

**Certificate of Approval**

**AMENDMENT NO.???**

**TO THE**

**SUTTON/JACKSON'S POINT  
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**

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**SECONDARY PLAN**  
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**PART A - THE CERTIFICATION**

**AMENDMENT NO. ???**

**TO THE**

**SUTTON/JACKSON'S POINT**

**SECONDARY PLAN AREA**

The attached explanatory text and location map, constituting Amendment No. ??? to the Sutton/Jackson's Point 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.

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Margaret Quirk, Mayor

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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 SUTTON/JACKSON'S  
POINT 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 Sutton/Jackson's Point 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 Sutton/Jackson's  
Point Secondary Plan

Being an Amendment to the Sutton/Jackson's Point 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 Sutton/Jackson's Point 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 Sutton/Jackson's Point Secondary Plan which permit single detached dwellings.

### **4. LOCATION**

Amendment No. ??? applies to lands within those land use designations in the Sutton/Jackson's Point Secondary Plan which permit single detached dwellings.

### **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 within a residential dwelling shall be considered a commercial use (i.e. not a conventional residential use) and shall only be permitted pursuant to the implementing amendment to Zoning By-law 500. 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 Sutton/Jackson's Point Secondary Plan.

### **2. ACTUAL AMENDMENT**

1. That Sections 13.2.5.1, 13.2.5.2, 13.2.6.1, 13.2.6.3, 13.2.6.4, and 13.2.7.1 are hereby amended by deleting "bed and breakfast".
2. That Sections 13.2.5.1, 13.2.5.2, 13.2.6.1, 13.2.6.2, 13.2.6.3, 13.2.6.4, 13.2.6.5, 13.2.6.6, 13.2.7.1, and 13.2.7.2 **PERMITTED USES** of the Secondary Plan are hereby amended by adding at the end thereof "*Short-term Rental Accommodation* may be permitted within a single detached dwelling."
3. That Section 13.2.4 is hereby amended by adding the following:

#### **13.2.4.10 Short-term Rental Accommodation**

- a) *Short-term Rental Accommodation* may be permitted in any designation which permits a single detached dwelling.
4. That Section 13.2.2.2 **PERMITTED USES** is hereby amended by adding the following:
    - (xi) *short-term rental accommodation* may be permitted within an existing

single detached dwelling or as permitted by 13.2.2.2 (e);

5. That Section 13.2.5.1.1 b) is hereby deleted and replaced with the following:

“b) Notwithstanding Section 13.2.5.1 - Permitted Uses, on land described as Part of Lot 31, Plan 267 and shown as Item 14 on Schedule ‘E’ - Special Provisions, the only permitted uses shall be a women’s shelter having a maximum of 30 beds, a single family dwelling which may include an accessory apartment, a home occupation and/or a short-term rental accommodation, and accessory buildings, structures and uses to any permitted uses.

For the purposes of this Section, a women’s shelter means:

*“A building and premises operated for the purposes of providing secure temporary living accommodation to abused women, with or without children. Staff are available in the residence to provide supervision, counselling and other assistance, as required, on a 24 - hour basis.”*

6. That Section 13.2.5.1.1 c) is hereby deleted and replaced with the following:

“c) Notwithstanding Section 13.2.5.1 - Permitted Uses, on land described as Part of Lot 1, Plan 247 and shown as Item 15 on Schedule ‘E’ - Special Provisions, the only permitted uses shall be a single family dwelling which may include an accessory apartment, a home occupation and/or short-term rental accommodation, a building containing 4 dwelling units, women’s shelter office space with a maximum of 3 dwelling units and accessory buildings, structures and uses to any permitted uses.

7. That Section 13.2.6.6 iii) **PERMITTED USES** is hereby deleted and replaced with the following:

iii) single detached dwellings containing a short-term rental accommodation;

8. That Section 13.2.9 **IMPLEMENTATION** of the Secondary Plan is hereby amended by adding:

**“13.2.9.11 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.”

**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 Sutton/Jackson’s Point Secondary Plan, as amended from time to time regarding the interpretation of that plan, shall apply in regard to this Amendment.