

Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** X2024.014-ZONE

FROM: Name: Patti Lacis
(please print)

Street Address: [REDACTED]

Date: Feb 4, 2025

RE: **Business Licence Regulations Bylaw No. 3100**

My comments / concerns are:

- X I do support the proposed Business Licence Bylaw.
I do not support the proposed Business Licence Bylaw.

Please provide any comments you wish the Board to consider:

This bylaw is a good first step to regulate the many many short term rentals in the Naramata area that do not have a TUP and cause problems for their resident neighbours by allowing large groups of people to party next door all summer long with no enforcement options

However it will not prevent non resident owners from short term renting their empty homes because Area E did not opt into the provincial residence requirement

One way to reduce partying and noise (which is one of the real problems of ALL short term rentals) would be to limit the number of people in a short term rental to 6 people (children included) Penticton implemented this limit in 2011 - I don't know why all short term rentals do not have a number of persons in one rental limit. Please consider adding this requirement to your bylaws. It is a good and fair compromise for everyone

Feedback Forms must be submitted to the RDOS office prior to noon on the day of the applicable Board meeting.

All representations, including names, will be made public if and when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237

Lauri Feindell

From: Barb [REDACTED]
Sent: February 4, 2025 4:47 PM
To: Planning
Subject: Short Term Business Licenses

Follow Up Flag: Follow up
Flag Status: Completed

RE:"The Regional District of Okanagan-Similkameen is considering new regulations that would require operators of short-term rental accommodations to obtain a business license. Short-term rentals include "vacation rentals" or "bed and breakfast operations."

I am in favour requiring operators of both short-term, B&B's and vacation rentals to have to apply and obtain a current business license. Also, if the operators are not on-site, there should be regular checks of the property by someone close by or at least residing in Naramata.

In the past we have had an adjacent property rent to vacationers, and this 3 bed, 1 bath home was even used for a wedding party with many, many more persons than legal. At other times, noise, disruptive, and trespassing on our property, with no regard to neighbours. If By-Law or RCMP must be called, there should also be a heavy fine levied to the Operators of that property.

We live here for the general peace and quiet. Operators should ensure that their vacationers respect their property as well as their neighbours.

Thank you.

Sincerely,

Mrs. Barbara Smallwood

Property Owner (18 yrs.), Naramata, BC

Lauri Feindell

From: Ethan Ribalkin [REDACTED]
Sent: February 4, 2025 5:37 PM
To: Planning
Cc: Lauren Lachlan
Subject: Re: RDOS: Business License Bylaw - short-term rentals

Follow Up Flag: Follow up
Flag Status: Completed

Hello,

As a Mortgage Broker, I receive a lot of financial statements from clients – income, debt, cash flow analysis, etc. A lot of people are struggling with higher interest rates, increased property taxes, gas bills going up, etc. They are often utilizing rental income not necessarily for massive profits, but to make ends meet. A lot of people have seen their mortgage payment increase by over \$1000 or more. Incomes have not necessarily risen to cover these extra expenses in most cases.

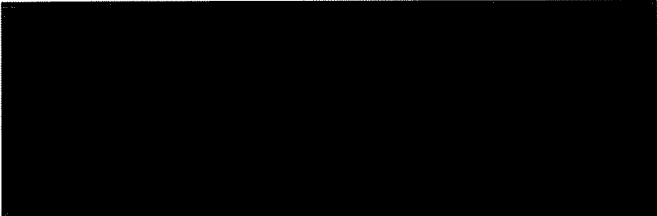
On one side of the coin, I've often felt it was unfair that folks could utilize their home for short-term rentals, without paying the same high costs of property taxes, business licenses, etc. that are paid by motels and hotels. On the other side of the coin, with short-term rental restrictions being introduced throughout the province, a lot of people already no longer qualify anyways. There are far less places to stay for tourists than there was two years ago.

For what it is worth – I'd like to see no business licenses for short-term rentals at this point in history. I would be open to the RDOS revisiting the issue if the regulations change. It just seems like another expense that will make it difficult for my clients. They already have to pay a lot more for home insurance, renovation upgrades to meet government guidelines for rentals, etc., to get a short-term rental going.

Please note – I do not currently have a short-term rental in my home, so this is not biased towards myself personally.

Have a great day!

Ethan Ribalkin, B.Jour., A.A., AMP
Mortgage Broker



Lauri Feindell

From: Jacqueline Dallamore [REDACTED]
Sent: February 4, 2025 4:20 PM
To: Planning
Subject: business license bylaw change

Follow Up Flag: Follow up
Flag Status: Completed

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NO

I don't feel we should be punishing any homeowners trying make ends meet in these extremely HIGH COSTS OF LIVING! If its a regular business that they are running like a hotel all year then maybe but for the majority of people I know that have a room, its only in the summer for a few months. I think there needs to be a timeline if they are renting to short term people for more than 4 months a year then maybe they should get a license as its more like a full time rental.

--
Jackie Dallamore
[REDACTED]

Lauri Feindell

From: Peter Benson [REDACTED]
Sent: February 4, 2025 4:22 PM
To: Planning
Subject: Short term rentals

Follow Up Flag: Follow up
Flag Status: Completed

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RDOS

I am fully supportive of your proposal to require a business licence for short-term rentals and bed and breakfast operations.

Peter Benson
Naramata, BC

Sent from my iPad

Please acknowledge receipt
of this Form *u.s.*



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** X2024.014-ZONE

FROM: Name: Graeme Stokes
(please print)

Street Address: [REDACTED]

Date: Feb 5 2025

RE: Business Licence Regulations Bylaw No. 3100

My comments / concerns are:

- I do support the proposed Business Licence Bylaw.
- I do not support the proposed Business Licence Bylaw.

Please provide any comments you wish the Board to consider:

It is essential that STR (short term rentals) be licensed and regulated
In our immediate neighbourhood there are 2 STR's operating
and neighbours have been negatively impacted by noise
Our immediate neighbour at 1185 Upper Debeck has
recently bought the property and is doing renovations. He has
indicated his intention to operate a vacation rental.
Our bedroom is 30' away from their deck and we are
concerned that noise levels from guests will affect us.
I support a bylaw that would regulate, control and police STR's



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Lauri Feindell

From: Charla Ashe [REDACTED]
Sent: February 5, 2025 9:34 AM
To: Planning
Subject: Area I business license short term rental

Follow Up Flag: Follow up
Flag Status: Completed

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Dear RDOS,

I am writing to express my disagreement with the proposal requiring short-term rental operators in rural areas to obtain a business license. I believe that imposing this requirement is unnecessary and burdensome for residents in our communities.

Living in rural areas comes with its own unique challenges, and this regulation could create additional costs and obstacles for those of us who do operate responsibly and who want to open a Airbnb to try to survive in post covid times.

Thank you for considering my perspective on this matter.

