

**THE CORPORATION OF THE TOWN OF GEORGINA**

**REPORT NO. CAO-2019-0009**

**FOR THE CONSIDERATION OF**

**COUNCIL**

**February 27, 2019**

**SUBJECT: REGULATION OF SHORT-TERM RENTAL ACCOMODATION (STRA)  
IN THE TOWN OF GEORGINA  
FILE NO. 05-256**

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**1. RECOMMENDATIONS**

- 1. THAT Council receive Report CAO-2019-0009 prepared by Michael Smith Planning Consultants; Development Coordinators Ltd., dated February 27, 2019 respecting the regulation of Short-term Rental Accommodation in the Town of Georgina.**
- 2. THAT Council provide further direction to the Town's Consultant and Staff regarding the preferred regulatory framework.**
- 3. THAT if Council supports the preferred regulatory framework as set out herein, that Council direct staff to set a date for the statutory public meeting for the proposed Official Plan/Secondary Plans, and/or Zoning By-law amendments.**

**2. PURPOSE**

The purpose of this report is:

- (a) To apprise Council of the preferred regulatory framework proposed by Michael Smith Planning Consultants; Development Coordinators Ltd. and supported by the Technical Advisory Committee; and,**
- (b) To seek further direction from Council on the preferred regulatory framework, including a date for a public meeting to consider amendments to the Official Plan/Secondary Plans and Zoning By-law 500.**

**3. BACKGROUND**

The following reports have led to the preparation of this report:

- Report No. CAO-2018-0003 presented to Council on February 7, 2018
- Report No. CAO-2018-0004 presented to Council on February 28, 2018
- Report No. CAO-2018-0007 presented to Council on June 6, 2018
- Report No. CAO-2018-0016 presented to Council on September 12, 2018

On September 6, 2017 Council received delegations and speakers on the topic of STRA and the impacts on neighbourhoods and individuals. Staff were subsequently directed to begin researching enforcement options. Staff meetings and research into this complex issue took place over the fall of 2017.

On February 7, 2018 Council received Report No. CAO-2018-0003 and directed staff to continue with the development of a policy framework to regulate STRA (Resolution No. C-2018-0065). Council also requested that a legal opinion be obtained with respect to considering an Interim Control By-law (ICB). On February 14, 2018 staff provided Council with correspondence from Town legal counsel.

On February 28, 2018 Council received Report No. CAO-2018-0004 and granted staff the authority to retain the services of Michael Smith Planning Consultants; Development Coordinators Ltd. (MSPCDC), to assist in research and preparation of a policy framework to regulate STRA (Resolution NO. C-2018-0101). A Technical Advisory Committee was established with representation from the Town's Building Division, Planning Division, Fire Department, Municipal Law Enforcement Division, Clerk's Division and the Office of the CAO.

On May 8, 2018 and May 14, 2018, MSPCDC and the Technical Advisory Committee met to discuss the background research prepared by MSPCDC, and the future direction of the study. Following these meetings, Report No. CAO-2018-0007 was prepared to discuss the potential options and preferred policy and regulatory framework for STRA in the Town of Georgina (e.g. Public Discussion Drafts).

On May 14, 2018, Manager of Municipal Law Enforcement, provided a "Briefing Note" to Council on the *"Short-term Rental 2018 Summer Municipal Law Enforcement Initiative"*. This document outlined the interim measures being undertaken, including expanding the hours of operation of the municipal law enforcement staff, while the long-term policy and regulatory framework is being undertaken.

On June 6, 2018, Council received Report No. CAO-2018-0007 and directed staff to schedule a public information meeting to provide information on and receive input about regulating Short-term Rental Accommodation in the Town of Georgina.

On July 11, 2018, a Public Information Meeting (PIM) was held at the ROC to provide information on, and receive input about, regulating Short-term Rental Accommodation in the Town of Georgina. A short questionnaire was posted online for the period of June 19, 2018 to August 10, 2018. Both the Public Information Session and the online questioners had a significant response.

On September 12, 2018, Council Received Report CAO-2018-0016 and directed staff, upon receipt of a legal opinion from the Town's solicitor on the status of existing STRA, to prepare a report for Council's consideration recommending a preferred regulatory framework for Short-term Rental Accommodation.

At the time of this report, there have been discussions with interested parties including residents, existing B&Bs and hotels in the Town of Georgina, STRA hosts, as well as a representative of Airbnb.

All the above noted reports are available on the Town's website at:

<https://www.georgina.ca/living-here/municipal-law-enforcement/short-term-rental-accommodations>

#### **4. ANALYSIS**

##### **4.1 Legal Opinion**

Resolution C-2018-0441 arising from the September 12, 2018 report, directed Town staff and MSPCDC to consult with the Town's solicitor regarding the legality of STRA in the Town of Georgina.

The Town has received client-privileged legal opinions from its solicitor respecting the regulatory framework and related land use provisions pursuant to the Planning Act. This report has been informed by these legal opinions.

##### **4.2 Zoning By-law 500 Definitions**

For context in this report, we provide the definitions of "*bed and breakfast residence*", "*dwelling, single-family*", "*dwelling unit*", "*family*", and "*hotel, motel or motor hotel*" as defined in Zoning By-law 500.

**Bed and Breakfast Residence:** means a single family dwelling licensed as a bed and breakfast residence, in which a maximum of four guest rooms are let by the resident owner, up to a maximum of 15 consecutive days, to members of the travelling public. Meals may be provided for the temporary residence within the single family dwelling.

**Dwelling, Single Family:** means one completely detached dwelling containing one dwelling unit and may contain one accessory apartment, provided the accessory apartment complies with Section 5.50 of this By-law and is not subject to any provisions in this by-law relating to duplex dwellings. (*Note: In the Official Plan/Secondary Plans, the term used is Single Detached Dwelling, but both have the same meaning*).

**Dwelling Unit:** means a self-contained suite of two or more rooms, including a bathroom and a kitchen, with an independent entrance either directly from outside the building or through a common hall, designed for exclusive residential use by a single housekeeping unit. The definition shall not include a recreational vehicle, hotel, or motel.

**Family:** means one or more persons living as a single housekeeping unit in a dwelling unit.

**Hotel, Motel, or Motor Hotel:** means a building in which rooms are provided for rent to the travelling public by furnishing sleeping accommodation with or without meals, and may include meeting rooms, banquet halls, common dining room, facilities for the temporary exhibition and sale of goods on an intermittent basis, and any premises licensed under the Liquor License Act but shall not include an adult entertainment parlour, apartment dwelling, or boarding or lodging house. Rooms used as places for sleeping accommodation shall not include cooking or laundry facilities except as specifically permitted herein.

