

Short-Term Rental Accommodation Study

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In Coordination with the Town of Georgina

Statutory Public Meeting

- Tonight's meeting is a Statutory Public Meeting pursuant to the *Planning Act* of Ontario.
- A Statutory Public Meeting is required when Council is considering amendments to the Official Plan, Secondary Plans for Keswick, Sutton/Jackson's Point and Pefferlaw, and Zoning By-law 500.

Proposed Licensing By-law

- The Licensing By-law, which is proposed pursuant to the *Municipal Act* of Ontario, does not require a Statutory Public Meeting.
- However, the planning documents and licensing by-law are inter-related and so, for context, the licensing by-law has been included in tonight's report.

Reports to Date

The following reports have led to this evening's presentation on Short-term Rental Accommodation (STRA):

- 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

These reports can all be viewed on-line on the Town's website.

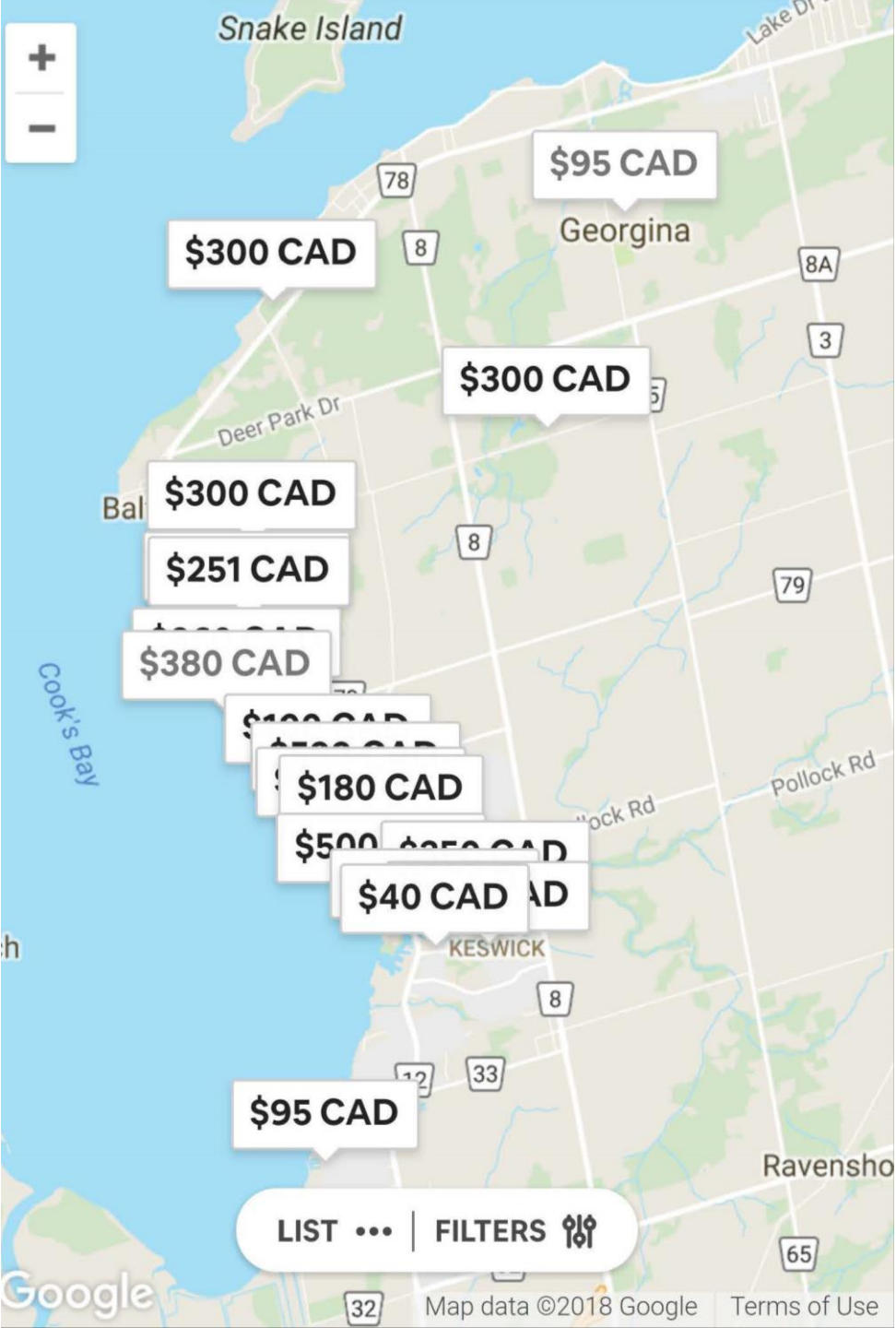
STRA Definition

For purposes of the proposed Planning Act amendments and Municipal Act Licensing By-law, the following definition of Short-term Rental Accommodation is proposed.

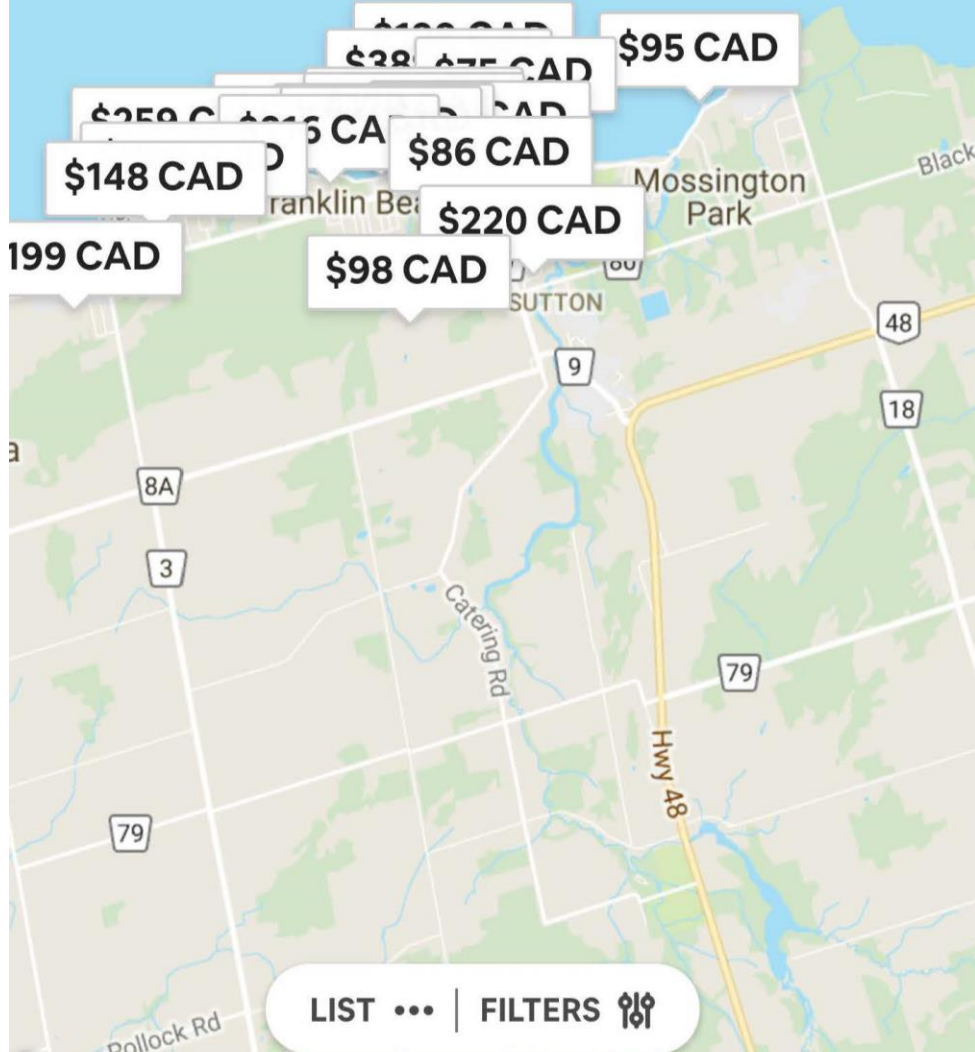
- Means the use of a single family dwelling, as defined in Zoning By-law 500, or any part thereof, that operates or offers a place of temporary residence, lodging or occupancy by way of concession, permit, lease, licence, rental agreement or similar commercial arrangement for any period equal to or less 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.