Sincerely,
Charla Ashe
[REDACTED]

Lauri Feindell

From: Dale Paton [REDACTED]
Sent: February 5, 2025 3:40 PM
To: Planning
Subject: re: Business License Bylaw

Follow Up Flag: Follow up
Flag Status: Completed

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We were asked to provide input on the introduction of a business license bylaw for short-term rentals.

In my opinion, the current state of short-term rentals is harmful to our communities. Too many properties are being used as investment rentals, removing much-needed housing from the market for people who actually want to live here. Our local businesses also struggle when approximately 50% of homes sit empty 70% of the time.

I initially saw the provincial opt-in legislation as a strong first step, but our Naramata director chose not to pursue that option. From what I understand, requiring a business license will now incorporate similar regulations.

I support the business license requirement if it helps the RDOS enforce compliance and address these ongoing issues.

Dale Paton
Naramata
[REDACTED]

Lauri Feindell

From: Ed Williamson [REDACTED]
Sent: February 5, 2025 1:45 PM
To: Planning
Cc: Mom & Dad Williamson; Ed Williamson
Subject: BUSINESS LICENCE BYLAW: short term rental & vacation rental included.

Follow Up Flag: Follow up
Flag Status: Completed

Well, first off I'd like to suggest, a business is a business whether it's a nail salon, hair salon, barber, pub, restaurant, vacation rental, bed and breakfast, Airbnb, etc. RULES SHOULD APPLY TO ALL BUSINESSES ALIKE, if for no other reason.....FOR THE PROTECTION OF THE PUBLIC. To have some businesses exempt while others would be forced to close the doors for lack of a business licence is just plain WRONG.

Speaking to an operator of a BnB from another jurisdiction this was her comment....and it makes sense if we are talking "PROTECTION OF THE PUBLIC". Hmmm.....I also had liability insurance...besides a business licence I had to display my license too There was a guy who came and inspected things every year... Cleanliness...temp of the fridge and making sure I had a fire extinguisher...etc, etc, etc

DETAILS OF WHY I BELIEVE LICENCES SHOULD BE REQUIRED FOR VACATION RENTALS, Bed n Breakfasts, and the like are:

A bed and breakfast (B&B)/short term rental should require a business license for several key reasons:

1. Legal Compliance – Operating a B&B is considered a commercial activity, and most local governments require businesses to be registered and licensed to ensure compliance with zoning, tax, and safety regulations.
2. Health & Safety – A business license ensures that the B&B meets health, fire, and building codes. This helps protect guests from potential hazards, such as unsafe wiring, poor sanitation, or inadequate emergency exits.
3. Taxation – Many localities require B&Bs to collect and remit occupancy taxes (similar to hotels). A business license helps the government track compliance with these tax obligations.
4. Zoning Laws – Some areas have restrictions on short-term rentals or require special permits for residential properties to operate as lodging businesses. Licensing ensures the B&B adheres to these regulations.
5. Consumer Protection – Guests expect a certain level of quality, safety, and accountability when booking accommodations. Licensing helps establish standards and provides a way to address complaints or disputes.
6. Insurance & Liability – Many insurance companies require proper licensing before providing coverage for liability, property damage, or guest injuries.

Ed Williamson
[REDACTED]

Sent from my iPhone

Lauri Feindell

From: Fiona Cleveland [REDACTED]
Sent: February 5, 2025 10:45 AM
To: Planning
Subject: Business Licence Bylaw Electoral Area E

Follow Up Flag: Follow up
Flag Status: Completed

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To Whom It May Concern:

I am not opposed to the implementation of a Business Licence requirement for short term rental operations, HOWEVER, the fee MUST BE REASONABLE.

I host a maximum of 8 stays each summer, to repeat visitors and loyal guests.
My suite is attached to my home, and I am always present when guests are staying.

I could not afford a business licence cost to be the same as a larger operation. If this is the case, I would be forced to discontinue my B&B , the income for which I rely, and a reduction of fitting accommodation for Naramata visitors

Sincerely,
Fiona Cleveland

Lauri Feindell

From: [REDACTED]
Sent: February 5, 2025 9:07 AM
To: Planning
Subject: Business license bylaw - Electoral Area I

Follow Up Flag: Follow up
Flag Status: Completed

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I have a residence in this area and oppose the requirement for a business licence to operate a rental in this area.

I cannot find any information as to 'why' the RDOS is considering this action.

The type of rentals covered are already covered in the Provincial requirement to be registered, and the federal requirement for the rental platforms to report all rental activity.

Any shortfall (ie health and safety) is self regulated by any renter reviews.

Adding another layer of regulations is redundant and a further burden on property owners.

This type of short term rentals in Area I has been operating for numerous years without any real issues. The pretext of having a health inspection and exit plan, does not justify a \$500 business license, especially when the rental platforms address these issues. If there are issues, renter reviews will self regulate any issues.

The only reason I can see for this bylaw is a revenue stream (cash grab) for RDOS. Adding an additional \$500 to the provincial fee could stop casual renters from renting, which could affect Resort revenues as accommodation becomes more limited and people go elsewhere.

Thanks

Gary Tracy

Lauri Feindell

From: Jennifer Tunke [REDACTED]
Sent: February 5, 2025 10:29 AM
To: Planning
Subject: Air bnb

Follow Up Flag: Follow up
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I do not support plans to consider new regulations that would require operators of short-term rentals and Bed and Breakfast operations to obtain a business license.

This serves no purpose, and does not make the rental market any better. Where would the funds from the business license be allocated?

If this license is to be implemented, I would approve of a nominal amount. I think most accommodations are just trying to make a few dollars in this trying time.

Jennifer Tunke
RDOS Electoral D resident

Lauri Feindell

From: Kim Hoath [REDACTED]
Sent: February 5, 2025 4:56 PM
To: Planning
Subject: Business licences

Follow Up Flag: Follow up
Flag Status: Completed

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Hello

I fully support any operation that is a vacation rental or similar to obtain a business licence. This makes the situation more accountable, and more aware of local regulations.

Thank you

Kim Hoath
Naramata

BUY CANADIAN, SUPPORT CANADA !!

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Lauri Feindell

From: Robert Dirk [REDACTED]
Sent: February 5, 2025 10:27 AM
To: Planning
Subject: Business License Bylaw

Follow Up Flag: Follow up
Flag Status: Flagged

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To whom it may concern,

I do not think the RDOS should be implementing a business license bylaw for short-term rentals. In my opinion, it would reduce tourism in the area as the cost of the license, and any other fees attached to the bylaw, would be passed on to the customers that come to visit the area; the increased accommodation costs will likely have a negative impact on the number of tourists that visit the Okanagan area. The revenue generated for the RDOS in license fees would be negated by the decrease in tourists that would otherwise spend their money in local businesses.

I also fail to understand how this benefits the owners of short-term rentals. I assume most owners are families that are looking to generate some extra revenue to battle inflation, as wages have not kept in step with the increased cost of living over the past 5 years. To add additional taxes/fees to families that are trying to get by, save for college funds, pay off mortgages (Okanagan prices in particular are some of the highest in the country outside of Vancouver and Toronto), seems to be a disservice to the residents of the RDOS.

