

Vacation Rental Review

Planning & Development Committee

Thursday December 19, 2024

Vacation Rental Review

BACKGROUND

Vacation Rental Review

April 4, 2024

Deferred pending business licensing workshop

June 6, 2024

Business licensing workshop completed

July 25, 2024

P&D Committee – revised project scope

August-September 2024

Meetings with Rural Directors to confirm preferred approach in each Electoral Area

Vacation Rental Review

Should “short-term rental accommodations” (STRs) be permitted within each Electoral Area and if so, how should they be regulated?

- **Option 1**: Status Quo (STRs prohibited)
- **Option 2**: Permit STRs in Zoning Bylaws
- **Option 3**: Creation of an “STR Permit”

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Business Licensing Workshop:

Area	Land Use	Business Licence	Licensing Authority	Licence Fee
"A"	"STR Permit"	Require	Delegated (CAO)	Averaged
"B"	"STR Permit"	Require	Delegated (CAO)	Averaged
"C"	"STR Permit"	Do not require	Delegated (CAO)	Averaged
"D"	Zoning	Require	Delegated (CAO)	Averaged
"E"	"STR Permit"	Require	Delegated (CAO)	Averaged
"F"	[TBD]	[TBD]	[TBD]	[TBD]
"G"	"STR Permit"	Do not require	Delegated (CAO)	Averaged
"H"	"STR Permit"	Do not require	Delegated (CAO)	Averaged
"I"	[TBD]	Require	[TBD]	Averaged

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July 25th P&D Committee Resolution:

THAT the bylaw amendments be initiated in support of a Vacation Rental Review corresponding to Option No. 2 for specific (permit short term rental accommodation uses in zoning);

THAT community engagement be in the form described in the "Vacation Rental Review – Land Use Regulation Options" Administrative Report dated July 25, 2024; and

To update the zoning in the OCP to align with provincial policies in Electoral areas "D", "F", and "I".

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**“D”, “F” & “I” PROJECT SCOPE
(X2024.017-ZONE)**

Vacation Rental Review

Should “short-term rental accommodations” (STRs) be permitted within each Electoral Area and if so, how should they be regulated?

- **Option 1**: Status Quo (STRs prohibited)
- **Option 2**: Permit STRs in Zoning Bylaws
- **Option 3**: Creation of an “STR Permit”

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Proposed Amendments:

- Official Community Plan Amendment Bylaw No. 3099
- Okanagan Valley Zoning Amendment Bylaw No. 2800.50
- Fees and Charges Amendment Bylaw No. 3050.05

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Proposed OCP Amendments:

1. Replace vacation rental policies with new short-term rental accommodation policies under Growth Management section.
2. Delete vacation rental Temporary Use Permit (TUP) policies.
3. Introduce new TUP policies clarifying that proposals that do not meet zoning regulations for an STR use are considered tourist accommodation uses and are discouraged.

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Proposed Zoning Amendments:

1. Replace “bed and breakfast” and “vacation rental” definitions with new “short-term rental accommodation” definition.
 - Also applies to Areas “A”, “C” & “E”.
 - Requirement for operator to reside in the same dwelling unit as guests (i.e. “bed & breakfast”) will be retained as a specific use regulation in these areas.

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Proposed Zoning Amendments:

2. Permit short-term rental accommodation in all zones that previously allowed bed & breakfast (i.e. where a single detached dwelling is permitted).
 - In the ALR, resident of the dwelling required to be present on the property and residing in the principal dwelling unit during a patron's stay, to reflect ALC requirements.

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Proposed Consultation:

- In accordance with *Local Government Act* and RDOS Development Procedures Bylaw:
 - Agency and First Nation referrals, one (1) Public Information Meeting, Voyent Alert, webpage updates, Public Hearing.
 - Notice to affected property owners.

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Financial Implications:

- Minor impact to Electoral Area Planning budget due to transition away from vacation rental TUPs and associated application fees:
 - Approximately 29% (\$30,000) of 2024 development application fees derived from vacation rental TUPs.
 - Of this, \$2,500 was from “D”, “F” & “I”.