STRA in Georgina

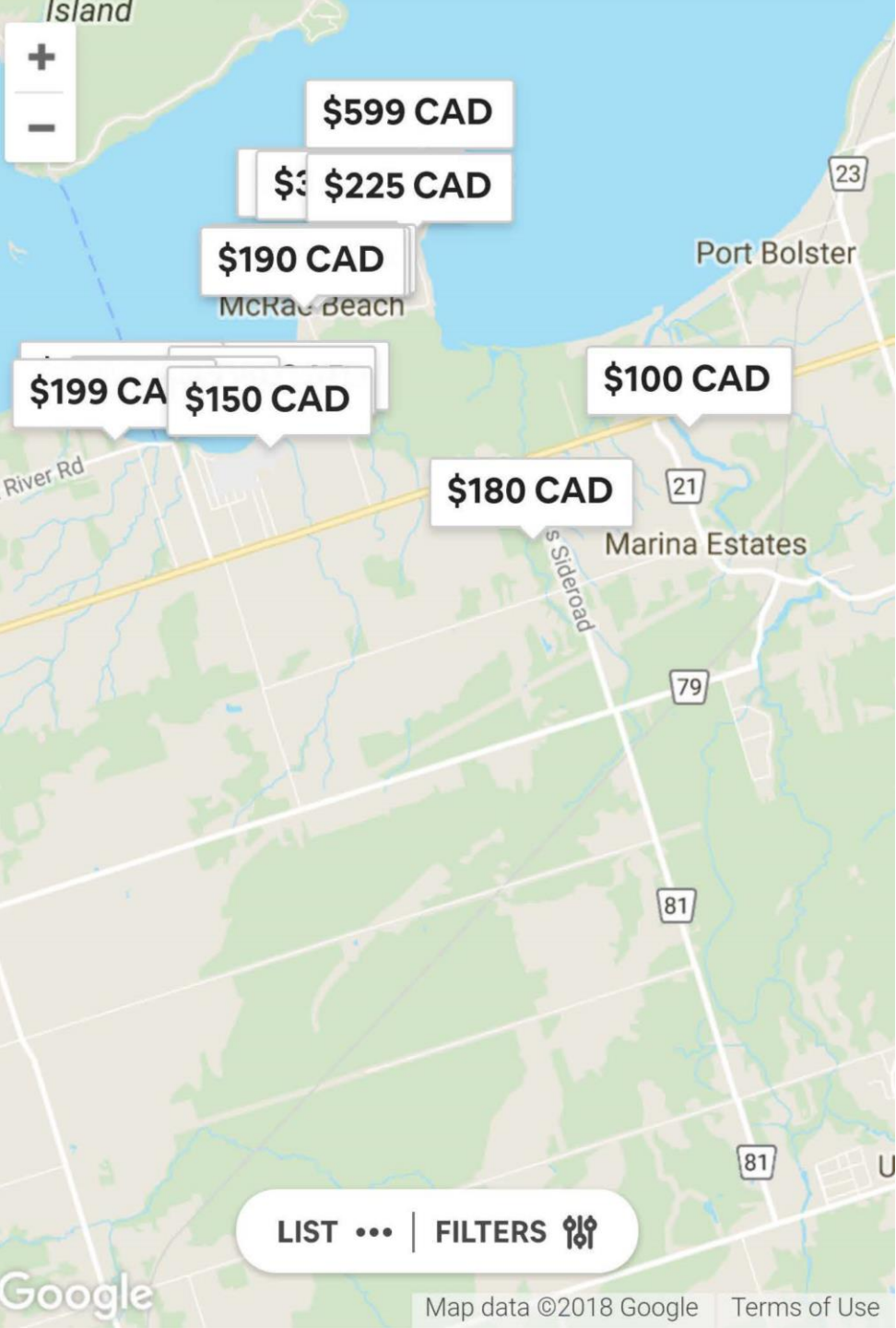
- STRA has been active in the Town of Georgina since the first vacation homes were built in the former Township of Georgina, Township of North Gwillimbury and Village of Sutton. Prior to the Internet, vacation rentals were conducted through newspaper advertisements, real estate companies and by word of mouth.
- Based on preliminary review, there are approximately 100 to 150 STRA currently listed online in the Town of Georgina







