

# THE CORPORATION OF THE TOWN OF GEORGINA

## COUNCIL AGENDA \*ADDENDUM\*

Wednesday, October 9, 2019  
7:00 PM

### 11. PUBLIC MEETINGS

#### (1) STATUTORY MEETING(S) UNDER THE PLANNING ACT OR MEETINGS PERTAINING TO THE CONTINUATION OF PLANNING MATTERS

- (A) Regulation of Short-Term Rental Accommodation (STRA) in the Town  
of Georgina

Report No. CAO-2019-0043

#### **Additional Correspondence:**

**Pages 1 - 2**

- Monica Resch, 33 Albert Street, requesting current Bed and Breakfast Residences continue to operate under current requirements.

### 12. REPORTS

#### (2) REPORTS REQUIRING SEPARATE DISCUSSION

#### **Reports from the Corporate Services Department**

**Pages 3 - 5**

- (A) Public Information Session – Wireless Communications  
Installation

Report No. CS-2019-0018

#### **RECOMMENDATION:**

1. That Council receive Report No. CS-2019-0018 prepared by the Information Technology Services Division of the Corporate Services Department dated October 9, 2019 respecting the public information session for a wireless communications installation at the Georgina Ice Palace complex at 90 Wexford Avenue, Keswick, Ontario L4P 3Z1.

2. **That Council provide concurrence to allow the siting of the proposed communications tower on the lands of the Georgina Ice Palace complex and authorize staff to proceed with the next phase of the installation process.**

18. **CLOSED SESSION**

- (1) Motion to move into closed session of Council

- (B) A PROPOSED OR PENDING ACQUISITION OR DISPOSITION OF LAND BY THE MUNICIPALITY OR LOCAL BOARD, SECTION 239 (2)(c), MA**

- Verbal update on a potential acquisition of land

new 1 Gypsy doc

Monica Resch  
Gypsy by the Lake B&B  
33 Albert Street  
Jackson's Point, Ontario  
L0E1L0

Town of Georgina  
26557 Civic Centre Rd.  
Keswick, Ontario  
L4P 3G1

RE:Short Term Rental Accommodations (STRA)

To the attention of the Town of Georgina Council,

This letter is from Monica Resch owner/operator of Gypsy by the Lake B&B located in Jackson's Point. This letter is to directly appeal the Townships intention to remove the designation "Bed and Breakfast" and to replace it with "STRA" to make things uniform. It is my intention is to maintain that the title of Bed and Breakfast is a historical title that is unique and should be in a category all on its own with specific regulations that are unique to what it has been historically.

I have owned and operated Gypsy by the Lake B&B for the past 14 years and have followed all of the regulations put forth by the Township of Georgina. These regulations were and are inclusive of licence renewals, fire inspections, floor plans, exit signs etc. and have come with consistent fees that I have paid and regulations and laws that I have respected in order to uphold my status as a licenced Bed and Breakfast owner/operator.

Jackson's Point is a tourist related town and I support accommodating tourists in my B&B to facilitate and promote prosperity in this town that I call my home. I also have maintained being present at my B&B when my guests are here and make the "breakfast" part of my B&B just as important as the rooms are. As specified in the paragraph below it is consistency and simplicity that is part of the Townships reasoning behind wanting to "fold in" B&Bs with STRAs but the truth is the two couldn't be more dissimilar. It is the present hospitality aspect of the B&B operator that separates the B&B from Air B&B and other STRAs and its that direct supervision that makes the B&B a more responsible and considerate environment that should maintain keeping it in a category all on its own.

{5.5 Bed and Breakfast as a form of STRA

While Bed and Breakfast Residences are a form of STRA 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.}

We know of the owners of The Log Cabin B&B, Lois and Doug Andrews, that have operated their B&B for 23 years without incidence as have we at Gypsy by the Lake B&B for 14 years. I believe that considering our lengthy history of maintaining our good service to the community and respect to our neighbours that we should be allowed to continue as we were and are now.

Please consider our request for our B&B licence to remain the same and with a reasonable fee as it was.

Sincerely,

new 1 Gypsy doc

Monica Resch  
Gypsy by the Lake B&B  
33 Albert St  
Jackson's Point, Ontario  
L0E1L0

**THE CORPORATION OF THE TOWN OF GEORGINA****REPORT NO. CS-2019-0018****FOR THE CONSIDERATION OF  
COUNCIL****October 9, 2019****SUBJECT: Public Information Session – Wireless Communications Installation****1. RECOMMENDATION:**

1. That Council receive Report No. CS-2019-0018 prepared by the Information Technology Services Division of the Corporate Services Department dated October 9, 2019 respecting the public information session for a wireless communications installation at the Georgina Ice Palace complex at 90 Wexford Avenue, Keswick, Ontario L4P 3Z1.
2. That Council provide concurrence to allow the siting of the proposed communications tower on the lands of the Georgina Ice Palace complex and authorize staff to proceed with the next phase of the installation process.

**2. PURPOSE:**

An information package and invitation to attend a public information session was sent to residents and property owners within a radius of 150 metres of the Georgina Ice Palace complex lands.

The purpose of the session was to provide opportunities for the public to provide comments regarding a proposed wireless communications installation at this site. The information session was held in the banquet hall at the Georgina Ice Palace complex on Monday, October 7, 2019 between 7:00 p.m. and 9:00 p.m.

**3. BACKGROUND:**

The following staff members were present at the information session to provide support and address the public Andrew Fung, Supervisor of Network and Client Services; Rob Wheeler, Director of Corporate Services and Treasurer; and Shawn Condé, Manager of Information Technology Services.

Large format placards containing mapping and general information about the proposed tower siting were on display during the session. Specific information presented included:

- Topographical mapping showing the proposed location of the tower site.
- Natural features and tree vegetation in the surrounding area.
- General rationale for the site selection.

- Secondary plan information including the general land use plan and site specific policies in the Keswick area.
- Mock up drawings and photographic simulations illustrating the proposed tower placement.
- General mapping of the notification boundary buffer exceeding the notification requirements specified in the Town of Georgina's Tower Siting Protocol.

#### **4. ANALYSIS:**

Three (3) members of the public attended the information session to learn more about the proposed tower siting. The public attendees included:

Viktor Cherstiouk	19 Burnaby Drive
David Chau	24643 Woodbine Avenue
Kim Breau	17 Ladyburn Drive

Questions and discussions centred around two main themes associated with Health Canada Safety Code 6 compliance and the general rationale for the site selection.

Staff answered and provided supplemental information related to all questions and concerns that were raised.

#### **5. RELATIONSHIP TO STRATEGIC PLAN:**

This report aligns with the following corporate strategic plan priority:

- Ensuring exceptional service delivery.

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

There are no budget implications associated with this report.

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#### **7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:**

There are no public consultation and notice requirements associated with this report.

**8. CONCLUSION:**

Staff respectfully request that Council provide concurrence to allow the tower siting project to proceed to the next phase.

Prepared by:



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Shawn Condé, MMSc, I.S.P., C.M.M. III  
Manager of Information Technology  
Services

Recommended by:



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Rob Wheater, CPA, CA  
Director of Corporate Services &  
Treasurer

Approved by:



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David Reddon  
Chief Administrative Officer