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Administrative Recommendation:

THAT the following amendment bylaws be initiated:

- *Official Community Plan Amendment Bylaw No. 3099;*
- *Okanagan Valley Zoning Amendment Bylaw No. 2800.50; and*
- *Fees and Charges Amendment Bylaw No. 3050.05.*

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“A” & “C” PROJECT SCOPE (X2024.018-ZONE)

Vacation Rental Review

Should “short-term rental accommodations” (STRs) be permitted within each Electoral Area and if so, how should they be regulated?

- **Option 1**: Status Quo (STRs prohibited)
- **Option 2**: Permit STRs in Zoning Bylaws
- **Option 3**: Creation of an “STR Permit”

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Proposed Amendments:

- Official Community Plan Amendment Bylaw No. 3101
- CAO Delegation Amendment Bylaw No. 3033.02
- Development Procedures Amendment Bylaw No. 2500.36
- Fees and Charges Amendment Bylaw No. 3050.05

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Proposed OCP Amendments:

1. Replace vacation rental policies with new short-term rental accommodation policies under Growth Management section.
2. Update and streamline TUP policies to reflect STR Permit:
 - Delete septic compliance and community benefit policies.
 - Retain off-street parking, operator contact information, and health and safety inspection policies.

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Proposed Zoning Amendments:

- Replace “bed and breakfast” and “vacation rental” definitions with new “short-term rental accommodation” definition.
 - Requirement for operator to reside in the same dwelling unit as guests (i.e. “bed & breakfast”) will be retained as a specific use regulation in these areas.

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Proposed CAO Delegation Amendments:

1. Authority to issue STR Permits is delegated to staff, subject to criteria being satisfied.
2. Where a proposed STR use does not meet these criteria, consideration of the STR Permit would be by the Board at a regular meeting.

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Proposed CAO Delegation Amendments:

Delegation Criteria:

1. Maximum of 1 STR per parcel;
2. STR is in a single detached, duplex, accessory dwelling or secondary suite;
3. Maximum of 8 guests, with 2 guests per bedroom;
4. 1 parking space provided per bedroom;
5. The dwelling meets health and safety requirements; and
6. No representations opposing the proposal are received.

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Proposed Development Procedures Amendments:

1. STR Permit applications will be notified as required by the *Local Government Act* (i.e. letters to adjacent properties); and
2. Notice of Development signs will not be required for STR Permit applications.

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Proposed Fees and Charges Amendments:

- The following fee structure is proposed:

STR Use	All Other Uses
<p>Application Fee:</p> <ul style="list-style-type: none"> ➤ Delegated: \$500.00 ➤ Non-Delegated: \$2,500.00 	<p>Application Fee: \$1,250.00</p> <p>Renewal Fee: \$1,250.00</p>
<p>Renewal / Re-issuance Fee:</p> <ul style="list-style-type: none"> ➤ Delegated: \$500.00 ➤ Non-Delegated: \$1,250.00 	

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Proposed Consultation:

- In accordance with the *Local Government Act* and RDOS Development Procedures Bylaw:
 - Agency and First Nation referrals, one (1) Public Information Meeting, Voyent Alert, webpage updates, Public Hearing.
 - Notice to affected property owners.

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Administrative Recommendation:

THAT the following amendment bylaws be initiated:

- *Official Community Plan Amendment Bylaw No. 3101;*
- *Chief Administrative Officer Delegation Amendment Bylaw No. 3033.02;*
- *Development Procedures Amendment Bylaw No. 2500.36; and*
- *Fees and Charges Amendment Bylaw No. 3050.05.*

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“E” & “H” PROJECT SCOPE (X2024.019-ZONE)

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Proposal:

- Undertake community consultation before identifying a preferred approach to land use regulation.
- Use an external consultant to undertake separate community engagement in each Electoral Area.

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Proposed Consultation:

- Online surveys
- Information/ media releases
- Public information meetings (in-person and online)
- Written notice to operators
- VoyentAlert! notification
- Physical engagement materials



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Proposed Consultation:

- Preference for surveys and public meetings over advisory committees.
- However, the option of establishing one or more committees is available.



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Next Step:

- If initiated, staff will return to committee with a draft RFP and Consultation Plan.



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Administrative Recommendation:

THAT a Vacation Rental Review “Engagement Plan” for Electoral Area “E” and Electoral Area “H” be brought forward for consideration at the January 23, 2025, meeting of the Planning and Development Committee.

QUESTIONS?