LIST ... | FILTERS



The Process to Date

Extensive background research has been conducted including:

- “Accommodation Needs Assessment” - Town of Georgina;
- “Sharing Economy Framework” and “The Home Sharing Guide for Ontario Municipalities” - Province of Ontario;
- “Navigating the Sharing Economy” - Large Urban Mayors Caucus of Ontario;
- “Regulatory Proposals for Private Home Sharing and B&B’s” - Federation of Ontario Bed and Breakfast Accommodation;
- “An Overview of Airbnb and the Hotel Sector in Canada” - Hotel Association of Canada;
- Extensive review of news articles, planning journals, and webinars; and
- Discussions with AMO, Dozens of other Municipalities, Airbnb, Hotels, B&Bs, the LSRCAs, and the public

The Process to Date...cont.

- Stakeholders (the public, STRA Hosts, Hotels/Motels, Airbnb) have been given the opportunity to express their views on the subject as each report was considered by Council.
- A Public Information Meeting was held in July 2018 at the ROC and a questionnaire was posted on-line.
- The Town has received numerous emails and comments expressing points of view on STRA
- Input from the Town's Technical Advisory Committee on such matters as building and fire safety, septic systems, planning, zoning, and by-law enforcement

Various Official Plan and Zoning Options

- Prohibit in the Town of Georgina
- Permit in all designations and/or zones permitting residential uses
- Prohibit in certain designations and/or zones
- Permit by site-specific official plan amendment and/or zoning amendment

Preferred Option

The Preferred Option proposed for Council's consideration in tonight's report seeks what we believe is a reasonable policy and regulatory balance which addresses Georgina's unique circumstances:

- Permit in single detached dwellings in all applicable designations and/or zones

Tonight's Report

Tonight's Report sets forth the proposed changes, in the form of amendments, to the:

- Town's Official Plan
- Keswick Secondary Plan
- Sutton/Jackson's Point Secondary Plan
- Pefferlaw Secondary Plan
- Zoning By-law 500

Proposed Official Plan Amendment

Changes to the Georgina Official Plan include:

- Removing references to Bed and Breakfast establishments
- Defining Short-term Rental Accommodation as set out in the STRA Licensing By-law
- Permitting Short-term Rental Accommodation in any designation permitting a single detached dwelling.

Proposed Secondary Plan Amendments

Changes to the Keswick, Sutton/Jackson's Point, and Pefferlaw Secondary Plans include:

- Removing references to Bed and Breakfast establishments
- Defining Short-term Rental Accommodation as defined by the STRA Licensing By-law.
- Permitting Short-term Rental Accommodation in any designation permitting single detached dwellings
- Acknowledging site-specific amendment for a larger 6 guest room Bed and Breakfast in Pefferlaw but changing reference to STRA

Proposed Zoning By-law 500 Amendment

Changes to Zoning By-law 500 include:

- Removing references to Bed and Breakfast establishments
- Defining Short-term Rental Accommodation as set out in the STRA Licensing By-law.
- Adding Short-term Rental Accommodation to the definition of single family dwelling
- Permitting Short-term Rental Accommodation in any designation permitting single family dwellings
- Acknowledging existing site-specific zoning amendments

Draft Licensing By-law

- Replace existing Bed and Breakfast Licensing By-law
- Licensing By-law will apply to all STRA, new or old will have to conform.
- Provide Town Staff with necessary administrative and enforcement powers to effectively licence and control Short-term Rental Accommodation, including a demerit point system, licencing fees, a renter's code of conduct, etc.