This is my opinion, and if there is anything information that I may be missing, I would love become more informed, but as it stands, I do not agree with the Business License Bylaw.

All the best,

Robert Dirk
U18 Prep Head Coach
Okanagan Hockey Group Inc.



Lauri Feindell

From: [REDACTED]
Sent: February 5, 2025 3:52 PM
To: Planning
Subject: Regarding the Business License for STR or BnB

Follow Up Flag: Follow up
Flag Status: Completed

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To Whom it may concern,

I am writing to **disagree** with requiring a business license and will explain my rational.

Many of us are retired and/or on fixed incomes and due to some available extra space in our homes we have decided to use them as a BnB for the few short months in the Okanagan when we get visitors.

This is only supplement to our pension income and already have had to register with the provincial government (at a cost) and currently pay taxes both on our residence and on the earned income.

Now, the RDOS also wants to charge us for a license which might only be for a few short months with potentially minimum guests.

With the recent fires and smoke, Covid, the wine grape disaster last year and economic issues, it is becoming harder to even attract guests. It just seems like another tax revenue stream for the district and so we are voicing "not in favor" of this proposal.

Sincerely,

Tim Walker and Lorene Brandys

Naramata, BC

Area E



Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** X2024.014-ZONE

FROM: Name: Gail Zvonarich
(please print)

Street Address: 

Date: Feb. 5 / 2025


RE: Business Licence Regulations Bylaw No. 3100

My comments / concerns are:

- I do support the proposed Business Licence Bylaw.
- I do not support the proposed Business Licence Bylaw.

Please provide any comments you wish the Board to consider:

February 5, 2025

I would like to express my concerns about all these Bed and Breakfast that keep popping up in our neighborhood of Naramata. I know that at the top of our street there are 2 and on our street there are 3 more and a 4th one on the way. The one beside us started up about 3 years ago. They told us that they were expecting lots of company that summer. Well it didn't take too long to figure out what they were doing. The neighbors have made numerous complaints to the RDOS about them, but nothing seems to happen. They have a swimming pool and a hot tub. When the guests arrive we have to put up with all the pool noise, people coming and going along with all the vehicle pulling in and out of the yard. The neighbor on the other side gets all the noise right under their bedroom window when the party moves into the hot tub for the evening. I have lived here for more than 20 years, and these people moved in about 4 years ago and started the B&B about 3 years ago and have caused nothing but trouble. I used to enjoy my quiet time on my deck, but no more. Their address is  To my knowledge they have never applied for any permit or checked what the zoning bylaws are, they just went ahead and did it. They have had both supervised and unsupervised guests stay at the house. They have a boat, so when the guests show up they have been known to take off for the day or overnight leaving these people to do as they please. One time they had 4 people staying there. The couple had 2 children, the one child literally screamed for hours on end the entire weekend. The homeowners didn't have to listen to this because they weren't there.

I would like to know how to put a stop to all these B&B's, or at the least how to regulate how many are allowed on one street. The RDOS needs to step up to the plate and take action on the ones that keep getting complaints against them.

For more information, please contact the Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.



Lauri Feindell

From: Katrina_Doug Somers [REDACTED]
Sent: February 6, 2025 11:13 AM
To: Planning
Subject: Short Term Rentals - Naramata

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I hope you are doing well. I am writing to express my strong support for the mandatory requirement of a business license for operating short-term rentals in Naramata.

As a resident, I wouldn't want my neighbor to run a business out of their home without proper oversight and regulation, so why should short-term rentals be any different? The impact of short-term rentals on our neighborhoods is significant, and it is important to ensure they are subject to the same regulations as other businesses.

The rise of short-term rentals is negatively affecting our community by displacing long-term residents, making it more difficult for families to live in the area, and contributing to the lack of stability in our neighborhoods. Our school is seeing reduced enrollment as families are priced out of the housing market, with properties being purchased for short-term rental purposes instead of for permanent residence. This trend is undermining the sense of community that makes Naramata a wonderful place to live.

I firmly believe that requiring a business license for short-term rentals would be an important step in ensuring that our community remains a place where long-term residents and families can thrive, while also keeping the integrity of our neighborhoods intact.

Thank you,

Katrina Somers

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Lauri Feindell

From: [REDACTED]
Sent: February 6, 2025 3:43 PM
To: Planning
Subject: Business license for rentals

Follow Up Flag: Follow up
Flag Status: Completed

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I think this is a very good idea. Lots of rentals on Hayman road. Ok, but safety and parking requirements is a really smart idea. I like everything about the proposal.

Michael Davies

[REDACTED]
Naramata

Sent from my iPad



RDOS

OKANAGAN-SIMILKAMEEN

Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** X2024.014-ZONE

FROM: Name: JIM & BARBARA SINCLAIR
(please print)

Street Address: [REDACTED]

Date: FEB 7TH 2025

RE: Business Licence Regulations Bylaw No. 3100

My comments / concerns are:

- I do support the proposed Business Licence Bylaw.
- I do not support the proposed Business Licence Bylaw.

Please provide any comments you wish the Board to consider:

- VACATION RENTALS NEED TO BE LICENSED AND REGULATED
- NARAMATA (AREA E, RDOS) SHOULD ADOPT THE PROVINCIAL REGULATION REQUIRING A VACATION RENTAL TO BE THE PRINCIPAL RESIDENCE
- THE PROPOSED BYLAW SHOULD HAVE A PROVISION FOR HEARING AND ACTING UPON COMPLAINTS FROM NEIGHBOURS
- PERSONALLY, OUR IMMEDIATE NEIGHBORS FOR 2 YEARS HAVE OPERATED A VACATION RENTAL. OUR PRIVACY AND ENJOYMENT OF OUR HOME HAS BEEN NEGATIVELY AFFECTED. ANOTHER VACATION RENTAL HAS BEEN PLANNED FOR A PROPERTY IMMEDIATELY ACROSS THE STREET FROM US. I FEAR EVEN MORE LOSS OF QUALITY OF LIFE.

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Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** X2024.014-ZONE

FROM: Name: Julie Berry
(please print)

Street Address: [REDACTED]

Date: Feb 7 2025

RE: Business Licence Regulations Bylaw No. 3100

My comments / concerns are:

- I do support the proposed Business Licence Bylaw.
- I do not support the proposed Business Licence Bylaw.

Please provide any comments you wish the Board to consider:

I have lived here on this nice quiet street (was)
for 45 years and hope to keep it stay that way

We already have a couple of renters on this street and
its way noisier than what it was. Plus the increase of the
number of vehicles makes it way to busy for kids and pets

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Lauri Feindell

From: Jo-Ann Cooke [REDACTED]
Sent: February 7, 2025 10:04 AM
To: Planning
Subject: Short term rentals/business license

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello, I live in Naramata, electoral district E. My address is [REDACTED] Naramata VOH 1N1.