#### 4.3 Summary of Background Research

In preparing this report, MSPCDC consulted with and had regard to a variety of sources including:

- The *Accommodation Needs Assessment – Town of Georgina, December 2009*, prepared by PKF Consulting;
- The Association of Municipalities of Ontario (AMO);
- The Lake Simcoe Region Conservation Authority (LSRCA);
- The regulatory frameworks of several municipalities including the Town of Niagara-on-the-Lake, the Town of the Blue Mountains, the Town of Oakville, and the City of Toronto;
- The Ontario Superior Court decision - *Puslinch v. Monaghan*;
- The OMB decision – *The Lodges at Blue Mountain v Town of the Blue Mountains, 2011*;
- Consultation with a Region of York Prosecutor and Town of Georgina Legal Counsel;

- Documentation released from the Province on the “*Sharing Economy Framework*” and “*The Home Sharing Guide for Ontario Municipalities*” – Ministry of Finance, 2018;
- The Large Urban Mayor’s Caucus of Ontario (LUMCO) –*Navigating the Sharing Economy*;
- The Federation of Ontario Bed and Breakfast Accommodation – *Regulatory Proposals for Private Home Sharing and B&Bs*;
- The Hotel Association of Canada – *An Overview of Airbnb and the Hotel Sector in Canada*;
- AIRDNA, an online STRA metric monitoring service;
- Various news articles, planning journals, and webinars; and,
- Stakeholders (public, STRA Hosts, Hotels, and Airbnb).

The rental of residential dwellings on a short-term basis (vacation rentals) has been active in the Town of Georgina 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, real estate companies and by word of mouth. Since the mid-1990’s Bed and Breakfast Residences, a form of vacation rental have been permitted as a non-residential use in single detached dwellings subject to a licensing by-law.

In today’s context, STRA, including whole home rentals, represents a sector of the sharing economy, which the Province in its “*Home Sharing Guide for Ontario Municipalities*”, has defined as follows:

*“The ‘sharing economy’ refers to people using online platforms to sell or rent underutilized property, goods, or services and rating each other’s trustworthiness through online reputation systems.”*

Through this sector of the sharing economy there are new and innovative means for economic growth and tourism. However, the successful implementation of a STRA program in a community must be sensitive to the community’s needs and tolerance for STRA. The regulatory program must endeavour to reasonably preserve the character of neighbourhoods, and ensure the health, safety, and general well being of both STRA renters and residents.

Overregulation and/or significant operating costs can lead to non-participation by internet platforms and hosts and can increase the municipal costs of enforcement. It is therefore beneficial to all interested parties to find a reasonable policy and regulatory balance, while respecting the interests of the Town’s residents and neighbourhoods.

In considering a STRA policy and regulation program it is important to note that not all single detached dwellings used for STRA have the same period of occupancy. Some are operated seven days a week primarily during the summer, while others also operate during the winter (ice fishing season). Some STRA are operated only occasionally, for example, when the owner is on a vacation or periodically wants to earn some additional money.

MSPCDC estimates that the number of active STRA in Georgina during the summer of 2019 will be approximately 100-150. Some of these have multiple listings offering whole home or, alternatively, guest room rentals. Of the 132 active STRA listings identified during this study, concerns about the disruptive behaviour of STRA renters have been raised by the public regarding 14 listed properties. (*Note: some STRA sites have multiple listings*). One of the common themes relative to these disruptive STRA, is that they offer a larger number of guest rooms, and are advertised to accommodate far more guests than those listings for STRA that were not identified as being disruptive.

MSPCDC believes, based on its research, that the most effective means of accomplishing the “reasonable policy and regulatory balance” goal, at the municipal level, is through a combination of Official Plan/Secondary Plan amendments, Zoning By-law Amendment, and Licensing By-law.

#### 4.4 Consultation with Public

Throughout the study process, the public was active in providing its opinion and input in both formal and informal consultations. STRA have a significant impact on the lives of several of Georgina’s residents and must be dealt with in a manner which requires them to maintain the quiet enjoyment of their property and to maintain the character of the community in which they are located. Though some residents were generally supportive of STRA, the majority with whom we communicated during the process were strongly opposed to STRA.

The main public concerns with STRA, from those who were opposed to STRA, were as follows:

- Excessive noise/belligerent party goers;
- Negative Impact on property value;
- Safety of both residents and renters;
- Excessive parking;
- Excessive garbage/poor property standards;
- Large number of persons on property;
- Impact on properties with private sewage disposal systems;
- Disruption of daily life (constant disruptive activity);
- Not wanting to have to be involved in the enforcement process;

- Fear of retaliation from renters when getting involved in enforcement process;
- Additional cost of and effectiveness of enforcement;
- Potential change in the character of neighbourhoods;
- Impact on affordable housing;
- Not wanting what they believe is effectively a hotel in a residential area; and,
- Wanting a level playing field between STRA and hotels/motels in terms of commercial taxes and regulations.

#### 4.4.1 Poor/Disruptive Behaviour

Most concerns with STRA were related to poor/disruptive behaviour of the renters and negligent hosts. Concern was also expressed by hosts, which have operated their businesses properly and without complaint, that they not be branded the same as the negligent hosts. We believe that the proposed regulatory framework as discussed in Section 5 below, offers a balance. It is the most effective means of dealing with poor/disruptive renter behaviour and negligent hosts; and does not overly burden respectful renters and diligent hosts.

Some options proposed by the public for dealing with the issue of poor/disruptive behaviour included:

- only permitting STRA in principal residences;
- only permitting STRA in certain zones (i.e. Tourist Commercial (C5) zones); and,
- requiring a separation distance between STRA (i.e. a density factor).

However, we believe that measures such as these will have unnecessary impacts on respectful STRA hosts and renters and may not be effective in achieving the desired result.

#### 4.4.2 Principal Residence

The Principal Residence approach would only permit a STRA in a single detached dwelling which is the owner's principal residence. When consulting with other municipalities who used principal residence as a requirement in their regulation of STRA, their primary means for determining principal residence was based on the mailing address on the property tax bill or the address on a driver's license.

MSPCDC found that in the case of 10 of the 14 disruptive STRA properties, discussed in 4.2 above, that the owners listed the property as their principal residence.

