIMUM) – RESIDENTIAL USES** is hereby amended by deleting:

bed and breakfast residence	one per each bed and breakfast guest room in addition to the spaces required for the single family dwelling
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5. That Section 5 **GENERAL PROVISIONS ALL ZONES** of Zoning By-law No. 500, as amended, is hereby further amended by adding the following:

“5.34 A) **SHORT-TERM RENTAL ACCOMODATION:**

- (a) Notwithstanding any other provision of this By-law, Short-term Rental Accommodation shall only be established and operated in accordance with the provisions of the Short-term Rental Accommodation Licensing By-law, as amended, revised and replaced.

6. That Sections 7.2, 8.2, 10.2, 11.2, 19.2, and 28.2 **PERMITTED NON-RESIDENTIAL USES** of Zoning By-law 500 are hereby amended by deleting “- bed and breakfast residence” and inserting in lieu thereof “short-term rental accommodation”.
7. That Section 7.5 **SPECIAL PROVISIONS**, subsection 7.5.59, is hereby amended by deleting “bed and breakfast residence” and replacing it with “short-term rental accommodation”
8. That Section 7.5 **SPECIAL PROVISIONS**, subsection 7.5.60, is hereby amended by deleting “bed and breakfast residence” and replacing it with “short-term rental accommodation”
9. That Section 7.5 **SPECIAL PROVISIONS**, subsection 7.5.88, is hereby amended by deleting it in its entirety.
10. That Section 10.5 **SPECIAL PROVISIONS**, subsection 10.5.34, is hereby amended by (a) deleting “(NG)” in the property reference and inserting “(G)”; (b) deleting “bed and breakfast” in the first paragraph and replacing it with “short-term rental accommodation”; and, (c) deleting the second paragraph and replacing it with the following:

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“Notwithstanding Section 5.34 A), within that area shown in heavy outline and designated “R-41” in Schedule “A” hereto, a short-term rental accommodation having a maximum of six guest rooms shall be permitted. However, the maximum number of guest rooms shall be limited to four, during any time when the number of non-resident home occupation employees exceeds two. The maintenance of a noise attenuation fence as shown in Schedule `B-22’ shall be required.”

11. That Section 10.5 **SPECIAL PROVISIONS**, subsection 10.5.63 b), is hereby amended by deleting “bed and breakfast residence” and replacing it with “short-term rental accommodation”.

12. That Section 18.5 **SPECIAL PROVISIONS**, subsection 18.5.10, is hereby amended by deleting the first paragraph and replacing it with the following:

“Notwithstanding Sections 2.185 A) and 18.2 in that area designated ‘C5-10’, only the sale and servicing of windsurfing equipment restricted to a maximum gross leasable floor area of 95 sq. metres, and operation of a short-term rental accommodation within a non-residential building shall be permitted.”

13. That Section 19.4 g) **BED AND BREAKFAST RESIDENCE** is hereby deleted and replaced with the following:

“g) **SHORT-TERM RENTAL ACCOMMODATION**

Notwithstanding Sections 5 and 19.4 (a), (b) and (c), a short-term rental accommodation and accessory buildings, structures and uses thereto, shall be subject to the same lot frontage, lot area, and yard provisions as a single family dwelling in a Rural (RU) Zone.

14. That Section 28.4 g) **EXCEPTIONS TO NON-RESIDENTIAL PROVISIONS** is hereby amended by deleting “a bed and breakfast residence” and replacing it with “a short-term rental accommodation”
15. That Section 28.5 **SPECIAL PROVISIONS**, subsection 28.5.68, is hereby amended by deleting “bed and breakfast residence” in the second paragraph and replacing it with “short-term rental accommodation”
16. That Section 28.5 **SPECIAL PROVISIONS**, subsection 28.5.156, is hereby amended by deleting “bed and breakfast residence” and replacing it with “short-term rental accommodation”

