



GEORGINA

NOTICE OF PASSING OF A BY-LAW TO ADOPT AMENDMENT NUMBER 140 TO THE OFFICIAL PLAN OF THE TOWN OF GEORGINA

TAKE NOTICE that the Council of The Corporation of the Town of Georgina passed By-law Number 2019-0098 (PL-2) on the **23rd of October 2019**, pursuant to Sections 17 and 21 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended.

AND TAKE NOTICE that in the spring of 2018, Council initiated a planning process to regulate Short Term Rental Accommodations within the Town of Georgina. Through the circulation and review of the amendment to The Town of Georgina Official Plan, the Town received eleven (11) written submissions. In addition, Council received fourteen (14) verbal submissions at the public meeting held on June 25, 2019 and nine (9) verbal submissions at the public meeting held on October 9, 2019. Staff Reports were presented to Council as follows:

- 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
- Report No. CAO-2019-0009 presented to Council on February 27, 2019
- Report No. CAO-2019-0018 presented to Council on April 24, 2019
- Report No. CAO-2019-0027 presented to Council on June 25, 2019
- Report No. CAO-2019-0043 presented to Council on October 9, 2019

Council considered all public submissions received on this proposed amendment, the effect of which helped Council to make an informed decision.


AND TAKE NOTICE that this Official Plan Amendment relates to three (3) other Official Plan Amendments, being Amendment # 138 (affecting the Official Plan), Amendment # 139 (affecting the Keswick Secondary Plan) and Amendment # 141 affecting the (Pefferlaw Secondary Plan) and associated Zoning Amendment File 03.05BM. Therefore, in accordance with Section 24(2) of the *Planning Act*, as amended, the Zoning By-law shall only take effect at such time as Official Plan Amendments 138, 139, 140 and 141 come into force.

The purpose of Amendment No. 140 is 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.

TAKE NOTICE that any person or agency may appeal to the Local Planning Appeal Tribunal in respect of the By-law by filing with the Clerk of the Corporation of the Town of Georgina no later than 4:30 p.m. on **November 13, 2019**. A notice of appeal must set out the reasons for the appeal and the specific part of the proposed official plan amendment to which the appeal applies, The Appeal must be accompanied by a completed Local Planning Appeal Tribunal form "Appellant Form (A1)", and a certified cheque or money order in the amount of \$300.00 payable to the Minister of Finance and payment of the Town's Administrative Fee of \$169.00. A copy of the appellant form is available from the Tribunal's website at: www.elto.gov.on.ca.

By-law No. 2019-0098 (PL-2) and the complete text of **Amendment No.140** is attached for your reference. Clarification with respect to any portion of **Official Plan Amendment No. 140** can be obtained by contacting the Planning Division, at 905-476-4301.

Dated at the Town of Georgina this **24th day of October, 2019**.



Rachel Dillabough, Town Clerk
The Corporation of the Town of Georgina



GEORGINA

NOTE: The proposed official plan amendment is exempt from approval by the Regional Municipality of York. The decision of the council is final if a notice of appeal is not received on or before the last day for filing a notice of appeal.

Only individuals, corporations or public bodies may appeal a decision of the Town of Georgina to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

Certificate of Approval

AMENDMENT NO. 140

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: _____


**Harold Lenters, M.Sc. PI, MCIP, RPP
Director of Development Services
Corporation of the Town of Georgina**


AMENDMENT NO. 140
TO THE OFFICIAL PLAN OF THE
TOWN OF GEORGINA
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PART A - THE CERTIFICATION
AMENDMENT NO. 140
TO THE
OFFICIAL PLAN OF THE
TOWN OF GEORGINA PLANNING AREA

The attached explanatory text and location map, constituting Amendment No. 140 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 - 0098 (PL-2) pursuant to Sections 17 and 21 of the Planning Act, R.S.O. 1990, on the 23rd day of October, 2019.


Margaret Quirk, Mayor


Rachel Dillabough, Town Clerk

NOTE: This amendment is exempt from York Region approval. In this regard, the Town of Georgina is the signing authority.

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

BY-LAW NO. 2019-0098 (PL-2)

BEING A BY-LAW TO AMEND BY-LAW NO. 2019-0059 (PL-2)
BEING A BY-LAW TO ADOPT AMENDMENT NO. 140 TO THE
SUTTON/JACKSON'S POINT SECONDARY PLAN

WHEREAS BY-LAW NUMBER 2019-0059 (PL-2) IS A BY-LAW TO ADOPT
AMENDMENT NO. 140 TO THE SUTTON/JACKSON'S POINT SECONDARY
PLAN;

AND WHEREAS the Corporation of the Town of Georgina considers it
appropriate to amend By-law Number 2019-0059 (PL-2) to indicate the Town of
Georgina is the signing authority as the amendment is exempt from York Region
approval.


THEREFORE pursuant to Sections 17 and 21 of the Planning Act, R.S.O.
1990, c.P.13, as amended, the Council of the Corporation of the Town of Georgina
enacts as follows:

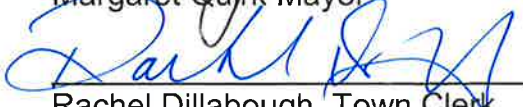
1. That By-law No. 2019-0059 (PL-2) of the Corporation of the Town of
Georgina is hereby amended as follows:

That the following two sections be removed:

- "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 and enacted this 23rd day of October, 2019.


Margaret Quirk Mayor


Rachel Dillabough, Town Clerk

PART B - THE PREAMBLE

1. TITLE

This Amendment shall be known as:

Amendment No. 140
to the Official Plan of the
Town of Georgina

Being an Amendment to the Official Plan of the Town of Georgina by way of 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. 140 to the Sutton/Jackson's Point Secondary Plan of the Town of Georgina.

3. PURPOSE

The purpose of Amendment No. 140 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. 140 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. 140 to the Official Plan of the Town of Georgina.

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 or an accessory apartment on the same lot as 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 detached 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 detached 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 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 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.