There may also be difficulty in verifying principal residence where the property is owned by a corporation, which in law, is a person. Georgina has a history of individuals living elsewhere permanently and owning a cottage in Georgina. We believe relying on "Principal Residence" will not achieve the desired effect and may prove to be overly restrictive towards respectful hosts and renters, including those who have hosted/rented in Georgina for years.

#### 4.4.3 Affordable Housing

The significant majority of STRA in Georgina are located along the shoreline of Lake Simcoe which is generally the most expensive real estate in the Town. By extension, accessory rental units within these lakeshore dwellings may have higher rents, which would not be considered affordable when compared to other areas of the Town. However, a full analysis of rental housing availability and rates was not conducted as part of this study.

Accessory apartments were introduced by the Province and are provided for in the Town's Official Plan/Secondary Plans and Zoning By-law 500 as a form of affordable housing. For this reason, it is proposed that a STRA not be permitted within a single detached dwelling where there is an existing accessory apartment. This will also help avoid any possibility of conflict between someone renting an accessory apartment and a STRA operating within the main dwelling unit.

#### 4.4.4 Bed and Breakfast as a form of Vacation Rental

The draft licensing by-law at Attachment "6" proposes to limit the number of guest rooms to four. This provision carries forward the guest room limit in the existing Bed and Breakfast Residence zoning by-law and licensing by-law provisions. While Bed and Breakfast Residences are a form of vacation rental and, in most cases would be operated by the principal resident, there is no requirement that the owner be present in the Bed and Breakfast Residence during its operation, nor is the owner required to provide a breakfast. For consistency and simplicity, the proposed licensing by-law employs a uniform approach for all STRA.

#### 4.4.5 Comparison of Taxation between Single Family Dwelling Use and Hotel, Motel or Motor Hotel Use

If STRA, as proposed, is only permitted within a single detached dwelling on lands zoned residential, they would not be permitted in a hotel, motel or motor hotel use pursuant to the Town's Tourist Commercial (C5) Zone in Zoning By-law 500. Therefore, STRA will not have a commercial tax levied against them.

The Province in December of 2017 effected a *Municipal Accommodation Tax* (MAT) which municipalities may apply to STRA, but would also, we understand, be required to be applied against hotels, motels, and motor hotels. This report does not examine the cost of administering a MAT program.

Finally, the on matters of realty taxation, it is up to the Municipal Property Assessment Corporation (MPAC) to determine how a property is to be taxed (i.e. it is beyond the authority of the municipality).

#### 4.5 Consultation with Hotels

At the outset of the study, hotels in Georgina were contacted to update the Town record regarding the number of rental suites and to advise that the STRA study was being undertaken. Following the September 2018 report, at the request of Council, MSPCDC and Town Staff reached out to some hotels in Georgina to get their comments and opinions on the proposed regulation of STRA.

When asked about their general view of STRA, the hotels responded by saying that while difficult to directly measure, they have noticed an impact of STRA on their businesses. They would like to see equal application of regulations and taxation upon STRA and on hotels. At this time, hotels have a different, and higher, realty tax applied to lands zoned Tourist Commercial (C5) than STRA in residential zones. Hotels are not licenced by the Town but must adhere to numerous regulations, we were advised.

MSPCDC raised the matter of a Municipal Administration Tax (MAT), which the Town may apply to STRA and Hotels, but the hotel owners, for obvious reasons, did not want an additional tax imposed on them.

The hotel operators noted that with the proliferation of STRA, there are fewer available cleaning staff, as well as a lack of rental housing for seasonal staff.

When asked about what the hotel operators are doing to address the negative impact on their businesses, they responded by saying that they were making their prices more competitive, promoting the benefits of staying in a hotel vs. a STRA (i.e. room cleaning service, safety, security, on-site staff, restaurant, etc.), as well as potentially looking to offer rooms resembling STRA (i.e. including kitchen facilities). The latter, referred to as "Residential Suites" in hotel context, would require an amendment to Zoning By-law 500.

When asked if they viewed STRA as having the same clientele base, they indicated that their clients were generally families and more mature guests looking for a getaway, or people in town for business. They viewed STRA as attracting a younger and more party-oriented crowd by contrast.

When asked about the types of accommodation offered, the hotels operators stated that rooms were designed to accommodate approximately 2-4 persons per room on average.

Overall, the hotels viewed STRA to have a negative impact on their businesses and expressed concern that there exists an unfair discrepancy in the regulations and taxation levied against hotels compared to STRA.

#### 4.6 Consultation with Airbnb

On October 10, 2018, MSPCDC and the Technical Advisory Committee held a phone conference with an Airbnb representative. The goal of this conference was to receive input from Airbnb as a stakeholder in the proposed regulatory framework.

The main areas that the representative highlighted during this conference, were Airbnb's openness to cooperate with municipalities, the need for fair and sensible regulations, and the availability of existing resources to manage issues with negligent hosts.

The representative expressed that Airbnb is equally as concerned with negligent hosts as residents, since these hosts reflect poorly on the company. They brought attention to the *Neighbour Tool*, which allows for residents to lodge complaints on-line against neighbouring STRA hosts. If the complaint matches a listing on their site, Airbnb will reach out to the host to offer guidance, and if there are continued complaints, the offending listing will be removed. The *Neighbour Tool* can be found at:

<https://www.airbnb.ca/neighbors?locale=en>

The representative was generally supportive of STRA regulation; however, they expressed that Airbnb had concerns about over-regulation. They viewed several municipalities as having regulatory frameworks and licensing fees that were overly burdensome on STRA hosts, and effectively made it unviable to operate a STRA in said municipalities.

### **5. Regulatory Framework**

#### 5.1 Overview

In order to address the concerns of all stakeholders in the most comprehensive and efficacious manner, it is recommended that a regulatory framework comprised of Official Plan/Secondary Plan Amendments, a Zoning By-law

Amendment, and a Licensing By-law.

## 5.2 Official Plan/Secondary Plan Amendments

The purpose of the Official Plan and Secondary Plan Amendments is to remove reference to Bed and Breakfast Establishments from the Plans, to define Short-term Rental Accommodation, and to permit Short-term Rental Accommodation in all land use designations which permit a single detached dwelling.

## 5.3 Zoning By-law Amendment

The purpose of the Zoning By-law Amendment is to remove reference to Bed and Breakfast Residence and to permit Short-term Rental Accommodation in all zones which permit a single detached dwelling.