The Naramata Village does not need any more short term rentals or new rules for approving them. Please don't re-invent the wheel. Adopt the provincial rules. Don't spend any more time or money on this subject. Listen to your constituents!! Enough is enough!!

Thank you

Jo-Ann Cooke
Sent from my iPhone

Lauri Feindell

From: Marco Pimentel [REDACTED]
Sent: February 7, 2025 11:42 AM
To: Planning
Subject: Bylaw No.3100

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi,

We own a property in Naramata and rent it via a property manager under a TUP. I just wanted to provide a comment that in order to obtain a TUP, we had to meet inspections for health and safety and a fire plan. I'm assuming and hoping that any TUP holders do not need to go through that process again.

Thank you,

Marco Pimentel

Lauri Feindell

From: Phyllis Jmaeff [REDACTED]
Sent: February 7, 2025 2:09 PM
To: Planning
Subject: B&B Business License

Follow Up Flag: Follow up
Flag Status: Completed

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If Mountain Springs B&B was filled to capacity for 12 months of the year, \$500/year license fee would sound reasonable. However, because of winter conditions, I am open for 7 months of the year offering 3 rooms for B&B. Rooms are primarily booked on weekends.

Most of my guests come from Europe but since Covid and till now, there are no travellers from Europe because they are finding "Canada too expensive".

I am a senior and operate a B&B and a Certified Organic 1 acre market garden to stay afloat and protect the valuable ecological land of "Mountain Springs Nature Retreat".

I am also responsible for maintenance costs for Marron Lake Dam. Add that to the high expenses of the B&B and Farm.

Please reconsider the flat rate of \$500/yr. and instead take into consideration individual businesses and operators and pro-ration.

Phyllis Jmaeff

Lauri Feindell

From: Flavia Kilger [REDACTED]
Sent: February 10, 2025 6:24 PM
To: Planning
Subject: Business license for short term rentals

Follow Up Flag: Follow up
Flag Status: Completed

[Some people who received this message don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

In my opinion short term rentals, air BnB, bed&breakfasts, inns are conducting a business and should be obliged to purchase a business license from the RDOS. Most municipalities already have this in place.

A business license gives guests a safer feeling, that all is above board.

A business license enables RDOS to keep track of those that are conducting a business in short term rentals, an air BnB or bed&breakfast.

I also feel that these establishments should have annual safety inspections. RDOS needs to inspect their premises/business before business licenses are given.

Naramata has too many air bnbs and they need to be tracked and regulated and where necessary shut down.

Thank you.
Flavia Aarden-Kilger
[REDACTED]

Sent from my iPhone

Lauri Feindell

From: Reanne Whitehead [REDACTED]
Sent: February 11, 2025 11:39 AM
To: Ben Kent
Subject: Re: Short Term Rental Licensing

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from [REDACTED] [learn why this is important](#)

Hello,

Thank you for your response.
The information you require to submit my feedback is:

Reanne M Whitehead
Jeffery A Whitehead
[REDACTED]

Okanagan Falls BC V0H 1R3

Jurisdiction: 715 Rual Penticton
Electoral Area: D

Regards,
Reanne

From: Ben Kent <bkent@rdos.bc.ca>
Sent: February 10, 2025 3:37 PM
To: Reanne Whitehead [REDACTED]
Subject: RE: Short Term Rental Licensing

To whom it may concern,

RDOS is unable to accept anonymous representations and generally requires that a name and civic address/ electoral area be indicated for any representations that are to be included on an RDOS Board meeting agenda for consideration by the Board of Directors.

Accordingly, if you would like your feedback to be included, please forward a new email including your name, civic address/ electoral area and any comments you would like to include. Alternatively, if it is more convenient for you, a template feedback form is included on the relevant RDOS project webpage: <https://www.rdos.bc.ca/development-services/planning/strategic-projects/business-licence-bylaw/>

Regards,



Ben Kent MPL, RPP, MCIP • Planner II
Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC V2A 5J9
p. 250-490-4109 • tf. 1-877-610-3737
www.rdos.bc.ca • bkent@rdos.bc.ca

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From: Reanne Whitehead [REDACTED]
Sent: February 8, 2025 1:05 PM
To: Planning <planning@rdos.bc.ca>
Subject: Short Term Rental Licensing
Importance: High

Some people who received this message don't often get email from [REDACTED] [learn why this is important](#)

To whom it may concern,

I'm all for being compliant and registering my short-term rental however these fees after fees are making it difficult to make a living.
I am a senior citizen living on a small Canadian pension trying to stay in my home by subsidizing my income. Visitors coming to stay in short-term rentals provide not only help for myself but the community and surrounding businesses while spending thousands of dollars in our community and helping our economy.

I will not be pressured into or bullied by a full-time renter. I have been down this road before and it is not turned out well for the homeowner.
Damage to property unpaid rent and months trying to get somebody (unfit) to leave.

I currently live in a rural area population under 10,000 which is supposed to be okay or not? It is all been very confusing.

I am not in the position to stereotype any unhoused person however how is opening the short-term rental market to people who are unhoused that can't afford to pay rent going to help?
Certainly not me perhaps you'll need to find me a place to live next.

Seems to be somebody who has worked all their life being part of society paying taxes and only wants to stay in her home is being penalized.

Please consider people who are trying to make a difference in society and bringing tourism dollars to our economy.

Regards
Struggling Pensioner

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Regional District

FEB 13 2025

101 Martin Street
Penticton BC V2A 5J9

Feedback Form

Regional District of Okanagan-Similkameen
101 Martin Street, Penticton, BC, V2A-5J9
Tel: 250-492-0237 / Email: planning@rdos.bc.ca
SIMILKAMEEN

TO: Regional District of Okanagan-Similkameen FILE NO.: X2024.014-ZONE

FROM: Name: BRIAN AND LOUISE RODGER
(please print)

Street Address: [REDACTED]

Date: FEBRUARY 12 2025

RE: Business Licence Regulations Bylaw No. 3100

My comments / concerns are:

I do support the proposed Business Licence Bylaw.

I do not support the proposed Business Licence Bylaw.

Please provide any comments you wish the Board to consider:

WE DO FEEL THAT THERE SHOULD BE SOME CONTROL OF RENTAL PROPERTIES. THE BIGGEST CHALLENGE I SEE IS HOW DO YOU MONITOR THE IMPLEMENTATION OF ANY BYLAW. IS THIS GOING TO BE A MONITORING SYSTEM DIRECTLY RELATED TO THIS BYLAW AND AT ~~WHAT~~ WHAT COSTS. OR DO YOU SHARE WITH OTHER DUTIES.

THANK YOU

BRIAN & LOUISE RODGER

Feedback Forms must be submitted to the RDOS office prior to noon on the day of the applicable Board meeting.

All representations, including names, will be made public if and when they are included in the Board Agenda.