17. That Section 28.5 **SPECIAL PROVISIONS**, subsection 28.5.173, is hereby amended by deleting “bed and breakfast residence” in the second paragraph and replacing it with “short-term rental accommodation”
18. That Section 28.5 **SPECIAL PROVISIONS**, subsection 28.5.178, is hereby amended by deleting “bed and breakfast residence” and replacing it with “short-term rental accommodation”
19. That Section 28.5 **SPECIAL PROVISIONS**, subsection 28.5.181, is hereby amended by deleting “bed and breakfast residence” and replacing it with “short-term rental accommodation”
20. That Section 28.5 **SPECIAL PROVISIONS**, subsection 28.5.183, is hereby amended by deleting “bed and breakfast residence” in the second paragraph and replacing it with “short-term rental accommodation”
21. That Section 28.5 **SPECIAL PROVISIONS**, subsection 28.5.185, is hereby amended by deleting “bed and breakfast residence” and replacing it with “short-term rental accommodation”
22. That Section 28.5 **SPECIAL PROVISIONS**, subsection 28.5.186, is hereby amended by deleting “bed and breakfast residence” in the first paragraph and replacing it with “short-term rental accommodation”
23. That Section 28.5 **SPECIAL PROVISIONS**, subsection 28.5.187, is hereby amended by deleting “bed and breakfast residence” and replacing it with “short-term rental accommodation”
24. That Section 28.5 **SPECIAL PROVISIONS**, subsection 28.5.189, is hereby amended by deleting “bed and breakfast residence” in the first paragraph and replacing it with “short-term rental accommodation”
25. That Section 28.5 **SPECIAL PROVISIONS**, subsection 28.5.196, is hereby amended by deleting “bed and breakfast residence” in the second paragraph and replacing it with “short-term rental accommodation”
26. That Section 28.5 **SPECIAL PROVISIONS**, subsection 28.5.199, is hereby amended by deleting “bed and breakfast residence” and replacing it with “short-term rental accommodation”
27. That Section 28.5 **SPECIAL PROVISIONS**, subsection 28.5.225, is hereby amended by deleting “bed and breakfast residence” and replacing it with “short-term rental accommodation”

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28. That Section 28.5 **SPECIAL PROVISIONS**, subsection 28.5.226, is hereby amended by deleting “bed and breakfast residence” and replacing it with “short-term rental accommodation”

READ and ENACTED this _____ day of _____, 2019

Mayor, Margaret Quirk

Town Clerk, John Espinosa

DRAFT

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EXPLANATORY NOTE

Short-term Rental Accommodation

File: 03.???

1. The purpose of Zoning By-law No. 500-2019-XXXX (PL-5), which amends Zoning By-law 500, is to:
 - delete the definition of Bed and Breakfast Residence as outlined in Section 2.22 of Zoning By-law 500;
 - delete the general provisions associated with Bed and Breakfast Residence as outlined in Section 5.2 of Zoning By-law 500
 - delete the parking space requirements for a Bed and Breakfast Residence as outlined in Section 5.28 (b) of Zoning By-law 500;
 - delete Bed and Breakfast Residence as a permitted non-residential use in Sections 7.2, 8.2, 10.2 and 11.2 (residential zones), Section 19.2 (Camp Commercial (C6) Zone), and Section 28.2 (Rural (RU) Zone), and replace it with short-term rental accommodation;
 - permit the establishment of Short-term Rental Accommodation as defined, regulated, and licenced by the Town of Georgina Short-term Rental Accommodation By-law.
 - introduce parking requirements for Short-term Rental Accommodation; and,
 - delete Bed and Breakfast Residence provisions as outlined in section 19.4 g)
 - delete exceptions to non-residential use provisions as outlined in section 28.4 g)
 - update the provisions for the short-term residential accommodation (formerly *bed and breakfast residence*) permitted by site-specific zoning amendments
2. This by-law is to be read in conjunction with a Short-term Rental Accommodation Licensing By-law, passed pursuant to the *Municipal Act*, which sets forth standards to ensure the orderly operation of Short-term Rental Accommodation within the Town of Georgina.
3. This by-law conforms to the Town of Georgina Official Plan, the Keswick Secondary Plan, the Sutton/Jackson's Point Secondary Plan, and the Pefferlaw Secondary Plan, all of which have been amended to incorporate Short-term Rental Accommodation policies.

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