## 5.4 Licensing By-law

The proposed licensing by-law contains the operational regulations which are designed to address the public concerns, to the extent possible, as listed in Section 4.4 above.

The concerns regarding noise, safety of residents and renters, large number of persons on property, and disruption of daily life, will primarily be dealt with by inspection and enforcement and through the demerit point system as shown in the attached licensing by-law. The demerit point system will allow for STRA that accommodate disruptive renters, and are run by negligent hosts, to have their licences removed promptly. If the STRA attempts to continue operation, this will allow for municipal enforcement to quickly and effectively bring a legal action against the owner and to seek a court-ordered closure of the operation.

The licensing by-law requires proper inspection of each property applying for license by the relevant agencies, such as the fire department and building department. This will help ensure the safety of renters.

The licensing by-law requires the preparation and submission of a detailed site plan and floor plans by the owner which will be reviewed by a licensing coordinator and all relevant Town staff. These plans will include a required parking layout and delineated guestrooms. This measure will help ensure that STRA have no additional impact on neighbours than a standard single detached dwelling.

While there are not as many STRA in Georgina as some other municipalities, (i.e. the Township of Blue Mountains and Niagara-on-the-Lake have in excess of

300 STRA) and the existing STRA are primarily in areas that would not be considered affordable, we believe that it is still important to protect any future affordable housing within the Town of Georgina. The licensing by-law, and by extension the Official Plan/Secondary Plans and Zoning By-law, would only permit STRA in a single detached dwelling, and would not permit STRA in accessory apartments or any other type of dwelling. This should help to protect Georgina's affordable housing stock now and in the future.

A provision in the licensing by-law is that only one license will be issued per property and only one license will be issued per host. The latter is intended to limit the number of STRA operated by individual owners to one to discourage multiple STRA ownerships.

A *Renter's Code of Conduct* prepared by the Town will be provided to STRA hosts in conjunction with the issuance of a STRA licence. Attachment "7" is an example of a Renter's Code of Conduct based on one developed by the Town of Oakville.

## **6. FINANCIAL AND BUDGETARY IMPACT**

It is estimated by the online STRA monitoring service *Host Compliance*, that one additional staff member is required per one hundred STRA. It is anticipated that there will be on average 100 to 150 active STRA in Georgina, and this number is expected to increase with the growing popularity of STRA programs.

Administration and enforcement of regulations will increase the demand on staff time. A detailed review of staffing requirements will be provided in the next report to Council. However, it is estimated that the following staff will be required for 2019:

- One Permanent Full Time Fire Prevention Officer
- One Permanent Full Time Municipal Law Enforcement Officer
- One Permanent Part Time Municipal Law Enforcement Officer or alternatively, One Temporary Municipal Law Enforcement Officer between May 1 and Labour Day.
- Potential Licensing Administrative Staff

Assuming that approximately 125 STRA licenses will be issued in 2019, estimated licencing fee to achieve full cost recovery would be approximately \$2,000 annually or \$4,000 for a two-year license.

In 2018, Council provided funding of \$20,000 for a pilot program of enhanced by-law enforcement, related to STRA, during summer weekends. Should Council want to continue this program for the 2019 summer season, Council would need

to provide the Treasurer authorization to fund the program from the 2019 tax rate stabilization reserve.

## **7. CONCLUSIONS**

In the spring of 2018, Council initiated a planning process to regulate STRA within the Town of Georgina, with a view towards supporting tourism in Georgina and striking a balance between the needs/preferences of individual property owners and the public at large.

This report, including previous reports cited in Section 3, represents the culmination of the background research undertaken by MSPCDC and Town Staff, as well as consultation with Town legal counsel and stakeholders.

Drafts of an Official Plan Amendment/Secondary Plan Amendments (Attachments 1,2, 3, and 4) a Zoning By-law Amendment (Attachment 5) and a Licensing By-law (Attachment 6) have been prepared for Council's consideration. The Renters Code is enclosed as Attachment 7.

In conclusion, it is recommended that Council receive this report, which sets forth a preferred regulatory framework. If this framework is acceptable, Council should direct staff set a date for the statutory public meeting pursuant to the Ontario Planning Act, on the proposed Official Plan/Secondary Plan Amendments and Zoning By-law 500 amendment. The meeting will also be used to gather comments on the draft Licensing Bylaw

Prepared by:



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Michael Smith Planning Consultants;  
Development Coordinators Ltd.

Reviewed and Recommended by:



Harold W. Lenters, M.Sc.Pl., MCIP, RPP  
Director of Development Services

Reviewed and Recommended by:



Ryan Cronsberry  
Acting Deputy Chief Administrative  
Officer

Approved by:



Dave Reddon  
Acting Chief Administrative Officer

## **Certificate of Approval**

**AMENDMENT NO.???**

**TO THE**

**OFFICIAL PLAN OF THE**

**TOWN OF GEORGINA PLANNING AREA**

**This official 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.???**  
**TO THE OFFICIAL PLAN OF THE**  
**TOWN OF GEORGINA**  
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**PART A - THE CERTIFICATION**  
**AMENDMENT NO. ???**  
**TO THE**  
**OFFICIAL PLAN OF THE**  
**TOWN OF GEORGINA PLANNING AREA**

The attached explanatory text and location map, constituting Amendment No. ??? to the Official Plan of the Town of Georgina, 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 OFFICIAL PLAN OF  
THE TOWN OF GEORGINA.**

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 Official Plan of the Town of Georgina, 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.

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Margaret Quirk, Mayor

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John Espinosa, Town Clerk

## **PART B - THE PREAMBLE**

### **1. TITLE**

This Amendment shall be known as:

Amendment No. ???  
to the Official Plan of the  
Town of Georgina

Being an Amendment to the Official Plan of the Town of Georgina.

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

Only that part of this document entitled "Part C - The Amendment", comprising the attached explanatory, constitutes Amendment No. ??? to the Town of Georgina Official 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 Town of Georgina Official Plan which permit single detached dwellings.

### **4. LOCATION**

Amendment No. ??? applies to lands within those land use designations in the Town of Georgina Official 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 only be permitted pursuant to the implementing amendment to Zoning By-law 500 and a Short-term Rental Accommodation Licensing by-law.

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.

The Keswick, Sutton/Jackson's Point, and Pepperlaw Secondary Plans will be amended to be consistent with the Official Plan policy for Short-term Rental Accommodation.