Protecting your personal information is an obligation the Regional District of Okanagan-Similkameen takes seriously. Our practices have been designed to ensure compliance with the privacy provisions of the *Freedom of Information and Protection of Privacy Act* (British Columbia) ("FIPPA"). Any personal or proprietary information you provide to us is collected, used and disclosed in accordance with FIPPA. Should you have any questions about the collection, use or disclosure of this information please contact: Manager of Legislative Services, RDOS, 101 Martin Street, Penticton, BC V2A 5J9, 250-492-0237.

Lauri Feindell

Subject: FW: Business License for Short Term Rentals Feedback

From: Alan Gove [REDACTED]
Sent: February 19, 2025 11:14 AM
To: Planning <planning@rdos.bc.ca>
Subject: Business License for Short Term Rentals Feedback

To Whom it May Concern,

Just a quick note to share opinions on this issue, as feedback has been invited:

- We feel that placing onerous regulatory conditions on this sector is regressive in every way
- There is no over-tourism issue anywhere in the Okanagan that needs to be regulated - in fact, quite the opposite, and every aspect of government, every business, and every tourism association should be doing everything possible to increase tourism, as the drop in tourism that we have already experienced over the last two years - and the attendant drop of dollars brought into our communities - is a grave threat to the local and regional economies
- Over-regulation is not something that the RDOS should be seeking, as it will place a needless administrative burden on RDOS staff, when those limited resources could be directed toward more progressive, economy-building activities, rather than regressive, economically-negative policies
- Accommodations of every kind play an exceptionally-important role in bringing people to our region, and make large contributions to the local and regional economies - it would be far more productive to help the operators of accommodations rather than continuously hinder, shame, and discourage them
- Any and all problems, both real and imagined (the very large majority of "problems" around accommodations are imagined, not real, that's a fact) can and would be solved simply by adopting a primary residence policy for short-term rentals (and obviously, B&Bs currently abide by the policy by definition); this is the only policy that is necessary to control noise, disruption, control numbers of people who can stay at any given accommodation, and put a stop to speculative real estate purchases that are perceived to be the root of the problem of higher real estate prices (which, by the way, nobody who sells their house here complains about), and lower rental availability
- Everything outside of primary residence is needless and regressive regulation that will over-burden and misdirect the RDOS, as well as over-burden and discourage those accommodations who are doing everything properly, and who play a critically-needed role in the local and regional economies, bringing people in, promoting the region, making recommendations, encouraging guests to patronize local business, and helping them to understand, respect, and embrace the local community in which they are staying

Thank you for your time, and we hope that the correct decision is reached.

Best,

Alan & Anna Gove

Lauri Feindell

From: Pam Sutherland [REDACTED]
Sent: February 19, 2025 10:41 AM
To: Planning
Subject: Business License Bylaw-Electoral District E

Follow Up Flag: Follow up
Flag Status: Completed

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

To Whom it may concern,

This is our response in regards to the consideration of a Business licence for vacation rentals or B&Bs in Electoral District E. B&B's are NOT the issue here, vacation rentals are and they should not be lumped together. There needs to be a balanced approach to the ever increasing vacation rentals popping up in our area.

Bed and Breakfast owner/operators have a vested interest in the community they live in. They live in their home, their kids go to school in the area and they know and respect their neighbours. They enjoy meeting travellers and sharing their knowledge of the area and they are available to immediately address any issues that may crop up.

In contrast, Vacation rental home owners use their property as a business model to subsidize costs for their vacation homes. They do not have a vested interest in the area and often, not in their neighbourhood.

I felt that the petition (which I have copied and pasted below) did a great job of voicing the concern regarding short term vacation rentals in the Naramata area. Another petition circulated with one getting over 800 signatures and the one below received over 1100 signatures but our District E rep Adrienne Fedrigo still chose to not opt in on restricting short term rentals in Naramata. Very disappointing! Vacation rentals are ruining neighborhoods.

Naramata Cittaslow-from their November 2023 newsletter

[Click Here to Sign The Petition](#)

As a large group of Naramata residents who have participated in years of RDOS meetings regarding Vacation Rental regulations we are urging our community to read the following letter to the Editor of mynaramata.com and sign our petition, linked above.

Naramata Needs to 'opt-in' Now to New BC Short-Term Rental Regulations

“B.C. has made regulations which will restrict short-term rentals to principal residences and either a secondary suite or an accessory dwelling unit (ADU) in many B.C. communities, starting May 1, 2024.”

What is a short term rental in BC? The Short-Term Rental Accommodations Act defines a short-term rental as an accommodation provided to members of the public in a host's property, in exchange for money, for a period of less than 90 consecutive days.

“Effective May 1, 2024, the Province is implementing a provincial principal residence requirement which limits short-term rentals to:

The host’s principal residence

Plus one secondary suite of accessory dwelling unit”

Reference: (<https://www2.gov.bc.ca/gov/content/housing-tenancy/short-term-rentals/principal-residence-requirement>)

While the principal residence requirement does not apply to “Municipalities with populations under 10,000 and not within 15 kilometers of a larger municipality” nor does it refer to ALR lands (Reference: as above). Regional Districts may “opt-in” to this new regulation by resolution submitted to the Minister of Housing by March 31st.

For more than 5 years, Naramata residents have been calling upon the RDOS to address short-term rental (STR) regulations. The call for change to STR regulations came from the Community at large, including many local businesses, and was formalized as far back as 2020 when Community Groups asked the RDOS for “solutions to provide balance between maintaining enough housing stock to preserve a healthy long term community population and workforce”. Nothing has yet been done.

According to the draft Official Community Plan (OCP), the most recent census data reports the total population of the Electoral Area “E” is 2015 people, an increase of only 19 residents between 2001 and 2021. However, there have been more than 257 new lots and homes approved, during this time period. Another key factor is that over 40% of properties, new and existing, are not owned by local residents – the owners are not primary residents so they are not included in the population count for Area “E”; many of these properties are operating as vacation rentals.

Over the past 10-15 years a business model of acquiring residentially zoned property and operating it as a “vacation rental” has become increasingly prevalent in Naramata. This has created various problems and gives an unfair advantage to the residential property owner. One problem is taxation - a residentially zoned property pays a residential tax payment even if it is operating on a completely commercial business model – frequently without a primary

resident present. This puts equivalently zoned commercial properties at a significant tax disadvantage. A second problem is the negative impact on long term housing stock STRs are having on Naramata. Short Term Rentals are now occupying homes or suites that might otherwise be rented out to long term tenants wanting to live and work in the community.

“Whole house short term rentals have displaced long term residents who live, work and participate in our community. These are people that work in the store, work on our farms and in our wineries, have children who go to our school, who participate in and contribute to our community groups. We have direct experience in losing long term staff to Summerland after they could no longer find rental housing in Naramata ... they moved to a Summerland property [for employment] when Summerland enacted the bylaw that required a long-term residents [to be] onsite.” Miranda Halladay, Elephant Island Winery & Citta Slow Naramata

The OCP Review Advisory Committee heard innumerable concerns with (non-BnB) short term vacation rentals. There was considerable concern regarding STRs impact on long term rentals, on rentals without a full-time resident on-site, and on properties that were renting out more than one suite or dwelling. The OCP Review Advisory Committee submitted various recommendations to the RDOS and was unanimous in their call for an on-site resident and a reining in of non-primary residences marketing various short term vacation rentals on their property.