Draft Demerit Point System

- Allows Town to manage negligent STRA hosts and renters to ensure adherence to the applicable By-laws, Acts and Codes
- Provides for more immediate consequences and controls on negligent STRA hosts, while any applicable fines are being processed by a court of competent jurisdiction

Draft Demerit Point System

Infraction	Reference	Type	Demerit Points
Fire Protection and Prevention Act/Fire Code	FPPA/FC	Order Not Complied With	3
		----- Part 1 or Part III	7
Open Air Burning Violation	Town open Air Burning By-law	Cost incurred for illegal fire	2
		----- Part 1 or Part III	4
Operating without a licence	STRA By-law	Order Not Complied With Confirmed order	3
		----- Part 1 or Part III	5
Building Code Act (construction w/o a permit)	BCA	Order Not Complied With	3
		----- Part 1 or Part III	7
Noise By-law Infraction	Town Noise By-law	-----	-----
		Part 1 or Part III	4

Draft Demerit Point System ... cont.

Infraction	Reference	Type	Demerit Points
Waste Collection By-law Infraction	Town Waste By-law	Order Not Complied With	2
		----- Part 1 or Part III	4
Property Standards	Town Property Standards By-law	Cost incurred for illegal fire	2
		----- Part 1 or Part III	4
Discharge of Fireworks	Town Fireworks By-law	-----	-----
		Part 1 or Part III	4
Violation of any Provisions of this By-law	STRA By-law	Order Not Complied With	2
		----- Part 1 or Part III	4
Violation of Renter's Code of Conduct	STRA By-law	Order Not Complied With Confirmed order	2
		----- Part 1 or Part III	4

Short-Term Rental Accommodation Draft Licensing Fees Cost Summary

Department	Annual Salary Costs	Total
Clerk/Licensing Assistant	35 hours/week @\$28.22, plus benefits	\$66,768.52
MLEO/Municipal Enforcement Officer plus Seasonal MLEO May-September	35 hours/week @\$34.68, plus benefits	\$82,052.88
		\$15,000.00
Fire Prevention Officer	35 hours/week @\$52.39, plus benefits	\$123,970.00
Total Costs		\$287, 792.00

Draft Fees

Required Fees	Fees	Expiry Date
Short-term Rental Accommodation Licensing Fee	\$2,000.00	One year from issue/As stipulated on licence
Short-term Rental Accommodation Renewal Fee	\$750.00	One year from issue
Comment and/or Inspections Obtained from	Georgina Fire Department, Municipal Law Enforcement, Department of Development Services	

Other Matters

Since the February 27, 2019 report, some changes to Licensing By-law are proposed:

- No restriction on use of Single Detached Dwelling for STRA on basis of affordable housing considerations
- No limitation on number of STRA owned by one person

Other Matters...con't.

- Maximum Number of persons on premises (hosts, renters, guests, visitors, etc.) changed from “three persons per guest room up to a maximum 4 guest rooms for a total of 12 persons to “8 persons for a dwelling containing one or two bedrooms and up to 12 persons for a dwelling containing a minimum of 3 guest rooms.
- Maximum number of persons on property having site-specific zoning amendments permitting greater number of guest rooms limited to 16 persons

Next Steps

- 1) Meet with Technical Advisory Committee to assess all comments received with respect to the draft OPA, SPAs, and ZBA and to finalize these planning documents
- 2) Finalize Licensing By-law
- 3) Report to Council to consider adoption of proposed OPA, SPAs, ZBA and Licensing By-law

Next Steps...con't

- 4) If approved by Council, Notice of Passing of OPA, SPAs, and ZBA in accordance with requirements of *Planning Act*
- 5) Notice of approval of Licensing By-law - Not to come into effect until Planning Act documents are in force and effect and not before January 1, 2020
- 6) Preparation of Communication Plan on STRA which may include frequently asked questions, contact persons, etc.