## **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 Town of Georgina Official Plan.

### **2. ACTUAL AMENDMENT**

a) That Section 5.3.1.1 **PERMITTED USES** of the Official Plan is hereby amended by adding:

*l) A short-term rental accommodation may be permitted in an existing single detached dwelling or as permitted by 5.3.1.12;*

b) That Sections 6.1.1, 6.2.1, 7.3.1, 7.4.1, and 7.5.1 **PERMITTED USES** of the Official Plan are hereby amended by adding at the end thereof "*Short-term Rental Accommodation*" may be permitted within a *single detached dwelling*.

c) That Section 7.2.2 is hereby by amended by adding at the end thereof the following:

*"(p) Short-term Rental Accommodation may be permitted within a single detached dwelling"*

- d) That Section 12.5.10 is hereby deleted and replaced with the following:

**“12.5.10 Agri-Tourism Uses:**

means those farm-related tourism uses, including limited accommodation such as a *short-term rental accommodation*, that promote the enjoyment, education or activities related to the farm operation.”

- e) That Section 12.112A is hereby added to Section DEFINITIONS:

**“12.112A Short-term Rental Accommodation:**

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.”

**3. IMPLEMENTATION**

The Official 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 Town of Georgina Official Plan, as amended from time to time regarding the interpretation of that plan, shall apply in regard to this Amendment.

## **Certificate of Approval**

**AMENDMENT NO.???**

**TO THE**

**KESWICK  
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.???**  
**TO THE KESWICK**  
**SECONDARY PLAN**  
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**PART A - THE CERTIFICATION**

**AMENDMENT NO. ???**

**TO THE**

**KESWICK**

**SECONDARY PLAN AREA**

The attached explanatory text and location map, constituting Amendment No. ??? to the Keswick 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 KESWICK  
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 Keswick 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 Keswick  
Secondary Plan

Being an Amendment to the Keswick 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 Keswick 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 Keswick Secondary Plan which permit single detached dwellings.

### **4. LOCATION**

Amendment No. ??? applies to lands within those land use designations in the Keswick 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 Keswick Secondary Plan.

### **2. ACTUAL AMENDMENT**

a) That Section 13.1.3.4 a) (iii) is hereby deleted and replaced with the following:

(iii) a single detached dwelling containing a Short-term Rental Accommodation use.

b) That Section 13.1.2 **GENERAL LAND USE POLICIES** is hereby amended by adding:

#### **"13.1.2.17 SHORT-TERM RENTAL ACCOMODATION**

##### **(a) Policies**

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

c) That Section 13.1.8.4 **Definitions** is hereby amended by inserting:

*“Short-term Rental Accommodation - 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.”*

### **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 provisions set forth in the Keswick Secondary Plan, as amended from time to time regarding the interpretation of that plan, shall apply in regard to this Amendment.

## **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**

**AMENDMENT NO.???**  
**TO THE SUTTON/JACKSON'S POINT**  
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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.

\_\_\_\_\_  
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 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.

## **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.???**  
**PEPPERLAW SECONDARY PLAN**

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**PART A - THE CERTIFICATION**  
**AMENDMENT NO. ???**  
**TO THE**  
**PEPPERLAW SECONDARY PLAN AREA**

The attached explanatory text and location map, constituting Amendment No. ??? to the Pepperlaw 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

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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.

**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 either an accessory apartment or a short-term rental accommodation, provided the accessory apartment 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.

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
-----------------------------	---

5. That Section 5.28 (b) **NUMBER OF PARKING SPACES (MINIMUM) – RESIDENTIAL USES** is hereby amended by adding:

short-term rental accommodation	one per each short-term rental accommodation guest room in addition to the spaces required for the single family dwelling
---------------------------------	---

6. 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.

(b) Parking shall be provided in accordance with Section 5.28 (b).”

7. 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” may be permitted within a single family dwelling.
8. 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:

“Notwithstanding Section 5.34 a), **SHORT-TERM RENTAL ACCOMMODATION**, a short-term rental accommodation having a maximum of six bedrooms 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. Further, the maintenance of a noise attenuation fence as shown in Schedule ‘B-22’ shall be required.”

READ and ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019

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

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

## 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);
  - 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,
  - update the provisions for the short-term residential accommodation (formerly *bed and breakfast residence*) permitted by site-specific zoning amendment at Part of Lot 21, Concession 6 (G) and zoned 'R-41'.
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.

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

BY-LAW NUMBER 2019-

---

**BEING A BY-LAW TO LICENCE, REGULATE AND GOVERN  
SHORT-TERM RENTAL ACCOMMODATIONS**

---

**WHEREAS** the Council of the Town of Georgina may, pursuant to the *Municipal Act*, 2001, S.O. 2001, c.25. as amended, herein after "*The Municipal Act*", enact by-laws for the licensing, regulating and governing of businesses and occupations in the Town of Georgina;

**AND WHEREAS** the Council of the Town of Georgina deems it desirable to enact a by-law to Licence Short-term Rental Accommodation;

**BE IT THEREFORE ENACTED BY THE COUNCIL OF THE TOWN OF GEORGINA:**

**1. DEFINITIONS**

For the purpose of this by-law:

**Agent** means a Person duly appointed by an Owner or the Town to act on their behalf;

**Appeal Panel** means a panel of individuals which has been delegated the responsibility of handling appeals, suspensions and revocations of Licences under this by-law by Council;

**Applicant** means the Person applying for a Licence or renewal of a Licence under this by-law;

**Corporation** means a body corporate incorporated pursuant to the *Business Corporations Act*, R.S.O. 1990 c. B. 16, or the *Corporations Act*, R.S.O. 1990, c. C. 38;

**Fee** means a Fee as set forth in Appendix "B" of this by-law;

**Guest Room** means a room offered for short-term rental accommodation intended primarily for overnight occupation, which conforms to the standards for a bedroom, as set forth by the Ontario Building Code;

**Licence** means the Licence issued under this by-law as proof of licensing under this by-law;

**Licensee** means a Person who holds a Licence or is required to hold a Licence under this by-law;

**Licensing Coordinator** means the Town Clerk or designated Person;

**Officer** means a Police Officer, Fire Prevention Officer, Fire Inspector, Building Inspector, Zoning Examiner, Plans Examiner, By-law Enforcement Officer or Licensing Coordinator;

**Owner** means the Person holding title to the Property on which the Short-term Rental Accommodation is located, and "Ownership" has a corresponding meaning;

**Person** means an individual, a Corporation, a partnership, or an association, and includes a Licensee or an Applicant for a Licence under this by-law as the context requires;

**Premises** means the Property upon which a Short-term Rental Accommodation is operated, inclusive of buildings or structures or any part thereof used for such purpose;

**Property** means the land upon which a Short-term Rental Accommodation is operated, exclusive of buildings or structures or any part thereof;

**Renter's Code of Conduct** means a document that has been prepared by the Town that prescribes the roles and responsibilities of the renter, including but not limited to: behavioural expectations as they relate to non-disturbance of neighbours; compliance with applicable Town by-laws, and adherence to the provisions of this by-law;

**Short-term Rental Accommodation:** means the use of a single family dwelling, as defined in Zoning By-law 500, or any part thereof, that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, licence, rental agreement or similar commercial arrangement for any period equal to or less than thirty (30) consecutive calendar days, throughout all or any part of the calendar

year, unless otherwise prohibited by this by-law, or any other by-law of the Town of Georgina.