Naramata’s charm and location has long made it an attractive summer destination. It has a robust agriculture, winery, and tourism economic base. One of the biggest challenges for these business operators is the lack of available and affordable housing. Naramata has forever been home to second residences but in its more recent history it has struggled with an increasing and disproportionate number of short-term vacation rentals.

The BC Government has provided new legislation to help us create a balanced solution. We have asked the RDOS and our Area E Director, Adrienne Fedrigo, to bring a resolution to the RDOS Board of Directors to ‘opt in’ to the new legislation. We are asking all Naramata residents who are in support of this to demonstrate their support. A petition is being circulated now and may be found here. (Interestingly, this is the second time a petition on this topic was circulated – in 2022 over 800 people signed.

Here's some more copy/paste from mynaramata.com with the writers approval. We whole heartedly agree with her sentiments.

People buying homes and living in residential neighbourhoods are suppose to be protected from commercial land use in residentially zoned areas. At the very least, neighbours should have a say. Permanent resident home owners renting their suites out are NOT the problem. Non-resident home owners who short term rent their homes to too many people and are not around to see what is going on creates problems. "On-site" home managers (should be called In-Area home managers because they are NOT on-site) don't really know what's happening either - but they are around to take care of problems that arise like clean up the garbage that the renters put out at the wrong time and the bears got into. Often the neighbours have already done that before any property manager gets there. However, they are unable to address any problems in real time.

Naramata will continue to lose permanent residents to investors, which will deplete our community of human resources and our ability to provide a range of enriching activities for our citizens - young and old (recent news of RDOS pulling funding from children's program prime example) Non-resident owners also take housing away from people who would love to live here full time.

If we love Naramata the way it is, we have to fight to keep it this way!

I keep thinking of that saying,

You come from away because you like it here

And then you want to turn here into there!

I do NOT want to turn here into there. I moved here 10 years ago because I like the way it feels here, I like the neighbourly feeling of walking the KVR and seeing friends, I like the quiet of being out in nature and being able to sit in my backyard enjoying this beautiful place in relative peace and quiet. I think all permanent residents deserve that! And this feeling is what draws people to this place, so let's protect it!

Pam and Gary Sutherland

Lived in Naramata since 1985.

Sent from my iPad

Lauri Feindell

From: Angeli Gunn [REDACTED]
Sent: February 20, 2025 12:18 AM
To: Planning
Subject: New Bylaw for STRs

Follow Up Flag: Follow up
Flag Status: Completed

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)
Hello,

We would like to state that we are IN SUPPORT of the proposed bylaw that will require STRs to obtain a business license.

In Indian Rock, we live next door to an obscenely large home that was purpose built for being a short term rental. The owners do not reside in the area, and this prompts many concerns, including safety, for us and those in our community.

Thank you for your consideration of our stance in this matter.

Warm regards,
Angeli & Tim Gunn

[REDACTED]
Naramata, BC
VOH 1N1

Lauri Feindell

From: Jay Lewis [REDACTED]
Sent: February 20, 2025 12:40 PM
To: Planning; Adrienne Fedrigo
Subject: Business License Proposal for STR in Area E

Follow Up Flag: Follow up
Flag Status: Flagged

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

I am writing in support of the proposed Business License requirements for Short Term Rentals. As Naramata is one of the few Okanagan municipalities continuing to allow STRs, we will see significant investor interest, which unless properly managed, will fundamentally change the unique character of our village.

I do think there should be a different license or reduced fees for owner occupied Bed and Breakfast as this is more of a mortgage/retirement helper than an outright Business and does not take valuable owner occupied housing out of the market.

What is most important is that with the STR licenses and thus higher fees, that we have the money to enforce the infractions which are a continuing issue. And further, the regulatory process should also generate enough funds to finance the the infrastructure that will be needed support the new growth in this sector.

Thanks for your effort in this important issue to our community.

Jay

--
Jay Lewis, MBA

[REDACTED]
Naramata, BC V0H 1N0
[REDACTED]

Lauri Feindell

From: katherine Prosser [REDACTED]
Sent: February 20, 2025 11:06 AM
To: Planning; Adrienne Fedrigo
Subject: Business license proposal for STR in Area E

Follow Up Flag: Follow up
Flag Status: Completed

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)
Hi Adrienne and the RDOS

I am writing to voice my strong support for the proposed Business License for Short Term Rentals.

I think it is urgent. Our community is a sitting duck to be taken advantage of by STR speculators when all the coveted holiday areas around us - Kelowna, Penticton, Summerland are protected by the BC government regulations.

I do think there should be a different license or reduced fees for owner occupied Bed and Breakfast as this is more of a mortgage/retirement helper than an outright Business and does not take valuable owner occupied housing out of the market.

I think what is most important is that with the licenses and thus higher fees that we have the money to enforce the infractions which continue to be an issue.

Thank you for staying on this
I pray it goes through,

Kathi Prosser

BLACK PINE VINEYARDS

[REDACTED]
NARAMATA BENCH, B.C. CANADA
Pinot Noir & Chardonnay

KATHI PROSSER | OWNER [REDACTED]

Feedback Form

Regional District of Okanagan

Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email:

planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** X2024.018-ZONE

FROM: Name: _____ Nicole
Hackworth _____

(please print)

Street Address: _____
Naramata _____

Date: _____ Feb 20,
2025 _____

**RE: Regulation of short-term rental accommodations in Electoral Areas
"A", "C" & "E"**

Proposed Official Community Plan (OCP) amendments

My comments / concerns are:

I do support the proposed amendments to the OCP bylaw. I support making changes subject to the comments I have provided below.

I do not support the proposed amendments to the OCP bylaw.

Please provide any comments you wish the Board to consider:

Thank you for the opportunity to provide feedback with regards to business licenses for B&Bs and STRs as well as STR permits for Area E.

The main issue in Naramata is the number of "dark houses" that are not used as a principal residence for the owner or a renter but are operated as an STR. The comments and questions below are with regards to addressing this issue, ensuring enforcement of the rules and providing the public the opportunity to provide input into the STR permit approval and renewal process.

As Area E has neither "Opted In" to the BC Government STR legislation and is also not subject to the Gov't "Speculation and Vacancy Tax", Area E is now an island with limited regulation surrounded by Kelowna, Penticton and Summerland which are all subject to both regulations. This makes Naramata an extremely attractive location for those looking to use properties primarily for short term rentals.

