

REGIONAL DISTRICT OF OKANAGAN-SIMILKAMEEN

BYLAW NO. 3099, 2025

**A Bylaw to amend the Electoral Area “A”, “C”, “D”, “E”, “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 “A”, “C”, “D”, “E”, “F” & “I” Official Community Plan Amendment Bylaw No. 3099, 2025.”

Electoral Area “A”

2. The Electoral Area “A” Official Community Plan Bylaw No. 2905, 2021, 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 where permitted by a “Short-Term Rental Accommodation” (STR) permit issued under Section 493 of the *Local Government Act*, where:
 - a) it is occurring within a residential dwelling unit;
 - b) no more than two (2) dwelling units on a parcel may be used for short-term rental accommodation, except in the Medium Density Residential zones where there shall be no limit;
 - c) the maximum occupancy does not exceed an aggregate occupancy of two (2) persons per bedroom within a dwelling unit;
 - d) off-street vehicle parking is provided in accordance with the requirements of the applicable electoral area zoning bylaw; and
 - e) 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 is not consistent with policy 6.5.12 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 11.6 (Policies – Vacation Rentals) under Section 11.0 (Residential) in its entirety with the following:
 - 11.6 *deleted.*
- vi) replacing sub-section 22.2.4 (Objectives) under Section 22.0 (Temporary Use Permits) in its entirety with the following:
 - .4 To consider allowing on-going short-term rental accommodation uses through the issuance of a “Short-Term Rental Accommodation” (STR) permit issued under s. 493 of the *Local Government Act*.
- vii) renaming sub-section 22.3 (Policies) under Section 22.0 (Temporary Use Permits) from “Policies” to “Policies – General”.
- viii) replacing sub-section 22.3.6 (Policies) 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, including those listed under sub-sections 22.3.5 and 22.4.
- i) adding a new sub-section 22.4 (Policies – Short-Term Rental Accommodation (STR) Permits) under Section 22.0 (Temporary Use Permits) to read as follows:

22.4 Policies - Short-Term Rental Accommodation (STR) Permits

The Regional Board’s policies are as follows:

- .1 The following criteria may be used when assessing an STR Permit application to use a residential dwelling for short-term rental accommodation purposes:

- a) provision of adequate off-street parking; and
 - b) confirmation from a qualified person that the building used for vacation rental meets a minimum standard for health and safety.
- .2 In issuing a Short-Term Rental Accommodation (STR) Permit, the Regional District may specify conditions including, but not limited to:
- a) the buildings to be used;
 - b) the area of use;
 - c) the months of use;
 - d) the provision of the manager or owner's contact information, as well as a copy of any issued STR Permit, to each neighbour whose property is located within 100 metres of the subject property;
 - e) the availability or accessibility of the manager or owner;
 - f) the posting of the following information:
 - i) the location of property lines by way of a map;
 - ii) any applicable Regional District noise bylaw;
 - iii) measures to address water conservation;
 - iv) fire safety regulations;
 - v) storage and management of garbage;
 - vi) septic system care; and
 - vii) control of pets (if pets are permitted) in accordance with the applicable Regional District bylaw.
 - g) a maximum occupancy of two (2) persons per bedroom within a dwelling unit;
 - h) the provision of one (1) parking space for each bedroom available for short-term rental use; and
 - i) the prohibition of the use of recreational vehicles or camping on the property or any use of accessory buildings for short-term rental occupancy;
 - j) other requirements that the Regional District Board may consider appropriate.

Electoral Area "C"

3. The Electoral Area "C" Official Community Plan Bylaw No. 2452, 2008, is amended by:
- i) adding a new Section 6.5.13 (Policies) under Section 6.0 (Growth Management) to read as follows:

- .13 Supports the use of a residential dwelling unit for a short-term rental where permitted by a “Short-Term Rental Accommodation” (STR) permit issued under Section 493 of the *Local Government Act*, where:
 - a) it is occurring within a residential dwelling unit;
 - b) no more than two (2) dwelling units on a parcel may be used for short-term rental accommodation, except in the Medium Density Residential zones where there shall be no limit;
 - c) the maximum occupancy does not exceed an aggregate occupancy of two (2) persons per bedroom within a dwelling unit;
 - d) off-street vehicle parking is provided in accordance with the requirements of the applicable electoral area zoning bylaw; and
 - e) the proposed dwelling unit meets minimum health and safety requirements under the BC Building Code.
- ii) adding a new Section 6.5.14 (Policies) under Section 6.0 (Growth Management) to read as follows:
 - .14 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 is not consistent with policy 6.5.12 to be a “tourist accommodation” use.
- iii) adding a new Section 6.5.15 (Policies) under Section 6.0 (Growth Management) to read as follows:
 - .15 Discourages the use of a residential dwelling unit for a “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 11.6 (Policies – Vacation Rentals) under Section 11.0 (Residential) in its entirety with the following:
 - 11.6 *deleted.*
- vi) replacing sub-section 20.2.4 (Objectives) under Section 20.0 (Temporary Use Permits) in its entirety with the following:
 - .4 To consider allowing on-going short-term rental accommodation uses through the issuance of a “Short-Term Rental Accommodation” (STR) permit issued under s. 493 of the *Local Government Act*.

- vii) renaming sub-section 20.3 (Policies) under Section 22.0 (Temporary Use Permits) from “Policies” to “Policies – General”.
- viii) replacing sub-section 20.3.6 (Policies) under Section 20.0 (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, including those listed under sub-sections 20.3.5 and 20.4.
- ix) adding a new sub-section 20.4 (Policies – Short-Term Rental Accommodation (STR) Permits) under Section 20.0 (Temporary Use Permits) to read as follows:

20.4 Policies - Short-Term Rental Accommodation (STR) Permits

The Regional Board’s policies are as follows:

- .1 The following criteria may be used when assessing an STR Permit application to use a residential dwelling for short-term rental accommodation purposes:
 - a) provision of adequate off-street parking;
 - b) confirmation from a qualified person that the building used for vacation rental meets a minimum standard for health and safety; and
 - c) normal occupancy of the dwelling unit as well as the proposed duration of use as a short-term rental accommodation.
- .2 In issuing a Short-Term Rental Accommodation (STR) Permit, the Regional District may specify conditions including, but not limited to:
 - a) the buildings to be used;
 - b) the area of use;
 - c) the months of use;
 - d) the provision of the manager or owner’s contact information, as well as a copy of any issued STR Permit, to each neighbour whose property is located within 100 metres of the subject property;
 - e) the availability or accessibility of the manager or owner;
 - f) the posting of the following information:
 - i) the location of property lines by way of a map;
 - ii) any applicable Regional District noise bylaw;
 - iii) measures to address water conservation;
 - iv) fire safety regulations;
 - v) storage and management of garbage;

- vi) septic system care; and
- vii) control of pets (if pets are permitted) in accordance with the applicable Regional District bylaw.
- g) a maximum occupancy of two (2) persons per bedroom within a dwelling unit;
- h) the provision of one (1) parking space for each bedroom available for short-term rental use; and
- i) the prohibition of the use of recreational vehicles or camping on the property or any use of accessory buildings for short-term rental occupancy;
- j) other requirements that the Regional District Board may consider appropriate.

Electoral Area “D”

4. 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, or in an accessory dwelling or secondary suite on the same parcel as the principal residence, of the property owner and/or tenant;
- b) no more than two (2) dwelling units on a parcel may be used for short-term rental accommodation, except in the Medium Density Residential and Okanagan Falls Town Centre zones;
- c) the maximum occupancy does not exceed an aggregate occupancy of two (2) persons per bedroom within a dwelling unit;
- d) off-street vehicle parking is provided in accordance with the requirements of the applicable electoral area zoning bylaw; and
- e) 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 is not consistent with policy 6.5.12 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 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 “E”

5. The Electoral Area “E” Official Community Plan Bylaw No. 3010, 2023, is amended by:

- i) replacing Section 6.7.13 (Policies) under Section 6.0 (Growth Management) in its entirety with the following:
 - .13 Supports the requirements of the provincial *Short Term Rental Accommodations Act* as a way to help return more short-term rental units into homes for people.
- ii) adding a new Section 6.7.15 (Policies) under Section 6.0 (Growth Management) to read as follows:
 - .15 Supports the use of a residential dwelling unit for short-term rental where permitted by a “Short-Term Rental Accommodation” (STR) permit issued under Section 493 of the *Local Government Act*, where:
 - a) it is occurring within the principal residence, or an accessory dwelling or secondary suite on the same parcel as the principal residence, of the property owner and/or tenant;
 - b) no more than one (1) dwelling units on a parcel may be used for short-term rental accommodation, except in the Medium Density Residential and Naramata Village Centre zones where there shall be no limit;
 - c) the maximum occupancy does not exceed an aggregate occupancy of two (2) persons per bedroom within a dwelling unit;
 - d) off-street vehicle parking is provided in accordance with the requirements of the applicable electoral area zoning bylaw; and
 - e) the proposed dwelling unit meets minimum health and safety requirements under the BC Building Code.
- iii) adding a new Section 6.5.16 (Policies) under Section 6.0 (Growth Management) to read as follows:
 - .16 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 is not consistent with policy 6.5.12 to be a “tourist accommodation” use.
- iv) adding a new Section 6.5.17 (Policies) under Section 6.0 (Growth Management) to read as follows:

- .17 Discourages the use of a residential dwelling unit for a “tourist accommodation” purposes.
- v) adding a new Section 6.5.18 (Policies) under Section 6.0 (Growth Management) to read as follows:
 - .18 May consider the use of a residential dwelling unit for a “tourist accommodation” purpose through the issuance of a temporary use permit (TUP).
- vi) replacing Section 10.6 (Policies – Vacation Rentals) under Section 10.0 (Rural Holdings) in its entirety with the following:
 - 11.6 *deleted.*
- vii) replacing Section 11.6 (Policies – Vacation Rentals) under Section 11.0 (Residential) in its entirety with the following:
 - 11.6 *deleted.*
- viii) replacing sub-section 22.2.4 (Objectives) under Section 22.0 (Temporary Use Permits) in its entirety with the following:
 - .4 To consider allowing on-going short-term rental accommodation uses through the issuance of a “Short-Term Rental Accommodation” (STR) permit issued under s. 493 of the *Local Government Act*.
- ix) renaming sub-section 22.3 (Policies) under Section 22.0 (Temporary Use Permits) from “Policies” to “Policies – General”.
- x) replacing sub-section 22.3.6 (Policies) 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, including those listed under sub-sections 22.3.5 and 22.4.
- ii) adding a new sub-section 22.4 (Policies – Short-Term Rental Accommodation (STR) Permits) under Section 22.0 (Temporary Use Permits) to read as follows:

22.4 Policies - Short-Term Rental Accommodation (STR) Permits

The Regional Board’s policies are as follows:

- .1 The following criteria may be used when assessing an STR Permit application to use a residential dwelling for short-term rental accommodation purposes:
 - a) provision of adequate off-street parking;

- b) confirmation from a qualified person that the building used for vacation rental meets a minimum standard for health and safety
 - c) normal occupancy of the dwelling unit as well as the proposed duration of use as a short-term rental accommodation; and
 - d) confirmation that the dwelling unit is the owner's principal residence.
2. In issuing a Short-Term Rental Accommodation (STR) Permit, the Regional District may specify conditions including, but not limited to:
- a) the buildings to be used;
 - b) the area of use;
 - c) the months of use;
 - d) the provision of the manager or owner's contact information, as well as a copy of any issued STR Permit, to each neighbour whose property is located within 100 metres of the subject property;
 - e) the availability or accessibility of the manager or owner;
 - f) the posting of the following information:
 - i) the location of property lines by way of a map;
 - ii) any applicable Regional District noise bylaw;
 - iii) measures to address water conservation;
 - iv) fire safety regulations;
 - v) storage and management of garbage;
 - vi) septic system care; and
 - vii) control of pets (if pets are permitted) in accordance with the applicable Regional District bylaw.
 - g) a maximum occupancy of two (2) persons per bedroom within a dwelling unit;
 - h) the provision of one (1) parking space for each bedroom available for short-term rental use; and
 - i) the prohibition of the use of recreational vehicles or camping on the property or any use of accessory buildings for short-term rental occupancy;
 - j) other requirements that the Regional District Board may consider appropriate.

Electoral Area "F"

6. 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 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 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”

- 7. 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) no more than two (2) dwelling units on a parcel may be used for short-term rental accommodation, except in the Medium Density Residential and Apex Mountain Village zones where there shall be no limit

- c) the maximum occupancy does not exceed an aggregate occupancy of two (2) persons per bedroom within a dwelling unit;
 - d) off-street vehicle parking is provided in accordance with the requirements of the applicable electoral area zoning bylaw; and
 - e) 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 is not consistent with policy 6.5.12 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 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 21st day of August, 2025.

PUBLIC HEARING held on this 4th day of September, 2025.

READ A THIRD TIME this 18th day of September, 2025.

ADOPTED this this ____ day of _____, 2025.

Board Chair

Corporate Officer