Short-term Rental Accommodation uses shall not include any other form of residential dwelling, a hotel, motel, motor hotel, nursing home, private or public hospital, temporary accommodations for seasonal farm workers, a recreational vehicle park, a tent campground, or similar commercial or institutional use, as defined in Zoning By-law 500.

**Town** means the Corporation of the Town of Georgina in the Regional Municipality of York.

**Zoning By-law** means the Town's Zoning By-law Number 500, as amended, or any successor comprehensive Zoning By-law, as amended.

## **2. PROHIBITIONS**

- (1) No Person shall carry on any trade, business or occupation of Short-term Rental Accommodation unless that Person has first obtained a Licence pursuant to this by-law.
- (2) No Person shall discriminate in the carrying on of the trade, business or occupation of Short-term Rental Accommodation against any member of the public on the bases of race, ancestry, place of origin, colour, ethnic origin, citizenship, creed, sex, sexual orientation, age, marital status, family status or disability.
- (3) No Person shall fail to comply with an order issued by an Officer.
- (4) No Person shall advertise a Short-term Rental Accommodation without a Licence.

## **3. GENERAL PROVISIONS**

- (1) The maximum number of Guest Rooms delineated on the required floor plan shall be four (4).
- (2) The maximum number of Persons, including residents, permitted on a Premises shall be equal to three (3) times the number of Guest Rooms delineated on the required floor plan.

- (3) The provision of parking on the site plan referenced in Section 4(g) below shall include the following:
- a) a minimum of three parking spaces plus one additional parking space per Guest Room;
  - b) Parking space sizes of 2.5 metres X 5.7 metres;
  - c) Within a front yard or exterior side yard, all vehicles shall only be permitted in a parking area consisting of a hard-surfaced driveway (gravel, paved, concrete, interlock or similar hard surface).
- (4) The provisions of this section shall not apply when the Short-term rental accommodation is not rented.

#### **4. LICENSING REQUIREMENTS**

- (1) Every application for a new Licence, or the renewal of an existing Licence, shall include:
- a) a completed application in the form required by the Town, which shall include each Owner, Applicant and/or Agent's name, address, telephone number, and email address;
  - b) proof of Ownership for the Premises;
  - c) proof that the Applicant is at least eighteen (18) years of age, if the Applicant is an individual;
  - d) proof that the Applicant, if a Corporation, is legally entitled to conduct business in Ontario, including but not limited to:
    - (i) an article of incorporation or other incorporating documents, duly certified by the proper government official or department of the Province of Ontario or the Government of Canada; and,
    - (ii) a certified copy of an annual return which contains a list of all shareholders of the Corporation;
  - e) in the case of an Applicant being a partnership, the names and addresses of each member of the partnership as well as the name under which the partnership intends to carry on business;

- f) in the case of an Applicant or Agent acting on behalf of the Owner, an Owner's written authorization;
  - g) a site plan and floor plan, drawn to scale and fully dimensioned of the Short-term Rental Accommodation Premises including: the location of all buildings and structures on the Property, the use of each room, occupant load for sleeping purposes of each room, location of smoke detection and early warning devices, location of fire extinguishers, all entrances/exits to and from the building, exterior decks that are appurtenant to the Premises, and related site amenities including dimensioned parking spaces, and other buildings or structures on the Property;
  - h) proof of insurance which includes a liability limit of no less than two million dollars (\$2,000,000.00) per occurrence for Property damage and bodily injury and identifies that a Short-term Rental Accommodation is being operated on the Property. The insurance coverage required herein shall be endorsed to the effect that the Town shall be given at least 10 days' notice in writing of any cancellation or material variation to the policy; and,
  - i) payment of the applicable licensing Fee.
- (2) Every Licensee under this by-law shall notify the Licensing Coordinator immediately of a change in any of the required documents to be filed with the Clerk's Department.

## **5. PRE-LICENCE INSPECTION**

- (1) It is the responsibility of any Person applying for a Licence to contact the Town for a pre-Licence inspection, which shall ensure compliance with the following where applicable:
- a) provisions of this by-law;
  - b) *Building Code Act*;
  - c) *Fire Protection and Prevention Act*;
  - d) *Electricity Act*;
  - e) Property Standards By-law;

- f) Zoning By-law;
- g) any other municipal by-laws or provincial legislation that may affect the status of the application.

## **6. ADMINISTRATION AND ENFORCEMENT**

- (1) Licensing Coordinators shall be responsible for the administration of this by-law;
- (2) Officers shall be responsible for the enforcement of this by-law;
- (3) Upon receipt of an application for a Licence, a Licensing Coordinator shall perform the following functions:
  - a) receive and review the application in conjunction with any provision of this by-law; and,
  - b) ensure the relevant Officers have carried out the necessary inspections to satisfy the Town that the Premises is in compliance with the provisions of this by-law, including the approved site plan and floor plan, all other Town by-laws, and any applicable regulations;
- (4) Upon determination that a contravention of the provisions of this by-law has occurred, an Officer shall issue the required notice.