Given this situation, Area E needs to "Opt In" to the Gov't STR Principal Residence legislation in addition to providing further regulation and enforcement through the use of STR permits and business licenses. The Principal Residence legislation does not restrict whole home rentals or require the owner/host be onsite during the rental, but it does ensure that the home was a principal residence for the majority of the year to be eligible to operate as an STR under the Provincial Principal Residence regulation. This is the best way to limit the number of "dark homes" and given the Prov Govt is responsible for enforcement, it has limited impact on RDOS resources.

As part of the STR permit process, there needs to be a process to notify neighbours of applications so that feedback can be provided prior to approval. Residents should also be able to access a list of properties that have valid business licenses and STR permits.

STRs should be limited to no more than one short term rental per parcel.

Combination of fees for both business license and STR permit should reflect the fact that during the time the home is used as an STR, the home is being used solely for commercial purposes versus as a B&B which continues to be inhabited by the principal resident during the rental period.

It is unclear what the purpose of maintaining the TUP process is. When would a residence not meet the STR permit requirements but would be eligible for a TUP? The TUP process should not be maintained for the purpose of allowing residential properties to have an option to operate an STR that does not meet the STR permit requirements (more than 8 occupants, more than one accommodation on a single parcel etc.)

Existing TUPs should be converted to STR permits and business licenses and follow the new requirements. If existing TUPs have to remain in place until they expire, they should still be required to obtain a business license. Once the existing term expires, the TUP should not be renewed and they should follow the STR permit application process. No new TUPs should be issued.

B&Bs have not proven to be an issue in Naramata. They do not negatively contribute to the "dark house" issue. They provide much needed accommodation and are principal residences with the operator on-site during the guest stay. As they do not provide kitchen facilities, they also support the local businesses that provide tourists with food options. These restrictions make B&Bs very different from STRs. Having the ability to ensure B&Bs follow regulations through the introduction of a business license is understandable, however the \$500 business license fee is excessive and not justified when compared to other jurisdictions and given the restrictions already placed on B&Bs which limit what they can charge vs STRs.

Penticton Business licence is \$220.

Lauri Feindell

From: darren rettie [REDACTED]
Sent: February 20, 2025 4:30 PM
To: darren rettie; Planning; Adrienne Fedrigo
Subject: RDOS Bed and Breakfast Licensing proposal submission for public input

Follow Up Flag: Follow up
Flag Status: Flagged

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RDOS Board and staff, and area E representative.

In regards to the proposed bylaw change to introduce a new requirement for business licencing for B and B operations and Short Term Rentals:

In short, in regards to the misuse of the term "B and B operations", now apparently included within your new definition of the term "short term rentals", is to my knowledge in error, as per your 2012 review.

Update of Bed & Breakfast Regulations

In response, the Planning & Development (P&D) Committee of the Regional District Board, at its meeting of April 5, 2012, directed staff to prepare the following land use bylaw amendments:

1. the "private visitor accommodation" use in Electoral Area 'E' Zoning Bylaw be replaced by "bed and breakfast";
2. the regulations which pertain to "bed and breakfast" operations be updated and made consistent across all Electoral Area Zoning Bylaws;
3. use of a dwelling for "vacation rentals" be excluded from the definition of "bed and breakfast" and/or "dwelling unit" in all Electoral Area Zoning Bylaws; and
4. the definition of "bed and breakfast", "dwelling unit" and "single detached dwelling" be reviewed and made consistent across all Electoral Area Zoning Bylaws.

At its meeting of September 6, 2012, the P&D Committee supported a series of proposed amendments related to B&B operations, the intent of which is to conform to the direction provided on April 5, 2012, by introducing consistent regulations across Electoral Area Zoning Bylaws and **distinuishing B&B operations from short-term vacational rental operations.**

In addition, the inclusion of the term "B and B" as a subset of "Short Term Rentals" is insulting, as the operators of "B and B's" have always had a special place in our zoning regulations, and are an important subset of the broader hospitality sector, but quite unique due to the personal service, and value added inputs to the tourism experience, as well as performing a valued service as "Ambassadors" to our community, whereas the "Vacation Rentals" do not offer ANYTHING additive to our community.

As far as licensing "Vacation Rentals", you have my full support.

As you are not willing to ban them outright, our watching your "attempts" to deal with them, and drafting bylaws that are flawed and do not include input from neighbors, amongst other issues, have not provided us with comfort, and as such we are not confident of your success in this regard.

As far as specific licensing for "B and B" operators; I DO NOT SUPPORT this in any way, shape or form.

It is apparent that local governments like yourselves dream up ways to further harm small business sectors such as ours.

As for your rationale to create such a bylaw, it is flawed at best, without any detail as to why B and B operators are included, but the more pertinent question is why it is important enough to spend our tax dollars to discuss, let alone doing so at a time where it is laughable. Our tourism industry has had enough of not just Government dictates harming our sector, (BC Provincial Govt slamming the door on local tourism due to wildfire response) the lingering after effects of Covid, the unwillingness of tourists to book due to climate change wildfire smoke, cancellations of major events (Ironman), higher interest rates, the incredible inflationary pressures that specifically affect our operation, and now the cross border issues impacting USA originating travellers.

Great timing!

Throw more financial and regulatory burden upon the few actual remaining operators of traditional value added B and B operations.

The most telling statement in your press release relates to:

"providing a source of revenue through licensing fees"

Great idea!

We do not have the pricing power to either pass the additional burden of your proposed bylaw regulation, nor can we envisage swallowing the costs, in whole or in part, to just make it through another year, and to think a \$500.00 yearly fee will stay that way is absurd.

In the 20 odd years we have offered impeccable service to our customers, some of whom have also felt the "Naramata Love" and moved here, here is a snapshot of the changes to some of our cost of operations:
(Over 20 years)

Change of our nightly door rate: + 18%

Change of costs: Taxes : + 180%

Change of costs : Cable + 195%

Change of costs: Insurance + 324%

Change of costs : Electricity + 260%

We do not have pricing power just to "pass it along". The tourism sector is very price and value conscious, and even people that will gladly pay \$400 per night at a hotel, will find a traditional B and B at \$200.00 a stretch. That is just the way it is.

Even so, as the multiple ownership sagas of the Naramata Heritage Inn will attest, there is a breaking point in everything.

Virtually every sector of costs have increased likewise, in particular food and staples which are a key component in a Bed and Breakfast operation, as our culinary offerings are cornerstone to the "Local Flavor" we pride ourselves in.

In closing, as 20 year residents of Naramata, we have been happy to be stewards of our community, have been involved in numerous volunteer initiatives, such as running the Community Market, involved on RDOS boards (Parks and Rec), board members of the Yacht Club, the Naramata Centre and others, and we find ourselves shocked and dismayed at the degradations to our local community from the declines in value offered by the RDOS (cuts to recreation amongst others), the increased costs to homeownership (taxes, cuts to garbage and recycling services etc), and now a misguided bylaw, drafted to further increase our regulatory and cost burdens, to the point where we seriously have to question our sanity for continuing to operate our B and B, and would likely not if enacted.

In short; We DO NOT SUPPORT your proposed licensing bylaw scheme.

