

Vacation Rental Review

Electoral Areas “A”, “C”, “D”, “E”, “F” & “I”

Proposed OCP and Zoning Bylaw Amendments
RDOS File No. X2024.017-ZONE

Q&A Session
September 18, 2025

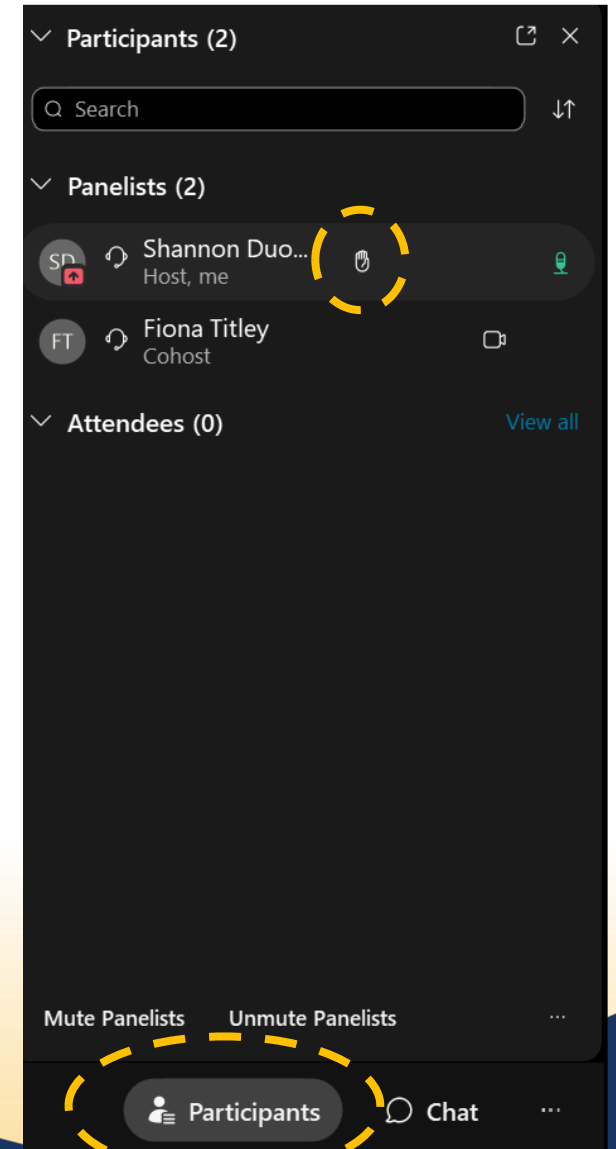
Q&A Session

Format:

- It is informal:
 - opportunity to ask staff questions about the proposed bylaws;
 - comments on the proposed bylaws should be directed to the Regional District Board during the public hearing at 9:00 am.
- Live stream cut-off at 8:45 am due to public hearing
 - will take online questions first

Webex Instructions

- Will take questions in turn;
- To indicate you want to speak:
 - **Computer:** click the “Participants” button at the bottom right corner of the screen, hover your mouse next to your name and click the “raise hand” button;
 - **Phone:** press *3 to “raise hand”;
- You will be unmuted when it is your turn to speak; and
- After you are done, click the “raise hand” button or press *3 to take your hand down.





Project Status

Project Timeline:

- Vacation Rental Review included in 2023 business plan;
- *Short Term Rental Accommodations Act* royal assent (Oct. 26, 2023);
- Principal residence requirement opt-in (March 2024);
- RDOS Board Workshops (May 9, June 7, 2024; April 3, 2025)
- Project Scope (December 19, 2024; May 8 and August 7, 2025);
- Public Information Meetings (February 13, March 5 and June 11, 2025)
- Public Hearing (September 4, recessed to September 18)

RDOS Board Workshops

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

- **Option 1**: Status Quo
- **Option 2**: Permit STRs in Zoning Bylaw  Areas “D”, “F” & “I”
- **Option 3**: Creation of an “STR Permit”  Areas “A”, “C” & “E”

Proposed OCP Changes

Proposed Amendment Bylaws (subject to public hearing):

- Official Community Plan Amendment Bylaw No. 3099
- Okanagan Valley Zoning Amendment Bylaw No. 2800.50

Proposed OCP Changes

Proposed OCP Amendments (Bylaw No. 3099):

1. Replace vacation rental policies with new policies supporting short-term rental accommodation.
 - In Areas “D”, “E”, “F” & “I”, supported only in a principal residence, or a secondary suite or accessory dwelling on the same property.
2. Delete vacation rental Temporary Use Permit (TUP) policies.
 - In Areas “A”, “C” & “E”, replace with new Short-Term Rental (STR) Permit policies.

Proposed OCP Changes

STR Permit Policies:

- Only applies in Areas “A”, “C” & “E”
- Supports allowing STRs through the issuance of STR permits, subject to the following criteria being met:
 1. STR is occurring in a residential dwelling unit;
 2. Maximum 2 STR per parcel (in Area “E” maximum is 1);
 3. Maximum occupancy 2 guests per bedroom;
 4. 1 parking space per bedroom; and
 5. Meets health and safety requirements.

Proposed OCP Changes

Proposed OCP Amendments (Continued):

3. Introduce new tourist accommodation policies:

- Proposals that are not consistent with STR policies are considered “tourist accommodation” uses.
- The use of dwellings for “tourist accommodation” is discouraged.
- Tourist accommodation proposals may be considered through a TUP.

Current Regulations

Tourist Accommodation:

- Key difference:
 - does not occur in a dwelling unit; or
 - is not related to a “residential” use of the property
- Generally restricted to Tourist Commercial Zones



Proposed Zoning Changes

Proposed Zoning Amendments (Bylaw No. 2800.50):

1. Replace “bed and breakfast” and “vacation rental” with new “short-term rental accommodation” use class:

“short-term rental accommodation” means the renting of a dwelling unit by its owner to members of the public for temporary accommodation for a period of less than 30 consecutive days for each patron, and may include the provision of meals for those persons using the sleeping accommodations;

2. Permit short-term rental accommodation in all zones that currently allow bed & breakfast (i.e. where a single detached dwelling is permitted).

Proposed Zoning Changes

Proposed Zoning Amendments (Continued):

3. Apply the following density regulations to STR uses:
 - Maximum 2 STRs per parcel in Areas “A”, “C”, “D” & “I”
 - Maximum 1 STR per parcel in Areas “E” & “F”
 - No maximum applied to the Medium Density Residential, Town and Village Centre and Comprehensive Development Zones (i.e. 1 STR permitted per dwelling unit).

Proposed Zoning Changes

Proposed Zoning Amendments (continued):

4. Apply the following regulations to STR uses:
 - Maximum 2 guests per bedroom;
 - Minimum 1 parking space per bedroom;
 - Permit year-round short-term rental (provided at least one dwelling on the property is used for residential purposes);
 - In Areas “A”, “C” & “E”, resident must be present and residing in the principal dwelling unit during a patron’s stay, except as authorized by an STR Permit.
 - In the ALR, STRs permitted only to the extent they comply with provincial legislation or have received approval from the ALC.

Related Projects

Business Licence Regulation Bylaw



- Does not apply to:
 - Electoral Areas “C” & “F”
 - Apex Mountain Resort
 - Bed and Breakfast operations in Areas “A” & “D”
- Annual application fees:
 - \$500 (short-term rentals)
 - \$200 (tourist accommodations – Area “E” only)
- STR application requirements:
 - parking plan
 - health and safety inspection
 - fire evacuation plan
 - floor plan