## **7. ISSUANCE OF LICENCE AND GROUNDS FOR REFUSAL**

- (1) The Licensing Coordinator shall have the power and authority to issue, refuse to issue or renew a Licence, to revoke or suspend a Licence, or to impose terms and conditions on a Licence.
- (2) The Licensing Coordinator may refuse to issue or renew a Licence where:
  - a) the conduct of an Applicant affords reasonable grounds for belief that the Applicant has not carried on, or will not carry on, the business in accordance with the law or with integrity and honesty;
  - b) there are reasonable grounds for belief that the operation of the business may be adverse to the public interest;

- c) a License has been previously revoked, suspended, or made subject to special condition;
  - d) a Person applying for a Licence has presented a history of contravention with this by-law or other Town by-laws;
  - e) the Renter's Code of Conduct has been violated;
  - f) the proposed use of the Premises is not permitted by the Zoning By-law;
  - g) the Person is indebted to the Town in respect of fines, penalties, judgements, or any other amounts owing, including awarding of legal costs, disbursements, outstanding Property taxes and late payment charges, against an Owner's Property;
  - h) the Property to be used for carrying on the trade, business or occupation does not conform with applicable federal and provincial law and regulations or municipal by-laws, including, but not limited to, the Zoning By-law, Property Standards By-law, the *Building Code Act*, the *Fire Protection and Prevention Act*, and the *Electricity Act*.
- (3) Notwithstanding Section 3 of this By-law, the Licensing Coordinator may issue a Licence where a site-specific Zoning By-law amendment has been passed to permit alternative standards.
- (4) The Licensing Coordinator may suspend a Licence for a period of no longer than six months if a Premises accumulates at least seven demerit points as per Table 1 in Appendix "A" to this By-law.
- (5) The Licensing Coordinator, if satisfied that the continuation of a Licence poses a danger to the health or safety of any Person, may, for the time and such conditions as are considered appropriate, suspend a Licence for not more than 14 days. If after this period, the Licensing Coordinator is satisfied that the continuation of a Licence will continue to pose a danger to the health or safety of any Person, he/she may further suspend for not more than 14 days or revoke a Licence.
- (6) The Licensing Coordinator may revoke a Licence if it was issued in error or on false or incorrect information.

- (7) The Licensing Coordinator may revoke a Licence if a Premises accumulates at least 15 demerit points as per Table 1 in Appendix "A" to the by-law.
- (8) The maximum number of licences to be issued shall be one per Property, and one per Licensee.

## **8. APPEAL**

- (1) Where the Licensing Coordinator has denied an Applicant a Licence, a renewal of a Licence or has suspended or revoked a Licence, the Licensing Coordinator shall inform the Applicant or Licensee by way of written notice setting forth the grounds for the decision with reasonable particulars and shall advise of the right to appeal such decision to the Appeal Panel.
- (2) Persons or Applicants may appeal to the Appeal Panel in relation to the matter of notice in subsection (1). Appeals will not be permitted for any matters that have already been heard by the Appeal Panel. A request for an appeal shall be made in writing to the Licensing Coordinator, setting forth the reasons for the appeal, within 14 business days after service of the written notice.
- (3) Where no request for an appeal is received in accordance with subsection (2), the decision of the Licensing Coordinator shall be final and binding.
- (4) Where a request for an appeal is received, a hearing of the Appeal Panel shall be convened, and the Applicant or Licensee shall be provided reasonable written notice thereof.
- (5) After such opportunity to be heard is afforded the Applicant or Licensee, the Appeal Panel shall make a decision. When making its decision the Appeal Panel may consider any matter pertaining to this by-law, or other matter that relates to the general welfare, health or safety of the public. When making its decision, the Appeal Panel may refuse to issue or renew a License, revoke, suspend, or impose any condition to a License. The Appeal Panel's decision is final and binding and shall not be subject to review.
- (6) Where the Appeal Panel conducts a hearing, the rules set out in the *Statutory Powers Procedure Act*, R.S.O. 1990, c. S.22 shall apply.

## **9. ORDER**

- (1) Where an Officer has reasonable grounds to believe that a contravention of the by-law has occurred, the Officer may serve an order on the Licensee setting out the reasonable particulars of the contravention and directing:
  - a) compliance within a specified timeframe;
  - b) any work that is required to be done. In the event of a default of such work being done, the Officer may direct work to be done at the Licensee's expense, and the Town may recover the expense in the same manner as municipal taxes; or
  - c) the activity be discontinued.
- (2) Any Person who contravenes an order under this by-law is guilty of an offence.
- (3) An order under this by-law may require work to be done even though the facts which constitute the contravention of this by-law were present before this by-law came into force.

## **10. PENALTY FOR NON-COMPLIANCE**

- (1) Every Person who contravenes any of the provisions of this by-law, upon conviction, is guilty of an offence and liable to a fine pursuant to the Provincial Offences Act, as amended.
- (2) Every Person who contravenes any provision of this by-law, upon conviction, is guilty of an offence, and all contraventions of the by-law are designated as continuing offences pursuant to Section 429 of the *Municipal Act*.
- (3) Every Person, other than a company who contravenes any provision of this by-law, and every director of a Corporation who knowingly concurs in such contravention by the Corporation, is guilty of an offence and on conviction liable to a fine not exceeding \$25,000 for a first offence and \$50,000 for any subsequent offence.

- (4) Where a Corporation is convicted of an offence under this by-law, the maximum penalty is \$50,000 for a first offence and \$100,000 for any subsequent offence.
- (5) Where a Person has been convicted for an offence under this by-law by a court of competent jurisdiction, the court may in addition to any other penalty imposed on the Person convicted, issue an order prohibiting the continuation or repetition of the offence or the doing of any act or thing by the Person convicted directed toward the continuation or repetition of the offence.

## **11. COLLECTION OF UNPAID FINES**

- (1) Pursuant to Section 441 of the *Municipal Act*, if any part of a fine for a contravention of this by-law remains unpaid after the fine becomes due and payable under Section 66 of the *Provincial Offences Act*, R.S.O. 1990, c P.33, including any extension of time for payment ordered under that Section, the Licensing Coordinator may give the Person against whom the fine was imposed a written notice specifying the amount of the fine payable and the final date on which it is payable, which shall be not less than 21 days after the date of the notice. If the fine remains unpaid after the final date specified in the notice, the fine is deemed to be unpaid taxes pursuant to Section 351 of the *Municipal Act* and may be added to the Owner's tax roll and collected in the same manner as Property taxes.