--

Darren and Lisa Rettie
Naramata Creek Guesthouse

[REDACTED]

[REDACTED]

NARAMATA BC V0H 1N1

[REDACTED]

Lauri Feindell

From: Deborah <[REDACTED]>
Sent: February 20, 2025 2:46 PM
To: Planning
Subject: Area E Business License

Follow Up Flag: Follow up
Flag Status: Flagged

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

To Whom It May Concern

In regard to the proposed business license fee for Area STRs I feel compelled to raise a few concerns.

Although I understand the need to make sure neighbors and guests are protected and that requires staff time that needs to be paid for, the \$500 fee seems overly excessive for BnBs.

As editor of Mynaramata, I have covered the topic of STRs in Naramata for over a decade. The main issue has always been vacation rentals and not BnBs. It seems that a BnB, that may only rent one room out in an occupied house, is being unfairly lumped in and penalised with whole house vacation rentals. Why not have a less expensive fee for a BnB?

With property prices and property taxes rising nearly every year, families such as my own who have lived in the area for over 2 decades are finding that renting out a room in our house is one option to keep up with the increasing living expenses and a way to remain in the community.

The Province now requires all STRs to apply for a permit, a recently introduced hotel tax has meant that BnB owners in Naramata have had to lower room rates to balance that added cost to guests and now we are potentially faced with this extra cost.

To be honest, we have not rented out our extra room for some years, as the rules have become so confusing and complex that we were waiting for some sort of concrete resolution from planning.

I strongly recommend a two tier rate between Bnbs and vacation rentals. I see that part of the fee will be used to pay for extra bylaw re-enforcement. I am sure that there are not many bylaw call outs to BnBs vs vacation rentals. I think a \$250 fee for BnBs more in line with Penticton would be appropriate.

Thanks for the opportunity to voice my concerns.

Deborah Linton

Lauri Feindell

From: Jan Gladstone <[REDACTED]>
Sent: February 20, 2025 8:19 PM
To: Adrienne Fedrigo; Planning
Subject: Business Licence for Short Term Rentals

Follow Up Flag: Follow up
Flag Status: Flagged

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Hello Adrienne and the RDOS Planning Department

I am writing to support the proposed Business Licence for Short Term Rentals (STR's)

Area E, Naramata, is a community not currently protected by the BC Government regulations, as are our neighbouring communities, Penticton, Summerland and Kelowna.

That being said, it makes Naramata a prime target for STR speculators who wish to avoid the BC regulations and develop rental properties where they can be non-resident (absentee) landlords who are profit motivated, non-contributing members of a small community which has become a desirable tourist destination. I do not have a problem with licensed B&B's where the owner lives on site and contributes to the community, not just by supporting the tourist industry, but also by participating in the many unique and Naramata based activities such as the Naramata Community Choir (going strong since 1962), the Naramata Scottish Country Dancers (going strong since 2005), the Naramata Community Church, Naramata Citta Slow, to name a few.

I strongly believe that Temporary Use Permits should be abolished, and that the new Business Regulations Licence Bylaw should be adopted so that STR rental accommodation operators pay a licensing fee and have a clear set of guidelines and obligations that they must fulfill. I believe the bylaws should include substantial fines for non-compliance, and that bylaw officers should be empowered to conduct inspections and impose relevant fines.

I think that business licence fees should be higher for non-resident, absentee investors (if they are permitted), in comparison to B&B operators who live in and contribute to the unique "small community" nature of Naramata.

Thank you for your consideration.

Jan Gladstone, BA, RRT, RCT(A), CAE
[REDACTED]

Naramata Property owner & taxpayer since 1979
Employee of Penticton Regional Hospital from 1982 to 2016, happily retired

Jan Gladstone
[REDACTED]

Слава Україні! Героям Слава!

Glory to Ukraine! Glory to the Heroes!

Lauri Feindell

From: Kate Baker [REDACTED]
Sent: February 20, 2025 4:45 PM
To: Planning
Subject: Re: Short term rental business license

Follow Up Flag: Follow up
Flag Status: Flagged

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After experiencing first hand a troublesome Vacation Rental in our neighborhood, we fully support the changes hopefully being put in place in Area E Naramata with operators of STR's to apply for a business license. We felt we should have opted in last year to the Government requirements with short term rentals & the principal residence requirements, but felt we weren't heard by our representative. Hopefully this will get passed & put in place.

Grahame & Kate Baker

[REDACTED]

Naramata
BC

Sent from my iPad

Feedback Form

Regional District of Okanagan-Similkameen

101 Martin Street, Penticton, BC, V2A-5J9

Tel: 250-492-0237 / Email: planning@rdos.bc.ca

TO: Regional District of Okanagan-Similkameen **FILE NO.:** X2024.014-ZONE

FROM: Name: Anita Molaro
(please print)

Street Address: ████████████████████

Date: February 21, 2025

RE: **Business Licence Regulations Bylaw No. 3100**

My comments / concerns are:

I do support the proposed Business Licence Bylaw for Area E
only with additional conditions!

Please provide any comments you wish the Board to consider:

Re: Regulation of short-term rental accommodation in Electoral Area "E" with business license

I support the implementation of Business By-law to regulate STR however the by-law and implementation thereof are lacking two key components.

1. Area E needs to Opt-in to the Provincial Government legislation requiring STR to operate only from one's principal's residence. Without this policy in place for Area E, homes in the area will continue to function as hotels and are dark throughout the non-tourist season.

2. The business by-law does not include any criteria for refusal and process for notifying neighbours when business licenses are to be reviewed. The criteria need to address noise complaints, parking congestion, site tidiness, etc.

In addition to these two critical criteria, business license fees should be aligned with Penticton (costs to regulate are offset by opting into provincial legislation). There is no distinction between B&B's and STR so agree with the business licensing to apply to both as any distinction is too difficult to enforce.

Feedback Forms must be submitted to the RDOS office prior to noon on the day of the applicable Board meeting.
All representations, including names, will be made public if and when they are included in the Board Agenda.

Lauri Feindell

From: Nicole Taylor - [REDACTED]
Sent: February 21, 2025 12:15 PM
To: Planning
Subject: Business licence for STR's in Naramata area E

Follow Up Flag: Follow up
Flag Status: Completed

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[why this is important](#)

Hello,

Please find my email in support of STR's in Naramata .

If you need any feedback

please let me know

Kindly ,

Nicole Adrienne Taylor.
[REDACTED]

Lauri Feindell

From: Robert Van Westen <[REDACTED]>
Sent: February 21, 2025 12:15 PM
To: Planning; Adrienne Fedrigo
Subject: Business licence for straw's in Naramata Area E

Follow Up Flag: Follow up
Flag Status: Flagged

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Good afternoon

Please find my email in support of business licences being required for Str's in Area E Naramata
If you need any further feedback, please contact me at this email

Cheers

Robert Van Westen
Van Westen Vineyards

[REDACTED]
Naramata BC

VOH1N1

Sent from my smarter than me phone

