

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 3099, 2025

A Bylaw to amend the Electoral Area “D”, “F” & “I” Official Community Plan Bylaws

The REGIONAL BOARD of the Regional District of Okanagan-Similkameen in open meeting assembled, ENACTS as follows:

1. This Bylaw may be cited for all purposes as the “Electoral Area “D”, “F” & “I” Official Community Plan Amendment Bylaw No. 3099, 2025.”

Electoral Area “D”

2. The Electoral Area “D” Official Community Plan Bylaw No. 2603, 2013, is amended by:
 - i) adding a new Section 7.6.16 (Policies) under Section 7.0 (Growth Management) to read as follows:
 - .16 Supports the use of a residential dwelling unit for a short-term rental accommodation use, where:
 - a) it is occurring within the principal residence of the property owner and/or tenant;
 - b) the residential dwelling unit is in the form of a single detached dwelling, secondary suite or accessory dwelling;
 - c) no more than one (1) short-term rental accommodation use is occurring per parcel;
 - d) the maximum occupancy does not exceed eight (8) persons, with an aggregate occupancy of two (2) persons per bedroom within a dwelling unit;
 - e) off-street vehicle parking is provided in accordance with the requirements of the applicable electoral area zoning bylaw; and
 - f) the proposed dwelling unit meets minimum health and safety requirements under the BC Building Code.

- ii) adding a new Section 7.6.17 (Policies) under Section 7.0 (Growth Management) to read as follows:
 - .17 Considers the use of a residential dwelling unit or a building or structure accessory to the residential use of a parcel for the temporary commercial accommodation of paying guests that does not comply with the regulations for a “short-term rental accommodation” use, as established pursuant to the applicable electoral area zoning bylaw, to be a “tourist accommodation” use.
- iii) adding a new Section 7.6.18 (Policies) under Section 7.0 (Growth Management) to read as follows:
 - .18 Discourages the use of a residential dwelling unit for “tourist accommodation” purposes.
- iv) adding a new Section 7.6.19 (Policies) under Section 7.0 (Growth Management) to read as follows:
 - .19 May consider the use of a residential dwelling unit for a “tourist accommodation” purpose through the issuance of a temporary use permit (TUP).
- v) replacing Section 10.3.10 (Policies – General) under Section 10.0 (Rural Holdings) in its entirety with the following:
 - .10 *deleted.*
- vi) replacing Section 11.5 (Policies – Vacation Rentals) under Section 11.0 (Residential) in its entirety with the following:
 - 11.5 *deleted.*
- vii) replacing sub-section 23.1.4 (Objectives) under Section 23.0 (Temporary Use Permits) in its entirety with the following:
 - .4 *deleted.*
- viii) replacing the first sentence of sub-section 23.2.6 (Policies – Temporary Use Permits) under Section 23.0 (Temporary Use Permits) in its entirety with the following:
 - .6 In issuing a Temporary Use Permit for a tourist accommodation use, the Regional District may specify conditions, in addition to those listed under sub-section 23.3.5, including, but not limited to:
- ix) replacing sub-section 23.2.6(e) (Policies – Temporary Use Permits) under Section 23.0 (Temporary Use Permits) in its entirety with the following:
 - e) A maximum occupancy, with an aggregate of two (2) persons per bedroom within a dwelling unit;

- x) replacing sub-section 23.2.6(f) (Policies – Temporary Use Permits) under Section 23.0 (Temporary Use Permits) in its entirety with the following:
 - f) The provision of one (1) parking space for each bedroom available for tourist accommodation use;
- xi) replacing sub-section 23.2.6(g) (Policies – Temporary Use Permits) under Section 23.0 (Temporary Use Permits) in its entirety with the following:
 - g) Prohibiting the use of recreational vehicles or tents on the property or any use of accessory buildings for occupancy purposes;
- xii) replacing sub-section 23.2.6(h) (Policies – Temporary Use Permits) under Section 23.0 (Temporary Use Permits) in its entirety with the following:
 - h) The provision of confirmation from a qualified person that the building(s) to be used meets BC Building Code requirements for health safety; and

Electoral Area “F”

3. The Electoral Area “F” Official Community Plan Bylaw No. 2790, 2018, is amended by:
- i) adding a new Section 6.5.12 (Policies) under Section 6.0 (Growth Management) to read as follows:
 - .12 Supports the use of a residential dwelling unit for a short-term rental accommodation use, where:
 - a) it is occurring within the principal residence of the property owner and/or tenant;
 - b) the residential dwelling unit is in the form of a single detached dwelling, secondary suite or accessory dwelling;
 - c) no more than one (1) short-term rental accommodation use is occurring per parcel;
 - d) the maximum occupancy does not exceed eight (8) persons, with an aggregate occupancy of two (2) persons per bedroom within a dwelling unit;
 - e) off-street vehicle parking is provided in accordance with the requirements of the applicable electoral area zoning bylaw; and
 - f) the proposed dwelling unit meets minimum health and safety requirements under the BC Building Code.
 - ii) adding a new Section 6.5.13 (Policies) under Section 6.0 (Growth Management) to read as follows:

- .13 Considers the use of a residential dwelling unit or a building or structure accessory to the residential use of a parcel for the temporary commercial accommodation of paying guests that does not comply with the regulations for a “short-term rental accommodation” use, as established pursuant to the applicable electoral area zoning bylaw, to be a “tourist accommodation” use.
- iii) adding a new Section 6.5.14 (Policies) under Section 6.0 (Growth Management) to read as follows:
- .14 Discourages the use of a residential dwelling unit for “tourist accommodation” purposes.
- iv) adding a new Section 6.5.15 (Policies) under Section 6.0 (Growth Management) to read as follows:
- .15 May consider the use of a residential dwelling unit for a “tourist accommodation” purpose through the issuance of a temporary use permit (TUP).
- v) replacing Section 11.7 (Policies – Vacation Rentals) under Section 11.0 (Residential) in its entirety with the following:
- 11.7 *deleted.*
- vi) replacing sub-section 22.2.4 (Objectives) under Section 22.0 (Temporary Use Permits) in its entirety with the following:
- .4 *deleted.*
- vii) replacing the first sentence of sub-section 22.3.6 (Policies – Temporary Use Permits) under Section 22.0 (Temporary Use Permits) in its entirety with the following:
- .6 In issuing a Temporary Use Permit for a tourist accommodation use, the Regional District may specify conditions, in addition to those listed under sub-section 22.3.5, including, but not limited to:
- viii) replacing sub-section 22.3.6(e) (Policies – Temporary Use Permits) under Section 22.0 (Temporary Use Permits) in its entirety with the following:
- e) a maximum occupancy, with an aggregate of two (2) persons per bedroom within a dwelling unit;
- ix) replacing sub-section 22.3.6(f) (Policies – Temporary Use Permits) under Section 22.0 (Temporary Use Permits) in its entirety with the following:
- f) the provision of one (1) parking space for each bedroom available for tourist accommodation use;

- x) replacing sub-section 22.3.6(g) (Policies – Temporary Use Permits) under Section 22.0 (Temporary Use Permits) in its entirety with the following:
 - g) prohibiting the use of recreational vehicles or tents on the property or any use of accessory buildings for occupancy purposes;
- xi) replacing sub-section 22.3.6(h) (Policies – Temporary Use Permits) under Section 22.0 (Temporary Use Permits) in its entirety with the following:
 - h) the provision of confirmation from a qualified person that the building(s) to be used meets BC Building Code requirements for health safety; and

Electoral Area “I”

- 4. The Electoral Area “I” Official Community Plan Bylaw No. 2683, 2016, is amended by:
 - i) adding a new Section 6.5.14 (Policies) under Section 6.0 (Growth Management) to read as follows:
 - .14 Supports the use of a residential dwelling unit for a short-term rental accommodation use, where:
 - a) it is occurring within the principal residence of the property owner and/or tenant;
 - b) the residential dwelling unit is in the form of a single detached dwelling, secondary suite or accessory dwelling;
 - c) no more than one (1) short-term rental accommodation use is occurring per parcel;
 - d) the maximum occupancy does not exceed eight (8) persons, with an aggregate occupancy of two (2) persons per bedroom within a dwelling unit;
 - e) off-street vehicle parking is provided in accordance with the requirements of the applicable electoral area zoning bylaw; and
 - f) the proposed dwelling unit meets minimum health and safety requirements under the BC Building Code.
 - ii) adding a new Section 6.5.15 (Policies) under Section 6.0 (Growth Management) to read as follows:
 - .15 Considers the use of a residential dwelling unit or a building or structure accessory to the residential use of a parcel for the temporary commercial accommodation of paying guests that does not comply with the regulations for a “short-term rental accommodation” use, as established pursuant to the applicable electoral area zoning bylaw, to be a “tourist accommodation” use.

- iii) adding a new Section 6.5.16 (Policies) under Section 6.0 (Growth Management) to read as follows:
 - .16 Discourages the use of a residential dwelling unit for “tourist accommodation” purposes.
- iv) adding a new Section 6.5.17 (Policies) under Section 6.0 (Growth Management) to read as follows:
 - .17 May consider the use of a residential dwelling unit for a “tourist accommodation” purpose through the issuance of a temporary use permit (TUP).
- v) replacing Section 11.7 (Policies – Vacation Rentals) under Section 11.0 (Residential) in its entirety with the following:
 - 11.7 *deleted.*
- vi) replacing sub-section 23.2.4 (Objectives) under Section 22.0 (Temporary Use Permits) in its entirety with the following:
 - .4 *deleted.*
- vii) replacing the first sentence of sub-section 23.3.6 (Policies – Temporary Use Permits) under Section 23.0 (Temporary Use Permits) in its entirety with the following:
 - .6 In issuing a Temporary Use Permit for a tourist accommodation use, the Regional District may specify conditions, in addition to those listed under sub-section 23.3.5, including, but not limited to:
- viii) replacing sub-section 23.3.6(e) (Policies – Temporary Use Permits) under Section 23.0 (Temporary Use Permits) in its entirety with the following:
 - e) a maximum occupancy, with an aggregate of two (2) persons per bedroom within a dwelling unit;
- ix) replacing sub-section 23.3.6(f) (Policies – Temporary Use Permits) under Section 23.0 (Temporary Use Permits) in its entirety with the following:
 - f) the provision of one (1) parking space for each bedroom available for tourist accommodation use;
- x) replacing sub-section 23.3.6(g) (Policies – Temporary Use Permits) under Section 23.0 (Temporary Use Permits) in its entirety with the following:
 - g) prohibiting the use of recreational vehicles or tents on the property or any use of accessory buildings for occupancy purposes;

xi) replacing sub-section 23.3.6(h) (Policies – Temporary Use Permits) under Section 23.0 (Temporary Use Permits) in its entirety with the following:

h) the provision of confirmation from a qualified person that the building(s) to be used meets BC Building Code requirements for health safety; and

READ A FIRST AND SECOND TIME this ____ day of _____, 2025.

PUBLIC HEARING held on this ____ day of _____, 2025.

READ A THIRD TIME this ____ day of _____, 2025.

ADOPTED this this ____ day of _____, 2025.

Board Chair

Corporate Officer

DRAFT