## **12. POWERS OF ENTRY**

- (1) The Town may enter onto a Property at any reasonable time for the purpose of carrying out an inspection to determine whether the following are complied with:
  - a) the provisions of the by-law;
  - b) an order issued under this by-law; or
  - c) an order made under Section 431 of the *Municipal Act*;
- (2) Where an inspection is conducted by the Town, the Officer conducting the inspection may:
  - a) require the production for inspection of documents or things relevant to the inspection;

- b) inspect and remove documents or things relevant to the inspection for the purpose of making copies or extracts;
  - c) require information from any Person concerning a matter related to the inspection including their name, address, phone number and identification; and
  - d) alone or in conjunction with a Person possessing special or expert knowledge, make examinations or take tests, samples, or photographs necessary for the purposes of the inspection.
- (3) The Town may undertake an inspection pursuant to an Order issued under Section 438 of the *Municipal Act*.
  - (4) The Town's power of entry may be exercised by a Licensing Coordinator, Officer, or Agent for the Town, or by a member of the York Regional Police.

### **13. OBSTRUCTION**

- (1) No Person shall hinder or obstruct, or attempt to hinder or obstruct, any Person who is exercising a power or performing a duty under the *Municipal Act*, or under a by-law passed under the *Municipal Act*.
- (2) Any Person who has been alleged to have contravened any of the provisions under the *Municipal Act* or under a by-law passed under the *Municipal Act*, shall identify themselves to the Officer upon request, failure to do so shall be deemed to have obstructed or hindered an Officer in the execution of his/her duties.

### **14. SEVERABILITY**

- (1) In the event any provisions of this by-law are deemed invalid or void, in whole or in part, by any court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

### **15. TITLE**

- (1) This by-law may be known as the "Short-term Rental Accommodation Licensing By-law".

**16. TERM OF LICENCE**

- (1) A Licence issued pursuant to the provisions of this by-law shall expire 2 years from the date it was issued, unless it is revoked in accordance with the provisions of this by-law.

**17. AUTHORIZATION**

- (1) That the Town Clerk be authorized and directed to take the necessary actions to give effect to this by-law.

**18. EFFECTIVE DATE**

- (1) This by-law comes into effect on \_\_\_\_\_, 2019

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

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

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

# SHORT-TERM RENTAL ACCOMMODATION

## Renter's Code of Conduct

### 1. Basis of this Code

The basis of this Code is that Short-term Rental Accommodation premises are permitted in residential neighbourhoods and that the residents of these neighbourhoods have the right to enjoy their own properties without being imposed upon by nuisance from others.

### 2. Objectives of this Code

The Objective of this Code is to establish acceptable standards of behaviour for hosts and renters to minimize any adverse social or environmental impacts on their neighbours and the neighbourhood.

### 3. Residential Area

The Renter acknowledges for themselves and on behalf of others that they will be occupying a Short-term Rental Accommodation that is located in a residential area.

### 4. Guiding Principles

The guiding principles for Short-Term Rental Accommodation renters are:

- The premise that you are occupying is a home;
- Treat the premise as your own;
- Respect your neighbours; and,
- Leave it as you find it.

### 5. Maximum Number of Renters and Guests:

The maximum number of renters and non-occupying guests permitted at a Short-term Rental Accommodation premises shall not exceed three (3) persons per guest room, including any residents.

### 6. Noise and Residential Amenity:

No person shall make noise to cause a disturbance or conduct themselves in a way that is likely to disturb area residents. Examples of noise that is likely to disturb residents at any time include:

- a) Loud music;
- b) Outdoor or backyard gatherings or activities involving excessive noise or disruptive behaviour;
- c) Late evening/early morning disturbances; and,
- d) Yelling/shouting, and singing/conversing loudly.

The Town of Georgina Noise By-law No. 2003-0075 (PWE-1) provides that *“No person may make, create, cause or cause or permit to be made noise likely to disturb the inhabitants.”*

Renters and their guest are not allowed to disturb neighbours or interfere with their enjoyment of their premises, or the public realm, at any time of the day or night. Failure to comply with the conditions of the Town Noise By-law may result in legal action being taken.

## **7. Access and Parking:**

Please familiarize yourself and your guests with the Parking Management Plan for the premises to ensure ease of access with minimum disturbance to neighbours.

All Short-term Rental Accommodation premises will have vehicle parking requirements, so please refer to the Parking Management Plan for the premises.

## **8. Recycling and Garbage:**

Please familiarize yourself and your guests with the Property Management Plan, including the provisions that have been made for waste management and the day of the week in which waste collection is scheduled. It should be noted that the “putting out” of waste on a non-scheduled day is regulated by the Town’s Waste Management By-law 2011-0024 (PWO-1). Waste collection information and pick up times are available on the Town of Georgina’s website.

[https://www.georgina.ca/sites/default/files/page\\_assets/2018\\_waste\\_calendar\\_0.pdf](https://www.georgina.ca/sites/default/files/page_assets/2018_waste_calendar_0.pdf)

## **9. Dwellings on Lots on Private Sewage Disposal Systems:**

Note: Maximum occupancy load is based on a maximum of two persons per bedroom. Exceeding the maximum occupancy load may result in the malfunctioning of the septic

system and pollution of the ground water system. This is of particular concern within 100 metres (328 feet) of Lake Simcoe and permanent streams as per the *Lake Simcoe Protection Act, 2009*.

## 10. Fire and Occupant Safety:

In Short-term Rental Accommodations which have a fuel-fired appliance or solid fuel-fired appliance installed or if there is an attached storage garage; on the first day of rental, the renter shall ensure that the building is equipped with a **carbon monoxide alarm** installed outside of the sleeping areas. Further the renter shall test the carbon monoxide alarm(s) to ensure that they are operational. If the carbon monoxide alarm(s) are found to not be operational the renter shall immediately notify the property owner or agency of the deficiency.

On the first day of rental, the renter shall check that the dwelling is equipped with **smoke alarms** outside sleeping areas and on every storey of the home including the basement. Further the renter shall check the smoke alarms for operation and shall immediately notify the owner or agency of a deficiency.

## 11. Leisure Vehicle Parking:

Note: The Town of Georgina establishes controls on Leisure Vehicles (e.g. motor homes, boats, trailer, snowmobiles etc.) including parking requirements. Parking requirements for Leisure Vehicles are addressed as part of the overall Parking Management Plan within the Short-term Rental Accommodation licencing of this property.

I, \_\_\_\_\_ **having read the above, and the terms of the licensing agreement, undertake to provide those persons renting my short-term rental accommodation with a copy of the Renter's Code of Conduct and to advise them to act appropriately. I also realize that a violation of the licensing agreement may result in the suspension or revocation of the short-term rental accommodation for my property.**

\_\_\_\_\_  
**Signature of Applicant for License**

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



Georgina  
Recreation & Culture Department  
26557 Civic Centre Rd., Keswick  
905 476 4301 ext. 2238  
georgina.ca